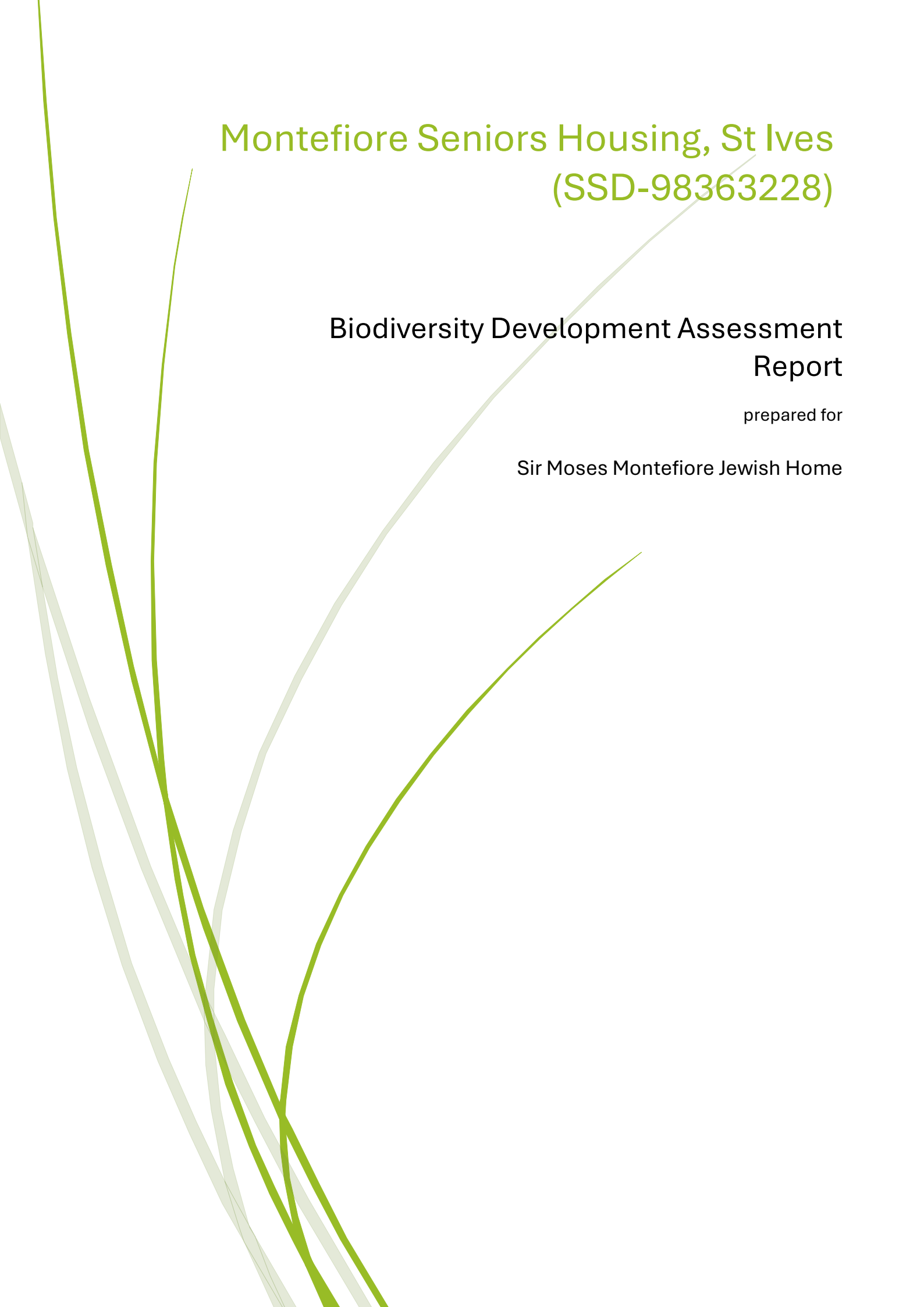


The background of the page features several abstract, flowing green lines of varying thicknesses that originate from the left side and curve upwards and to the right, creating a sense of movement and organic growth.

Montefiore Seniors Housing, St Ives (SSD-98363228)

Biodiversity Development Assessment Report

prepared for

Sir Moses Montefiore Jewish Home

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Statement of Authorship

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Revision Schedule

Rev No	Date	Description	Issued to
DRAFT	27/05/2026	Biodiversity Development Assessment Report	EDM
1	31/05/2026	Biodiversity Development Assessment Report	EDM

Summary

This Biodiversity Development Assessment Report has been prepared by écologique to accompany a State Significant Development Application (**SSDA**) for the development of seniors housing accommodation at 19 - 25 College Crescent, St Ives, NSW, in the Ku-ring-gai Local Government Area (**LGA**). The site is legally described as Lot 2 and Lot 3 in DP616326.

This Biodiversity Development Assessment Report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) (SSD-98363228) issued by the Department of Planning, Housing and Infrastructure on 10th November 2025.

This report concludes that the proposed seniors housing is suitable and warrants approval subject to the implementation of the following mitigation measures.

- + Installation of tree protection measures and implementation of tree protection management actions as recommended by Arterra Design (May 2026)
- + Implementation of erosion and sediment control measures
- + Ensuring that all construction vehicles and plant arrive at and leave the site clean to prevent the introduction and /or spread of weeds or pathogens on the site
- + Design of lighting to minimise impacts to nocturnal fauna

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

Shortened form

BAM	Biodiversity Assessment Method
BAM-C	BAM calculator
BC Act	<i>Biodiversity Conservation Act 2016 (NSW)</i>
BDAR	Biodiversity Development Assessment Report
Biosecurity Act	<i>Biodiversity Security Act 2015 (NSW)</i>
BOAMS	Biodiversity Offsets and Agreement Management System
CEEC	Critically Endangered Ecological Community
CEMP	Construction Environmental Management Plan
DBH	Diameter at breast height
DCP	Development Control Plan
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DPHI	Department of Planning, Housing and Industry
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EPBC Act	<i>Environment Protection Biodiversity and Conservation Act 1999 (Cwlth)</i>
HTW	High threat weed
IBRA	Interim Biogeographic Regionalisation of Australia
LEP	Local Environment Plan
LGA	Local Government Area
MNES	Matters of National Environmental Significance
PCT	Plant Community Type
SAII	Serious and Irreversible Impact
SEARs	Secretary's Environmental Assessment Requirements
SEPP	NSW State Environment Protection Policy
SSD	State Significant Development
TEC	Threatened Ecological Community
TBDC	Threatened Biodiversity Data Collection

Declarations

i. Certification under clause 6.15 Biodiversity Conservation Act 2016

The following signatories certify that this report has been prepared based on the requirements of, and information provided under, the Biodiversity Assessment Method and clause 6.15 of the Biodiversity Conservation Act 2016 (BC Act).

Name: KAT DUCHATEL

Signature:



Date: 31 May 2026

BAM Assessor Accreditation no: BAAS17054

This BDAR has been prepared to meet the requirements of BAM 2020. Appendix P provides an assessment of compliance with the minimum information requirements outlined in BAM Appendix K.

ii. Details and experience of author/s and contributors

Authors and contributors

Name	Position/Role	Tasks performed	Relevant qualifications
Kat Duchatel	Director, écologique	BAM assessment BDAR preparation	BSc. Env. (Macq) EIANZ CEnvP #601

iii. Conflict of Interest

I, KAT DUCHATEL, declare that I have considered the circumstances and there is no actual, perceived, or potential conflict of interest.

This declaration has been made in the interests of full disclosure to the decision-maker. Full disclosure has also been provided to the client.

Signature:



Date: 31 May 2026

BAM Assessor Accreditation no: BAAS17054

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1. Introduction

1.1 Proposed development

1.1.1 Development overview

A State Significant Development Application (SSDA) has been prepared in support of the proposed seniors housing development at 19-25 College Crescent, St Ives.

The proposed development comprises:

- + Site preparation and demolition of existing structures.
- + Construction of four buildings ranging in heights from five to eight storeys comprising:
 - approximately one hundred and twenty-six (126) Independent Living Units
 - approximately forty-eight (48) residential care beds.
 - a range of resident amenities and facilities.
 - basement car parking containing approximately 260 spaces.
- + Vehicular and pedestrian access from Link Road and College Crescent.
- + Associated landscaping works.

The proposal layout is shown in Figure 3.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the project (reference SSD-98363228) dated 10th November 2025 (Table 1).

Table 1. SEARs as relevant to biodiversity

Item	Description of requirement	Section reference
16.	Biodiversity	
	Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> (BC Act) and the Biodiversity Assessment Method 2020 (BAM). OR	The development is not considered eligible for the granting of a BDAR waiver. This assessment fulfils the requirement to assess potential impacts on biodiversity associated with the development in accordance with the BC Act and the BAM.
	If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.	Not relevant. This site is not located on biodiversity certified land.

1.1.2 Location

The primary area of the site is located at 19-25 College Crescent, St Ives, within the Ku-ring-gai Local Government Area and is approximately 10 kilometres north of Chatswood and 19 kilometres north of Sydney CBD. This primary site is legally described as Lot 3 in DP 616326.

A small part of site to be developed is the adjoining lot upon which the Masada College is located at 9-15 Link Road, St Ives (legally described as part of Lot 2 in DP 616326). This part of the development site will specifically be used for access purposes and provide a direct connection from the proposal to the Link Road frontage.

On this basis, the site (for the purpose of this SSDA) comprises:

- + The (primary) residual land, being 14,480 square metres (accommodating the proposed buildings and associated spaces); and
- + Part of the adjoining land, being 1,060 square metres (accommodating the proposed access driveway and pedestrian link from the proposed buildings to the Link Road frontage)

The site is zoned SP2 Infrastructure under the Ku-ring-gai LEP 2015.

The surrounding area is characterised by residential flat buildings, aged care facilities, educational uses and commercial/retail uses within St Ives Town Centre, which is located approximately 400 metres west of the site on Mona Vale Road.

- + To the north of the site is 132-138 Killeaton Street, which comprises a residential development with six residential flat buildings.
- + To the east of this development (at 142 Killeaton Street) comprises town houses and further east (at 144-146 Killeaton Street on the corner of Yarrabung Road) exists an aged care facility (Estia Healthcare). The site is bounded to the east by College Crescent, with tall street trees providing partial screening of the site.

On the eastern side of College Crescent are detached houses, set back from the road and generally below street level, with significant street-front planting.

- + To the south of the site is Chabad North Shore. Further south are large, detached houses along Stanley Street and Lancaster Avenue, and residential flat buildings to the south-west along Stanley Street
- + To the west of the site is Masada College, which includes early learning, junior and secondary schools. An easement will be created on the edge of the campus to provide vehicle access from Link Road for the development. Link Road, a four-lane regional road, runs west of the school campus and connects to Mona Vale Road.

West of Link Road are residential buildings along Newhaven Place, and further west are medium and higher-density housing and commercial premises in St Ives Town Centre. This includes five-six -storey buildings along Porters Lane, St Ives Shopping Centre and St Ives Village Green. The shopping centre precinct is expected to be subject to future major redevelopment.

A map of the regional context and an aerial of the subject site is shown in Figure 1 and Figure 2.

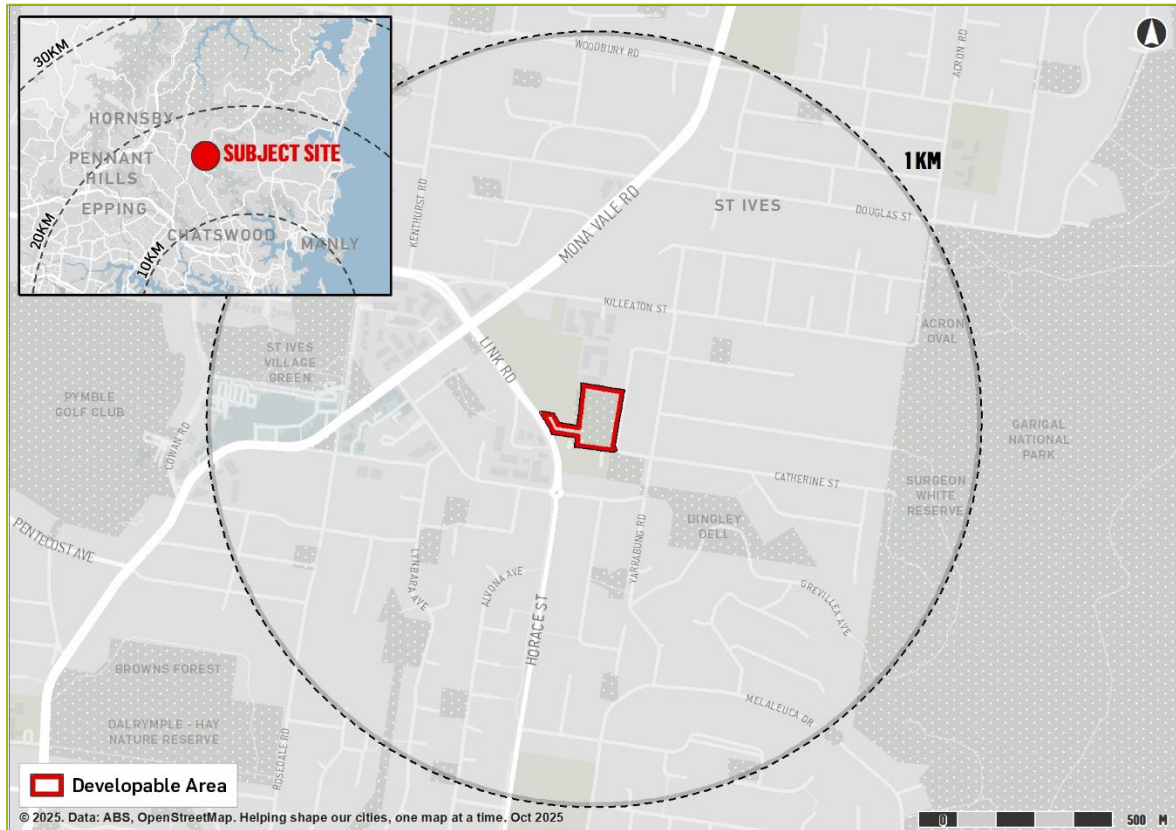


Figure 1. Regional context



Figure 2. Subject site

SITE PLANNING

Access to the development is via Link Rd and College Crescent to disperse traffic across the two streets.

The 4 buildings provide a mix of Independent Living Units (ILUs) and Residential Care (RCF).

Buildings A, D and C provide a total of **126 ILUs** and ground floor communal facilities.

Building B provides **48 Residential Care** beds with ground floor allied health.

BUILDING HEIGHTS

Buildings C and B along College Crescent are 5 storey buildings, with a set back top floor.

Building A and D feature a stepped building form on the upper levels, ranging from 6 to 8 storeys, to reduce visibility.

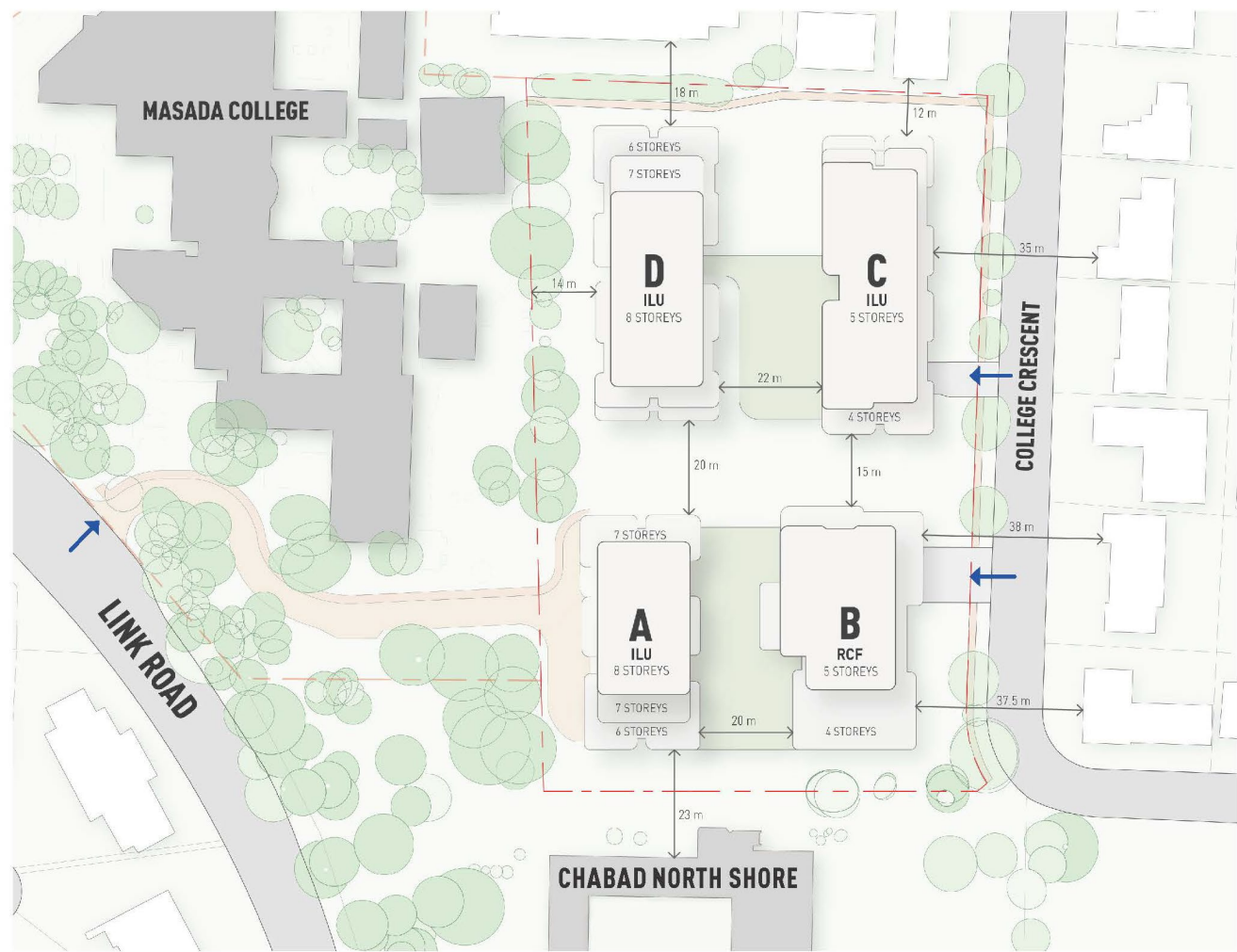


Figure 3. Proposal layout

Source: Design Report (Jackson Teece, May 2026)

1.2 Information sources

The following information sources were used in the preparation of this report:

- + Aerial Imagery: NearMap 16 March 2026
- + Australian Government
 - Interim Biogeographic Regionalisation for Australia (IBRA) version 7.0
 - Protected Matters Search Tool <http://www.environment.gov.au/epbc/pmst/index.html>
 - Species Profiles and Threats Database (SPRAT) <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>
 - Significant Impact Guidelines 1.1 – Matters of National Environmental Significance (Department of the Environment, Water, Heritage, and the Arts, 2013 EPBC Act Policy Statement)
- + NSW Government
 - NSW (Mitchell) Landscapes – version 3.1
 - BVMap_BV19_Web.gdb
 - State Vegetation Type Mapping – SVTM_NSW_Extant_PCT_vC2_0_M2_2_108 (2025)
 - BioNet Vegetation Classification Database and Threatened Biodiversity Data Collection (TBDC)
 - Hydro_Line_2012_Strahler_Stream_Order_Classification_NSW
- + Consultant reports
 - Acoustic Assessment – Renzo Tonin & Associates, 14 May 2026
 - Arboricultural Impact Assessment Report - Arterra Design Pty Ltd, 5 May 2026
 - Integrated Water Management Plan van der Meer Consulting, 15 May 202

2. Methods

2.1 BAM module

The proposal has been assessed under the Streamlined assessment module – Planted native vegetation in Appendix D of the BAM

BAM streamlined assessment modules includes specific requirements to assess the impacts on biodiversity values for the purpose of preparing a Biodiversity Development Assessment Report (BDAR), for the planted native vegetation module, the following applies:

- + The assessor must identify the Interim Biogeographic Regionalisation for Australia (IBRA) bioregion and the IBRA subregion, and any other landscape features relevant to the proposal.
- + Identifying the NSW (Mitchell) landscape is not required for assessing the site context of the subject land for threatened species habitat assessed under the streamlined assessment module for planted native vegetation.
- + The assessor must assess the suitability of the planted native vegetation for use by threatened species and record any incidental sightings or evidence (e.g. scats, stick nests) of threatened species credit species (flora and fauna) using, inhabiting or being part of the planted native vegetation.
- + If there is evidence that threatened species are using the planted native vegetation as habitat, the assessor must apply Section 8.4 of the BAM to mitigate and manage impacts on these species. Species credits are not required to offset the proposed impacts.

2.3 Habitat assessment

The BAM streamlined assessment module for planted native vegetation does not require survey strictly in accordance with the BAM. Instead, a reasonable understanding of habitat suitability for threatened species is expected and a commensurate assessment be undertaken to determine if the planted native vegetation has the potential to provide habitat for threatened species.

2.3.1 Threatened species assessment

Threatened species records were obtained from the Bionet Atlas from a search radius of 10km from the development site. Filtering of records for consideration in this assessment excluded species that would not be expected to occur within the subject land, such as: fish; marine fauna, migratory wader / shore birds and pelagic sea birds.

The likelihood of occurrence was determined based on whether the subject land provides key habitat requirements for each species.

2.3.2 Field surveys

Habitat assessment was undertaken on the 31 October 2025 to ground truth desktop findings.

Weather conditions were fine with minimum and maximum temperatures of 13.6°C and 23.4°C, nil rain (0.2mm recorded at Terrey Hills (AWS station 066059 that day) and a light easterly wind (2km/hr).

2.1 Site context methods

2.1.1 Landscape features

In accordance with Sections 3.1 and 3.2 of the BAM (2020), landscape features relevant to the proposal have been assessed from within a 1500m buffer zone around the subject land (the BDAR assessment area). Assessment and mapping of the following landscape features was undertaken using ArcGIS Pro v3.5.4 and Nearmap imagery from October 2025 and March 2026:

- + IBRA bioregions and subregions.
- + NSW (Mitchell) landscapes.
- + Rivers and streams classified according to stream order.
- + Wetlands within, adjacent to and downstream of the site.
- + Connectivity of different areas of habitat.
- + Geological features.
- + Areas of outstanding biodiversity value occurring on the subject land and assessment area.
- + Percent native vegetation cover in the assessment area (see Section 2.1.2).

2.1.2 Native vegetation cover

Native vegetation cover on the subject land must be assessed in relation to native vegetation cover across a broader area. The cover of native vegetation in the BDAR assessment area, was assessed clipping the extent of the NSW State Vegetation Type Map (SVTM) shapefile to the BDAR assessment area in ArcGIS Pro v3.6.4 and editing the shapefile to:

- + Remove areas of vegetation no longer evident due to clearing,
- + Increase polygon areas where vegetation has increased in extent, and
- + Create additional polygons identifying areas of vegetation not represented in mapping.
- + Exporting the clipped shapefile data attribute table for analysis.

2.2 Native vegetation and vegetation integrity methods

2.2.1 Existing information

Native vegetation within the subject land was assessed with reference to the following resources:

- + State Vegetation Type Map (SVTM_NSW_Extant_PCT_vC2_0_M2_2_108)
- + Arboricultural assessment (reference), and
- + Site survey

2.2.2 Mapping native vegetation extent

Native vegetation cover in the subject land was assessed using Nearmap aerial imagery imported into ArcGIS Pro v3.5.4 and overlain with SVTM (DPE 2025) shapefile.

2.2.3 Plot-based vegetation survey

While not required for BAM stream-lined assessments, plot-based floristic and vegetation integrity data was collected on 31 October 2025 in accordance with Section 4.2.4 of the BAM,

which (for a detail BAM survey) requires the quantitative measure of composition, structure and function attributes from each vegetation zone.

3. Site context

3.1 Landscape features

Table 2 summarises the landscape features identified within the BDAR assessment area; and they are shown in Figure 4.

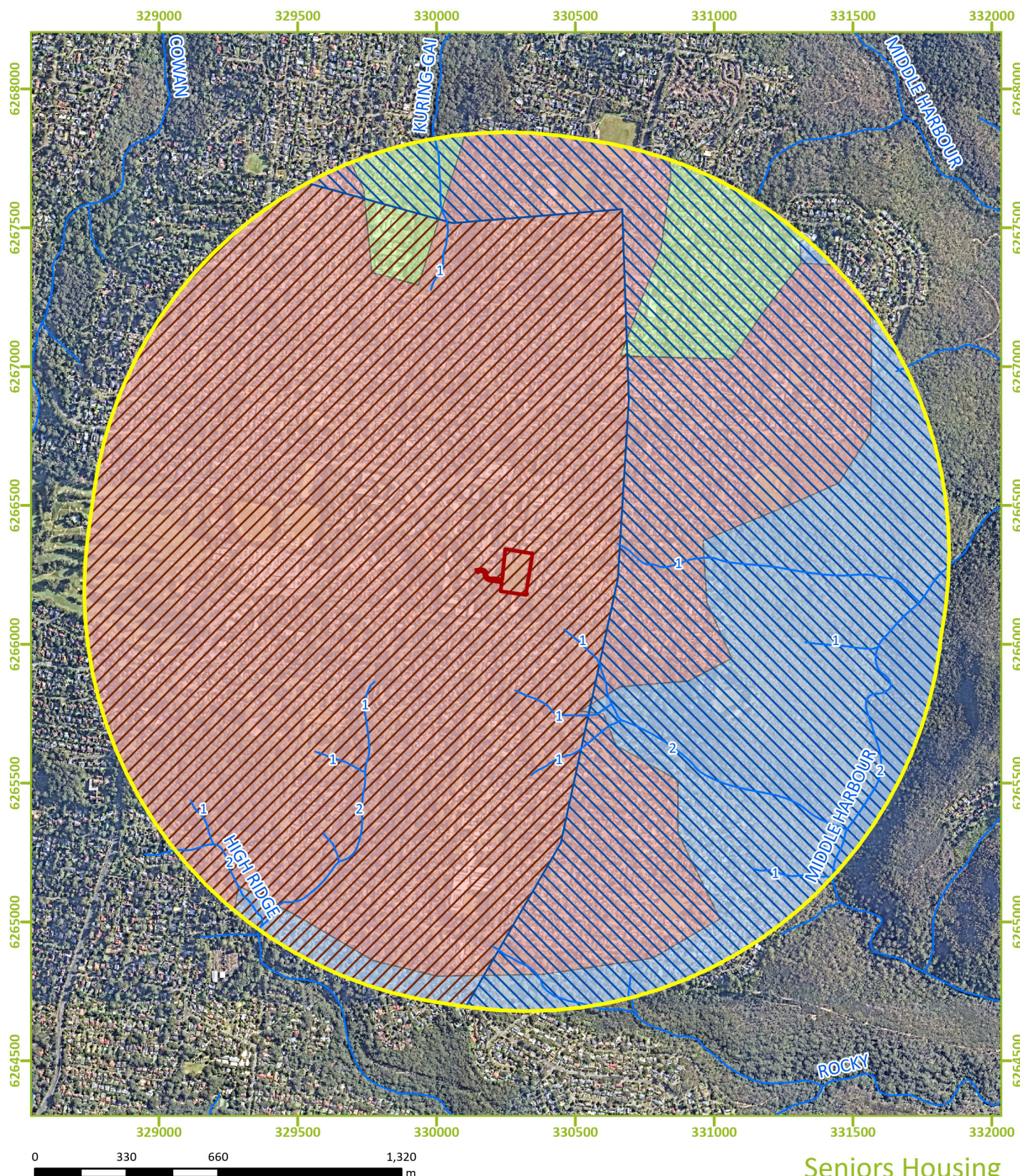
Table 2. Landscape features

Landscape features	
IBRA bioregion/subregion	The subject land is wholly located in the Sydney Basin region and Cumberland subregion. The Pittwater subregion occurs in the eastern half of the BDAR assessment area.
NSW (Mitchell) landscapes	The subject land is wholly located in the Penant Hills Ridges landscape. Other landscapes that occur in the BDAR assessment are Belrose Coastal Slopes and Hornsby Plateau.
Rivers and streams classified according to stream order	No drainage lines occur within the subject land. Several first and 2 nd order tributaries feeding Middle Harbour Creek, Rocky Creek and High Ridge Creek are located to the south and southeast (see Figure 4).
Wetlands within, adjacent to and downstream of the subject land	No wetlands within the BDAR assessment area.
Connectivity of different areas of habitat	Areas of continuous habitat within the BDAR assessment area are provided in Figure 5.
Geological features such as karst, caves, crevices, cliffs, rocks, and other geological features of significance	No karsts, caves, crevices, cliffs, or areas of geological significance have been identified within the BDAR assessment area.
Areas of outstanding biodiversity value occurring on the subject land and assessment area	No areas of outstanding biodiversity value occur within the BDAR assessment area.

3.2 Native vegetation cover

Approximately 197.0 ha of native vegetation cover is estimated from within the BDAR assessment area, which is 781.8 ha in extent. This equates to 28.2% of the BDAR assessment area and a BAM cover class of >10-30%.

Native vegetation cover is illustrated in Figure 6.



Seniors Housing 19 - 25 College Crescent, St Ives

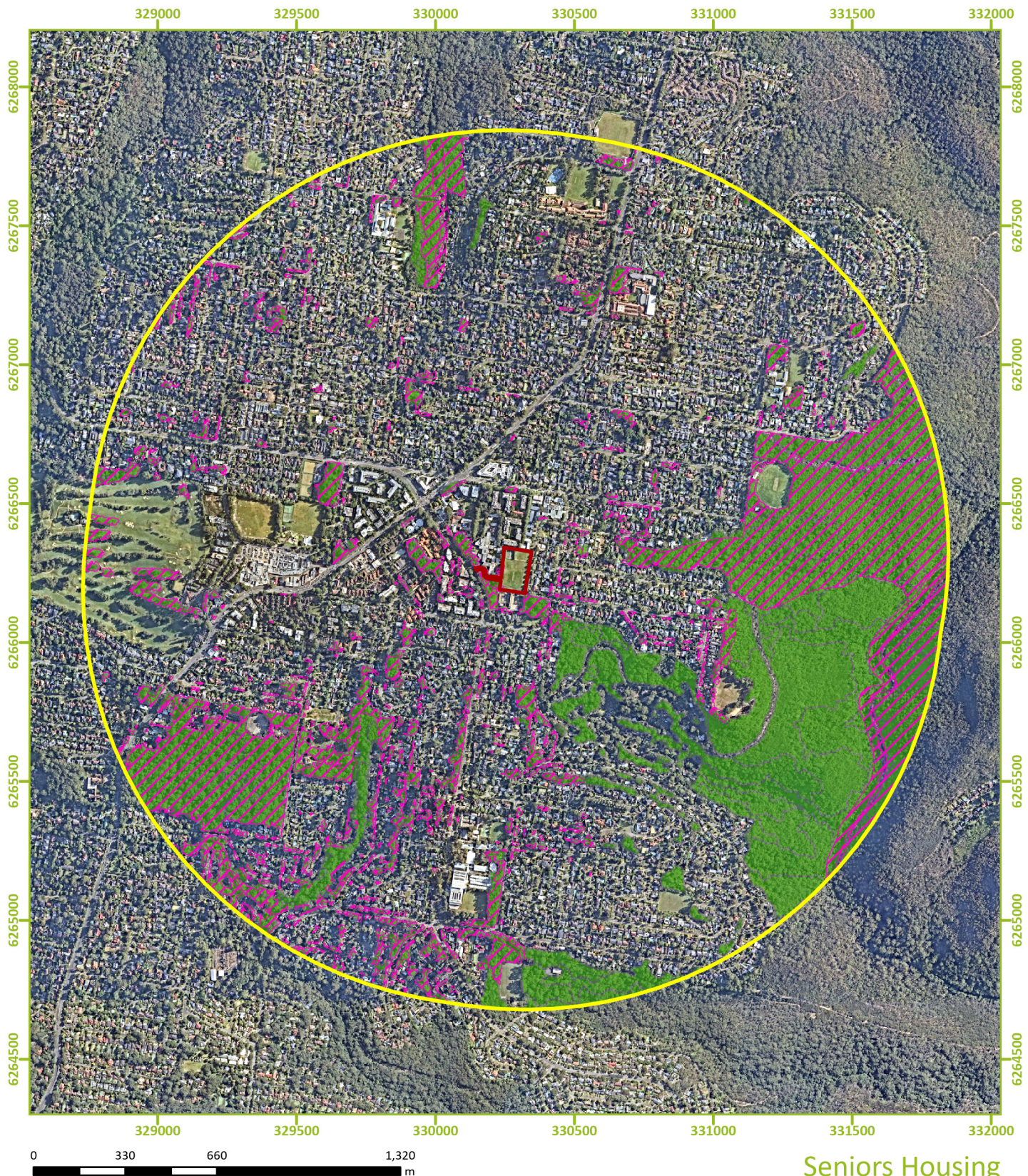
Figure 3. Landscape features

Legend

	BDAR assessment area	Landscape name	IBRA subregion
	Subject land	 Belrose Coastal Slopes	 Cumberland
	Hydro_Line_2012_Strahler Stream Order	 Hornsby Plateau	 Pittwater
		 Pennant Hills Ridges	

Coordinate System: MGA Zone 56 (GDA 2020)
Image source: Nearmap 17 March 2026





Seniors Housing 19 - 25 College Crescent, St Ives

Figure 4. Native vegetation cover

Legend

- | | |
|--|---|
|  BDAR assessment area |  Biodiversity values mapping |
|  Subject land |  Native vegetation cover |

Coordinate System: MGA Zone 56 (GDA 2020)
Image source: Nearmap 17 March 2026

4. Native vegetation, threatened ecological communities and vegetation integrity

The arboricultural impact assessment undertaken by Arterra Design (2026) identified 260 trees on, or immediately adjacent the identified development site; which confirmed the presence of PCT 3262 and also assisted in the identification of exotic and cultivar tree species.

Of the total tree population Arterra Design (2026) found 142 specimens (69%) would be considered locally endemic species. The trees to the western areas, along the Link Road frontage and the trees adjacent the south-western corner site boundary, and on the adjacent Chabad North Shore appear to be a mix of remnant trees, self-sown regrowth of native trees and planted trees. Some of these are still component species reflective of the STIF CEEC (i.e., PCT 3262).

The row planting aligned north to south between the College building and the development site (the existing oval), is relatively recent planting, likely dating from the very late 1980s or very early 1990s. Many of the trees are now significant specimens, and some are representative of the STIF CEEC (Arterra Design, 2026).

4.1 Plant community types

The State Vegetation Type Mapping (SVTM) identifies the plant community type (PCT) Sydney Turpentine - Ironbark forest (PCT 3262). The mapped PCT 3262 occurs on Lot 2 in DP 616326 in the Masada College grounds and is interspersed with exotic and native landscaping around carparks, and garden beds.

4.1.1 Sydney Turpentine Ironbark Forest (PCT 3262)

PCT 3262 is associated with the NSW listed, Critically Endangered Environmental Community (CEEC) Sydney Turpentine- Ironbark Forest in the Sydney Basin Bioregion (STIF) and Commonwealth listed CEEC, Turpentine- Ironbark Forest of the Sydney Basin Bioregion.

Figure 6 shows PCT 3262 as mapped by the SVTM along with the locations of trees identified during surveys that are exotic, planted local and non-local natives or cultivars; and not considered to represent PCT 3262.

PCT 3262 is described in the Bionet Vegetation Classification Database (VCD) as a tall to very tall sclerophyll open forest with mid-stratum of mixed sclerophyll and mesophyll shrubs and a ground layer of grasses and forbs, found on shale or sheltered shale-sandstone soils mainly in the northern suburbs of Sydney and lower Blue Mountains.

The tree canopy very frequently includes *Syncarpia glomulifera* either as a canopy dominant or as a smaller tree or both. Other species which are localised and occasionally dominant or co-dominant occasionally include *Eucalyptus pilularis*, *Angophora costata* and *Eucalyptus punctata*, rarely with one of several species from the ironbark, stringybark or mahogany eucalypt groups of which *Eucalyptus paniculata*, *Eucalyptus globoidea* and *Eucalyptus resinifera* are the most frequent of each group.

Table 3 identifies constituent PCT 3262 species found on the subject land, their origin (i.e., whether planted or remnant) and the median score and frequency in which the species was recorded in benchmark data plots.

Photoplates 1 to 6 show examples of remnant PCT 3262 within the subject land.



Photo plate 1: PCT 3262 along Link Rd boundary with couch understory



Photo plate 2: PCT 3262 along Link Rd boundary



Photo plate 3: PCT 3262 along boundary to adjacent Chabad North Shore



Photo plate 4: PCT 3262 predominantly located on Chabad North Shore land



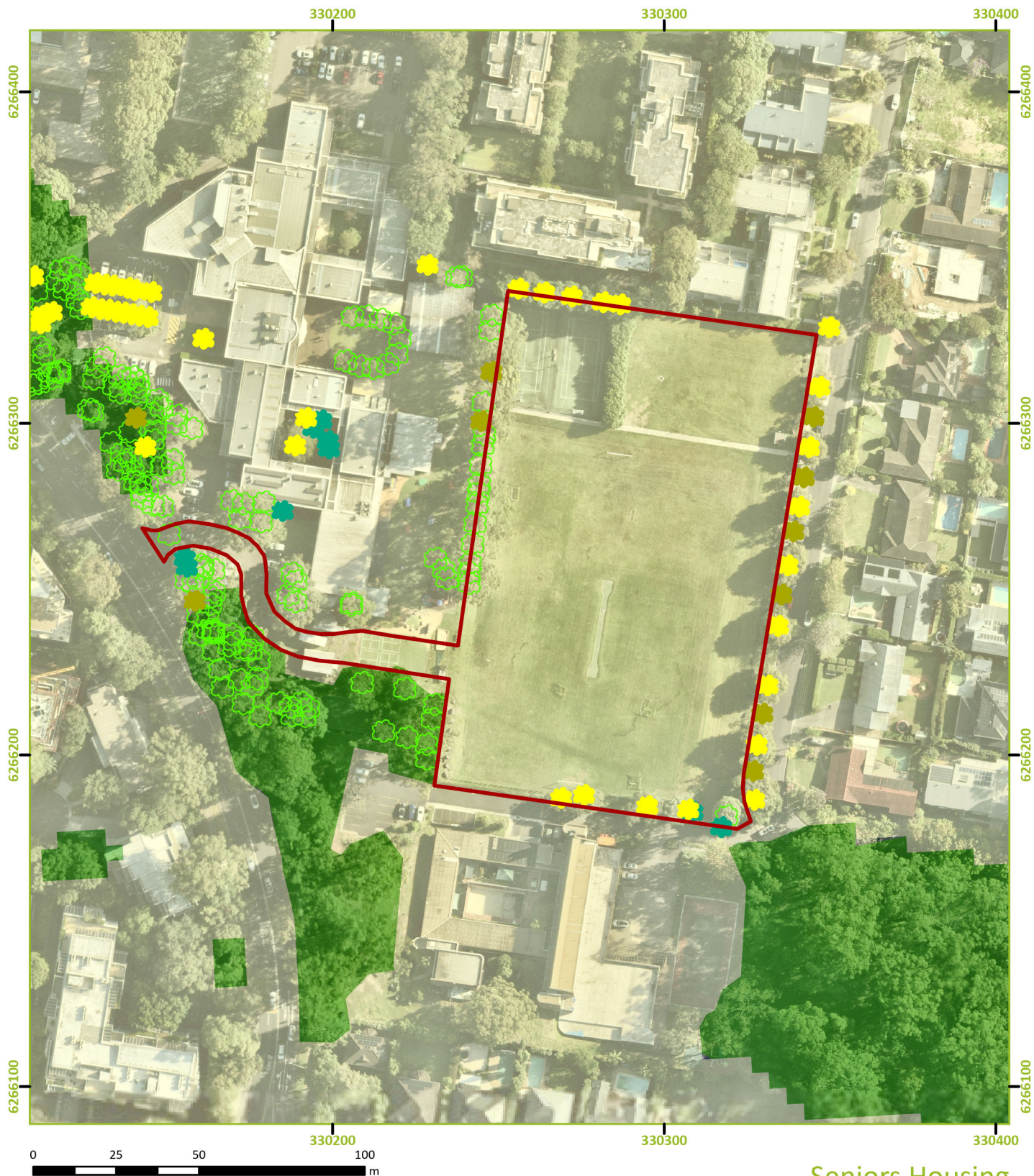
Photo plate 5: PCT 3262 along boundary to adjacent Chabad North Shore



Photo plate 6: PCT 3262 along boundary to adjacent Chabad North Shore

Table 3. PCT 3262 diagnostic species in order of frequency

Species name	Common name	Qty	Benchmark		Origin of species in subject land
			Median cover score	Freq. %	
Tree (TG)					
<i>Syncarpia glomulifera</i>	Turpentine	75	3	84	Remnant x 20; planted x 5
<i>Angophora costata</i>	Smooth-barked gum	27	2	46	Remnant x 18; planted x 9
<i>Eucalyptus pilularis</i>	Blackbutt	7	2	44	Remnant x 1; planted x 4, unknown x 2
<i>Eucalyptus punctata</i>	Grey gum	1	2	36	Remnant x 1
<i>Eucalyptus resinifera</i>	Red mahogany	7	1	30	Remnant x 3; planted x 1; self-sown x 3
<i>Corymbia gummifera</i>	Red bloodwood	3	1	16	Remnant x 1; self-sown x 2
<i>Allocasuarina littoralis</i>	Black sheoak	2	2	14	Unknown x 2
<i>Eucalyptus eugenioides</i>	Thin-leaved stringybark	1	2	7	Self-sown x 1
<i>Eucalyptus acmenoides</i>	White mahogany	4	3	5	Remnant x 5
<i>Eucalyptus saligna</i>	Sydney blue gum	9	1	5	Remnant x 1; planted x 6; unknown x 2
Shrub (SG)					
<i>Elaeocarpus reticulatus</i>	Blueberry ash	1	1	15	Remnant x 1
<i>Pittosporum undulatum</i>	Sweet Pittosporum	5	2	79	Remnant x 2; planted x 1, self-sown x 2



Seniors Housing 19 - 25 College Crescent, St Ives

Figure 5. Vegetation mapping

Legend

- | | | |
|--|---|---|
| Subject land | ✿ Native cultivar | ○ Local native |
| Sydney Turpentine Ironbark Forest | ✿ Exotic | ✿ Non-local native |
| Not classified | | |

4.2 Planted vegetation

The main area of the proposed development is located on turfed sporting fields currently used by Masada College. Established trees provide a buffer to Link Road and College Crescent, internal roads and car parks, which are shown on Council mapping as 'Canopy Remnant'; although many are planted.

Determining remnant from planted native trees has been informed by analysis of historical imagery and assessing the origin of the species. The arboricultural assessment (Arterra Design, 2026) has also confirmed these findings.

Table 4 lists the commonly planted species within the subject land.

Table 4. Planted vegetation within the subject land

Species name	Common name	Status
<i>Acacia binervia</i>	Coastal Myall	Local native
<i>Backhousia citriodora</i>	Lemon-scented myrtle	Local native
<i>Casuarina cunninghamiana</i>	River oak	Local native, habitat absent
<i>Casuarina glauca</i>	Swamp oak	Local native, habitat absent
<i>Eucalyptus curtisii</i>	Plunkett mallee	Non-local native, endemic to south-east Queensland
<i>Eucalyptus eugenioides</i>	Thin-leaved stringybark	Local native
<i>Eucalyptus microcorys</i>	Tallowood	Non-local native, north from Gloucester
<i>Leptospermum petersonii</i>	Lemon-scented teatree	Non-local native, north from Port Macquarie
<i>Syncarpia hillii</i>	Satinay	Non-local native - which grows on Fraser Island, Queensland
<i>Syzygium paniculatum</i>	Magenta cherry	Local native
<i>Tristanopsis laurina</i>	Water gum	Local native
Cultivars		
<i>Callistemon viminalis</i> cv		Weeping bottlebrush
<i>Hymenosporum flavum</i>		Native frangipanni
<i>Pittosporum eugenioides</i> Variegatum		Variegated Pittosporum
Exotic		
<i>Albizia julibrissin</i>		Persian silk tree
<i>Agonis flexuosa</i>		Willow myrtle
<i>Cinnamomum camphora</i>		Camphor laurel

Species name	Common name	Status
<i>Citrus reticulata</i> cv		Mandarin
<i>Ligustrum lucidum</i>		Broadleaf Privet
<i>Liquidambar orientalis</i>		Oriental sweetgum
<i>Olea europaea</i> subsp. <i>Africana</i>		African olive
<i>Photinia</i> x <i>fraseri</i> 'Robusta		Photinia
<i>Pinus halepensis</i>		Aleppo pine
<i>Nyssa sylvatica</i>		Tupelo
<i>Schefflera actinophylla</i>		Umbrella tree
<i>Xylosma senticosum</i>		Shiny Xylosma

4.2.1 D.1 Decision-making key

The BAM planted native vegetation module includes a decision-making key to identify whether a streamlined assessment can be applied to part or all of the subject land.

The first 3 questions of the decision-making key are used to evaluate if the proposed impacts to the vegetation require assessment under the standard BAM. A 'yes' to any of these questions requires the vegetation to be assigned to a plant community type (PCT) and assessed using the standard BAM.

If all responses are 'no', the remainder of the questions apply, with Questions 4–6 used to evaluate the reasons for application of D.2. Under D.2, the planted native vegetation is assessed for threatened species habitat only and biodiversity credits are not calculated.

Table 5 provides the decision-making key completed for the subject land and photo plates 7-13 provide examples of planted vegetation.

Table 5. D.1 Decision-making key

Key	Response
1. Does the planted native vegetation occur within an area that contains a mosaic of planted and remnant native vegetation and which can be reasonably assigned to a PCT known to occur in the same IBRA subregion as the proposal?	While many parts of the subject land do contain remnant native vegetation, the areas that will be impacted by the proposal do not occur in a mosaic with remnant native vegetation.
2. Is the planted native vegetation: a. planted for the purpose of environmental rehabilitation or restoration under an existing conservation obligation listed in BAM Section 11.9(2.), and	The planted native vegetation has not been: a. planted for the purpose of environmental rehabilitation or restoration under an existing conservation obligation listed in BAM Section 11.9(2.), and

Key	Response
b. the primary objective was to replace or regenerate a plant community type or a threatened plant species population or its habitat?	b. the primary objective was to replace or regenerate a plant community type or a threatened plant species population or its habitat?
3. Is the planted/translocated native vegetation individuals of a threatened species or other native species planted/translocated for the purpose of providing threatened species habitat under one of the following: a. a species recovery project b. Saving our Species project c. other types of government funded restoration project d. condition of consent for a development approval that required those species to be planted or translocated for the purpose of providing threatened species habitat e. legal obligation as part of a condition or ruling of court. This includes regulatory directed or ordered remedial plantings (e.g., Remediation Order for clearing without consent issued under the BC Act or the Native Vegetation Act) f. ecological rehabilitation to re-establish a PCT or TEC that was, or is carried out under a mine operations plan, or g. approved vegetation management plan (e.g., as required as part of a Controlled Activity Approval for works on waterfront land under the NSW <i>Water Management Act 2000</i>)?	The planted native vegetation was not planted for any of these purposes.
4. Was the planted native vegetation (including individuals of a threatened flora species) undertaken voluntarily for revegetation, environmental rehabilitation or restoration without a legal obligation to secure or provide for management of the native vegetation?	The vegetation was not planted for these purposes.
5. Is the native vegetation (including individuals of a threatened flora species) planted for functional, aesthetic, horticultural or plantation forestry purposes? Examples of 'non-ecological' plantings from Table 3 (BAM streamlined module) include:	The plantings appear to be a combination of functional and aesthetic landscaping, providing for visual screens (e.g. swamp oak, river oak, water gums) and as driveway trees, car park and other garden beds

Key	Response
Functional – vegetation planted for + Swamp oak (<i>Casuarina glauca</i>) planted on bunds for non-ecological purposes such as structural stability and visual screening, preventing soil erosion, stabilising + Lilly pillies (<i>Syzygium</i> sp. <i>Waterhousea</i> sp.) as landforms, windbreaks or providing screening hedges + visual screens + <i>Acacia</i> sp. planted as windbreaks Aesthetic – vegetation planted for ornamental and display purposes such as roadside gardens, median strips, street/driveway trees or landscaping in parks + Tallowwood (<i>Eucalyptus microcorys</i>) street and parkland trees + Bottlebrush (<i>Callistemon</i> sp.) street trees + Coastal rosemary (<i>Westringia fruticosa</i>) plantings in coastal urban settings + Planted native palm trees (<i>Archontophoenix</i> and <i>Howea</i> sp.) + Any vegetation in private gardens or planting in recreational parklands + Couch (<i>Cynodon dactylon</i>) lawns	and general landscaping (e.g., tallowwood, bottlebrush, and lawns).

4.2.2 D.2 Assessment of planted native vegetation for threatened species habitat

If the application of D.1 justifies the application of the streamlined assessment under D.2 of the module, the planted native vegetation is not required to be assessed under the standard BAM. However, the vegetation may still provide habitat for threatened flora and fauna species.

The suitability of the planted native vegetation for use by threatened species (both ecosystem and species-credit species) is to be assessed. While it is not required to survey these areas strictly in accordance with the BAM, it is expected that a reasonable understanding of habitat suitability for threatened species is provided.



Photo plate 7: Exotic trees lining College Drive (playing field & hedges in background)



Photo plate 8: Playing field with Chabad North Shore in background



Photo plate 9: Playing field with College Avenue in background



Photo plates 10 & 11 : Planted / established trees located on Masada College land and west boundary of development site



Photo plate 12: Liquidambers along College Drive adjacent Chabad North Shore

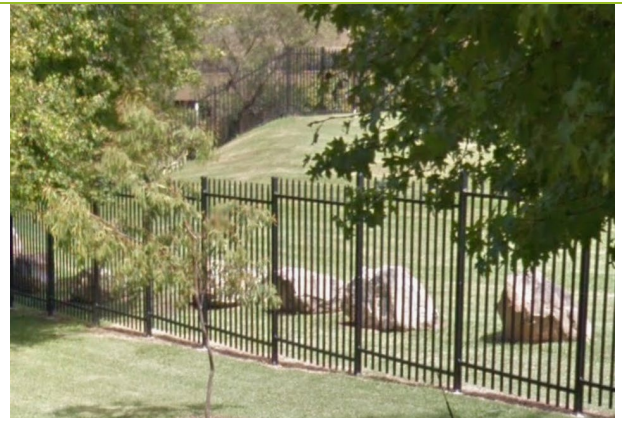


Photo plate 13: Planted Plunkett mallee on College Drive

4.3 Threatened species habitat

The likelihood of threatened species to occur in or use the subject land are assessed in Appendix C (Habitat summary tables) and discussed below.

Most of the development site is cleared and turfed maintained by mowing and currently used as a playing field.

Surrounding vegetation (as shown in Figure 6 and photographic plates 7-13) comprises exotic and non-local native tree plantings, which may provide foraging resources for mobile bat and bird species when fruiting and flowering. However, higher quality foraging habitat is likely to occur in areas of mapped PCT 3262 along the boundary to Link Road and Chabad North Shore land; and more intact areas of native vegetation within the locality.

Established trees within the subject land, especially within the Masada College allotment, are maintained for safety reasons, i.e., damaged and dying branches are lopped to prevent dropping, which precludes the formation of hollows.

It is unlikely that the subject land provides any significant areas of habitat for threatened flora and fauna species due for the following reasons:

- + The absence of key microhabitats (structural vegetative diversity, fallen large woody debris, naturally occurring bush rock, watercourses, tree hollows)
- + The replacement of natural understorey vegetation and topsoil by hardstand or lawn
- + Location adjacent and near to:
 - highly trafficked four and six lane roads (Link Road and Mona Vale Road) and subsequent noise and light spill
 - residential development, including multi-storey apartment buildings

Consequently, it is likely that native fauna utilising the subject land's vegetation would be limited to urban tolerant bird, bat, reptile and possum species.

Eight trees would be removed to facilitate the proposed development. The summary of each tree to be removed provided in Table 6 demonstrates that the proposed clearing would have very little if any impact on potential habitat for threatened species summarised.

Table 6. Trees to be removed

Species		Species	
<i>Acacia binervia</i> (Tree ID 76) + A mature planted native located in garden bed, adjacent car park and access		<i>Cinnamomum camphora</i> (Tree ID 188) + A small weed species on the southern boundary	
<i>Olea europaea</i> subsp. <i>africana</i> (Tree ID 190) + A small weed species on southern boundary		<i>Liquidambar orientalis</i> (Tree ID 198) + One larger exotic street tree along College Crescent t	
<i>Eucalyptus curtisii</i> (Tree ID 197) + Small tree along College Crescent		<i>Eucalyptus curtisii</i> (Tree ID 200) + Small tree along College Crescent	

Species		Species	
<i>Eucalyptus curtisii</i> (Tree ID 202) + Small tree along College Crescent		<i>Eucalyptus curtisii</i> (Tree ID 206) + Small tree along College Crescent	

Note: Tree ID and photographs sourced from Arterra Design (May 2026)

5. Identifying prescribed impacts

Table 7 lists the prescribed impacts, which are identified in Clause 6.1 of the BC Reg and the relevance of each prescribed impact in relation to the proposal.

Table 7. Prescribed impacts identified

Feature	Present	Description of feature characteristics and location	Threatened species or community using or dependent on the feature
Karst, caves, crevices, cliffs, rocks or other geological features of significance	☐ Yes / ☒ No	Not relevant. No geological areas of significance were identified within the subject land.	N/A
Human-made structures	☒ Yes / ☐ No	The project will require the removal of demountable buildings which are currently in use and in good condition.	N/A No sign of use by microbats or other fauna observed.
Non-native vegetation	☒ Yes / ☐ No	The subject land contains a modest quantity of exotic lawn, planted trees and hedges. Exotic vegetation to be removed is located in highly trafficked areas by both vehicles and pedestrians (i.e., playing field).	Potential only for itinerant use by highly mobile bats and bird species.
Habitat connectivity	☒ Yes / ☐ No	Habitat connectivity within the subject land is provided through remnant and established canopy trees, which have been avoided. Habitat connectivity will not be directly impacted by the proposal. Indirect impacts on habitat connectivity are considered a low risk and low consequence (see 6.2).	Potential only for itinerant use by highly mobile bats and bird species.
Water bodies, water quality and hydrological processes	☐ Yes / ☒ No	The subject land does not contain any water bodies. The proposal's integrated water management plan (van der meer 2026) demonstrates how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	N/A

Feature	Present	Description of feature characteristics and location	Threatened species or community using or dependent on the feature
Wind turbine strikes	☐ Yes / ☒ No	Not relevant. The proposal does not involve wind farming.	N/A
Vehicle strikes	☒ Yes / ☐ No	The proposal will increase traffic in and out of the subject land. However, in the context of the locality, the surrounding road network is already highly trafficked.	N/A No threatened ground dwelling species are likely to occur on the subject land

6. Avoid and minimise impacts

The application of BAM Section D.2 does not preclude the avoid and minimise hierarchy for assessing direct, indirect or prescribed impacts on biodiversity values as per Chapter 7 of the BAM.

6.1 Avoidance and minimisation

Knowledge of biodiversity values and the arboricultural assessment (and identification of high retention value trees) has been used to inform the proposal's design considerations.

The proposed development is predominantly located within an existing cleared playing field with only minimal tree clearing required.

In accordance with BAM Section 7.1.1, impacts from clearing native vegetation and threatened species habitat has been avoided by locating the proposal in areas that lack biodiversity values and where the native vegetation and habitat is in the poorest condition.

Arterra Design (2026) is currently satisfied that the proposed servicing for the development can be achieved and designed to avoid major trenching or disturbance to the existing trees that are proposed to be retained. This assumes that any existing services that are no longer required will be capped off and left in situ, if they are located with TPZs and under trees to be retained.

Consequently, only very minimal direct impacts on native vegetation is proposed, which includes the clearing of one planted acacia located in a garden bed and four immature eucalypts planted along College Drive.

6.2 Avoid and minimise prescribed impacts

The proposal is not anticipated to result in any prescribed impacts.

7. Indirect impacts

Table 9 provides a summary of residual indirect impacts (likely to occur beyond the development footprint).

Table 8. Summary of residual indirect impacts

Indirect impact	Project Phase	Nature	Extent	Frequency	Duration	Timing	Biodiversity values impacted	Consequence, risk, and mitigation measure proposed
Inadvertent impacts on adjacent habitat or vegetation, such as:								
Increased sedimentation & contaminated or nutrient rich run-off	Construction	Runoff during construction & operation resulting in pollution and degradation off-subject land & downstream creeks	Stormwater runoff into adjacent river	During rainfall events	During all phases of the project	Potentially long-term impacts	Retained PCT 3262 and downstream aquatic ecosystems	Best practices erosion and sedimentation management are to be implemented in accordance with the project's Erosion and Sediment Control Plan (ESCP). With appropriate safeguards in place prevent sediment and pollution mobilisation, the risk of this impact is low.
Dust generation	Construction	Dust from machinery, potentially smothering plants and invertebrates	Adjacent vegetation	Daily in all phases of the project	During all phases of the project	Potentially long-term impacts	Retained and adjacent PCT 3262	Dust generation will be mitigated through construction best practice; and it is considered unlikely to reduce viability of retained native vegetation.
Inadvertent impacts on adjacent habitat or vegetation	Construction and operation	Damage to adjacent habitat and vegetation as a result of construction or operation.	Adjacent vegetation	Daily during the construction phase of the project	During the construction phase of the project	Potentially long-term impacts	Retained PCT 3262 and high retention value trees	Providing retained vegetation will be protected in accordance with the recommendations provided by Arterra Design (May 2026), the risk and consequences of this impact are considered to be low.

Indirect impact	Project Phase	Nature	Extent	Frequency	Duration	Timing	Biodiversity values impacted	Consequence, risk, and mitigation measure proposed
Transport of weeds and pathogens from the subject land to adjacent vegetation	Construction and operation	Spread of weed seed & pathogens from incoming machinery and equipment	Potential spread into retained and adjacent vegetation and habitat	Daily in all phases of the project	During all phases of the project	Potentially long-term impacts	Retained PCT 3262 and high retention value trees	Construction activities have the potential to both spread existing weed infestations, introduce new weed species, and introduce or spread soil borne pathogens on machinery and equipment. As a consequence, the condition of retained and neighbouring vegetation could be decreased. Providing that the mitigation measures recommended in Table 10 are implemented the consequence of this impact is considered to be a minimal risk.
Reduced viability of adjacent habitat due to:								
Light spill	Construction and operation	Light spill during operational phase disturbing nocturnal fauna in adjacent vegetation.	Retained and adjacent vegetation	Daily in the operational phase of the project	During the operational phase of project	Potentially long-term impacts	Nocturnal fauna including microbats	The proposal will result in an increase in light levels above that which already exists. Providing the design of lighting installations incorporate the current best practice measures, the likelihood of light spill impacts on fauna and fauna habitat will be minimised as far as practical (see mitigation measures recommended in Table 10).
Noise	Construction and operation	Noise from construction machinery and	Retained and adjacent vegetation	Daily in all phases of the project	During all phases of the project	Short-term impacts	Local fauna	Construction and operational noise are not anticipated to be dissimilar to existing traffic noise. The proposal's acoustic impact

Indirect impact	Project Phase	Nature	Extent	Frequency	Duration	Timing	Biodiversity values impacted	Consequence, risk, and mitigation measure proposed
		operation disturbing fauna activity in adjacent vegetation.						assessment (Renzo Tonin 2026) found that the existing traffic noise levels are above the noise assessment criteria. The modelled noise levels for the development are much lower and will not exacerbate existing noise levels.
Habitat connectivity								
Habitat connectivity	Construction and operation	Removal of vegetation from the subject land	Contributing to the loss of habitat connectivity within the subject land and adjacent landscape	Daily in all phases of the project	During all phases of the project	Potentially long-term impacts	PCT 3262 and local fauna	The proposal does physically decrease the existing habitat corridor which is predominantly located outside of the subject land. Indirect impacts such as light spill and noise are not anticipated to result in any significant impacts on the existing habitat connectivity. The proposed development is considered a low risk in this respect.

8. Mitigating residual impacts – management measures and implementation

Table 10 summarises the typical mitigation measures that would be implemented to avoid or minimise accidental direct impacts and indirect impacts.

Table 9. Summary of proposed mitigation and management measures for residual impacts (direct, indirect and prescribed)

Mitigation measure	Proposed Action	Timing	Frequency	Outcome	Responsibility
Erosion and sediment controls	Implementation of Erosion and Sediment Control Plan (ESCP) measures	Pre-construction and construction phase	Continual During Construction and ongoing during operation	Sedimentation of native vegetation and downstream aquatic environment is prevented	Project Manager / Contractor
Delineation of clearing limits and tree protection measures installed	Trees to be retained are protected in accordance with the recommended mitigation measures in the arboricultural impact assessment prepared by Arterra Design, dated May 2026)	Construction	Once per relevant construction stage	All retained trees are not impacted by the development	Project Manager / Contractor / Consulting arborist
Instigating clearing protocols including pre-clearing surveys, prior to tree removal	Trees to be cleared shall be checked for the presence of any nesting birds or possums. Pre-clearance survey will be conducted by suitably qualified ecologist and any fauna found will be encouraged to move on or relocated by the ecologists in areas of similar habitat nearby that will not be impacted.	Pre-construction (maximum of 7 days pre-clearance)	Once per relevant construction stage	Mitigate direct and indirect impact to threatened species and non-threatened fauna	Project Manager / Contractor / Project Ecologist
Implementation of hygiene measures to prevent the introduction and / or spread of introduced flora and fauna species, pathogens and / or disease. Especially Phytophthora and Myrtle Rust diseases.	+ Hygiene measures should include at a minimum: + Minimise work during wet/rainy periods. + Vehicle/machine hygiene inspections are to be undertaken prior to works starting to determine if vehicles are free from soil and plant material. + Tools to be cleaned free of soil and plant material prior to bringing tools to site or moving between works areas.	Ongoing	Once per relevant construction stage	Weed infestations and pathogens are prevented from being introduced to the Site	Contractor

Mitigation measure	Proposed Action	Timing	Frequency	Outcome	Responsibility
	+ Permanent or semi-permanent vehicle wash-down facilities may be constructed where machinery and vehicles require routine cleaning for fixed activities + Truck wash down, rumble grids to be installed and operated to ensure mud, weeds or pathogens are not transported around the region or onto roads. + Mud spilt on roads to be immediately removed by a road sweeper. + Contractors that have recently engaged in work activities where Phytophthora or Myrtle rust are known to occur must ensure that infected soil, water and/or plant material are removed from machinery, vehicles, equipment and footwear + Any soil, plants or other materials entering the site should conform to Australian Standards—for example, AS3743–2003 Potting mixes or AS4454–2012 Composts, soil conditioners and mulches.				
Design lighting to minimise impacts to nocturnal and diurnal fauna.	+ Light pollution can be reduced by limiting the duration of spotlight illumination, reducing the brightness of lights where possible, installing shield fixtures to reduce light scattering, and using narrow-spectrum light sources to reduce the wavelengths likely to interfere with animal behaviour (Gaston et al 2012). High priority areas where the implementation of measures to reduce light pollution would be located adjacent to important habitat.	During clearing works and post construction (i.e. design).	During planning phase/ construction/ operation phase	Lighting impacts on nocturnal and diurnal fauna is minimised	Proponent / Project Design Team

Mitigation measure	Proposed Action	Timing	Frequency	Outcome	Responsibility
	+ Light spill will be mitigated during the design phase in accordance with available standards and guidelines for mitigating impacts on fauna habitat, which include but may not be limited to the following: + Commonwealth of Australia (2020) National Light Pollution Guidelines for Wildlife Including Marine Turtles, Seabirds and Migratory Shorebirds; and + AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting recognises the impact of artificial light on biota.				

9. Conclusion

The proposed SSD 12088892 does not involve any direct impacts on biodiversity values. The proposal has been assessed under the BAM planted native vegetation module, as vegetation to be removed is limited to 8 trees, of which 5 are native and 3 are exotic.

The conclusion of this assessment is that the proposal is not anticipated to result in any prescribed impacts and there is a low and acceptable risk of any indirect impacts; subject to the implementation of the mitigation measures recommended in this report.

10. References

Arterra Design Pty Ltd (2026) Montefiore, 19-25 College Crescent St Ives NSW - Arboricultural Impact Assessment Report [Draft] Revision A, Issued for SSDA, 5 May 2026

DEWHA (2013) Significant Impact Guidelines 1.1 – Matters of National Environmental Significance (Department of the Environment, Water, Heritage, and the Arts, 2013 EPBC Act Policy Statement)

Renzo Tonin & Associates, 14 May 2026 MONTEFIORE ST IVES Acoustic Assessment for SSDA. Prepared for The Sir Moses Montefiore Jewish Home c/ - EDM, 14 May 2026. TQ094-01F02 Acoustic Assessment SSDA (r1)

van der meer Consulting (NSW) (2026) Integrated Water Management Plan Montifiore St Ives. 25 College Crescent St Ives NSW 2075. 15 May 2026

Appendix A. Habitat summary table

Family name	Scientific name	Common name	NSW Status	Comm Status	Comm Status
Amphibia					
Myobatrachidae	Pseudophryne australis	Red-crowned Toadlet	V		Habitat absent: Inhabits periodically wet drainage lines below sandstone ridges that often have shale lenses or cappings. Shelters under rocks and amongst masses of dense vegetation or thick piles of leaf litter. Breeding congregations occur in dense vegetation and debris beside ephemeral creeks and gutters. Disperses outside the breeding period, when they are found under rocks and logs on sandstone ridges and forage amongst leaf-litter. A localised species that appear to be largely restricted to the immediate vicinity of suitable breeding habitat.
Limnodynastidae	Heleioporus australiacus	Giant Burrowing Frog	V	V	Habitat absent: Found in heath, woodland and open dry sclerophyll forest on a variety of soil types except those that are clay based. Spends more than 95% of its time in non-breeding habitat in areas up to 300 m from breeding sites. Whilst in non-breeding habitat it burrows below the soil surface or in the leaf litter. Breeding habitat of this species is generally soaks or pools within first or second order streams. They are also commonly recorded from 'hanging swamp' seepage lines and where small pools form from the collected water.
Aves					
Columbidae	Ptilinopus regina	Rose-crowned Fruit-Dove	V		Habitat absent: Occur mainly in sub-tropical and dry rainforest and occasionally in moist eucalypt forest and swamp forest, where fruit is plentiful. They feed entirely on fruit from vines, shrubs, large trees and palms, and are thought to be locally nomadic as they follow the ripening of fruits.
Apodidae	Hirundapus caudacutus	White-throated Needletail	V	V, Mig	Habitat absent: Non-breeding migratory species usually seen in eastern Australia from October to April. Found across a range of habitats, more often over wooded areas, where it is almost exclusively aerial. Large tracts of native vegetation, particularly forest, may be a key habitat requirement for species. Found to roost in tree hollows in tall trees on ridge-tops, on bark or rock faces. Appears to have traditional roost sites.
Procellariidae	Ardena tenuirostris	Short-tailed Shearwater	P	Mig	Habitat absent: Pelagic species

Family name	Scientific name	Common name	NSW Status	Comm Status	Comm Status
Ardeidae	<i>Ixobrychus flavicollis</i>	Black Bittern	V		Habitat absent: Wetland species
Accipitridae	<i>Hieraaetus morphnoides</i>	Little Eagle	V		Habitat absent: Occupies open eucalypt forest, woodland or open woodland. Nests in tall living trees within a remnant patch, where pairs build a large stick nest in winter.
Accipitridae	<i>Lophoictinia isura</i>	Square-tailed Kite	V		Habitat absent: Found in a variety of timbered habitats including dry woodlands and open forests. Shows a particular preference for timbered watercourses. Is a specialist hunter of passerines, especially honeyeaters, and most particularly nestlings, and insects in the tree canopy.
Scolopacidae	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	V	V, Mig	Habitat absent: Wader / shorebird species
Scolopacidae	<i>Tringa stagnatilis</i>	Marsh Sandpiper		Mig	Habitat absent: Wader / shorebird species
Cacatuidae	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	E1	E	Habitat absent: In spring and summer, generally found in tall mountain forests and woodlands, particularly in heavily timbered and mature wet sclerophyll forests. In autumn and winter, often moves to lower altitudes in drier more open eucalypt forests and woodlands, particularly box-gum and box-ironbark assemblages, or in dry forest in coastal areas and often found in urban areas. Favours old growth forest and woodland attributes for nesting and roosting. Nests are located in hollows that are 7 cm in diameter or larger in eucalypts and 3 metres or more above the ground.
Cacatuidae	<i>Calyptorhynchus lathamii lathamii</i>	South-eastern Glossy Black-C	V	V	Habitat absent: Inhabits open forest and woodlands of the coast and the Great Dividing Range where stands of sheoak occur. Feeds almost exclusively on the seeds of several species of she-oak (<i>Casuarina</i> and <i>Allocasuarina</i> species), shredding the cones with the massive bill. Dependent on large hollow-bearing eucalypts for nest sites.
Psittacidae	<i>Lathamus discolor</i>	Swift Parrot	E1	CE	BAM habitat constraint: i.e., the subject site is no located on mapped important habitat areas for the species. Potential foraging habitat will not be impacted by the proposal.

Family name	Scientific name	Common name	NSW Status	Comm Status	Comm Status
Psittacidae	Parvipsitta pusilla	Little Lorikeet	V		Habitat absent: Forages primarily in the canopy of open Eucalyptus forest and woodland, yet also finds food in Angophora, Melaleuca and other tree species. Riparian habitats are particularly used, due to higher soil fertility and hence greater productivity. Feeds mostly on nectar and pollen, occasionally on native fruits such as mistletoe, and only rarely in orchards. Roosts in treetops, often distant from feeding areas. Nests in proximity to feeding areas if possible, most typically selecting hollows in the limb or trunk of smooth-barked Eucalypts. Entrance is small (3 cm) and usually high above the ground (2–15 m). These nest sites are often used repeatedly for decades, suggesting that preferred sites are limited.
Cuculidae	Cuculus optatus	Oriental Cuckoo		Mig	Habitat absent: Non-breeding habitat only: monsoonal rainforest, vine thickets, wet sclerophyll forest or open Casuarina, Acacia or Eucalyptus woodlands. Frequently at edges or ecotones between habitat types.
Strigidae	Ninox connivens	Barking Owl	V		BAM Habitat constraint: Absence of hollow bearing trees; a living or dead tree with a hollow >20 cm diameter that occurs >4 metres above the ground
Strigidae	Ninox strenua	Powerful Owl	V		
Tytonidae	Tyto novaehollandiae	Masked Owl	V		
Climacteridae	Climacteris picumnus victoriae	Brown Treecreeper (eastern)	V	V	Habitat absent: Mainly inhabits woodlands dominated by stringybarks or other rough-barked eucalypts, usually with an open grassy understorey, sometimes with one or more shrub species; fallen timber is an important habitat component for foraging. Sedentary, considered to be resident in many locations throughout its range; present in all seasons or year-round at many sites; territorial year-round, though some birds may disperse locally after breeding. Hollows in standing dead or live trees and tree stumps are essential for nesting. ²

Family name	Scientific name	Common name	NSW Status	Comm Status	Comm Status
Neosittidae	Daphoenositta chrysoptera	Varied Sittella	V		Habitat absent: Inhabits eucalypt forests and woodlands, especially those containing rough-barked species and mature smooth-barked gums with dead branches, mallee and Acacia woodland. Feeds on arthropods gleaned from crevices in rough or decorticated bark, dead branches, standing dead trees and small branches and twigs in the tree canopy. Builds a cup-shaped nest of plant fibres and cobwebs in an upright tree fork high in the living tree canopy, and often re-uses the same fork or tree in successive years.
Artamidae	Artamus cyanopterus cyanopt	Dusky Woodswallow	V		Habitat absent: Primarily inhabit dry, open eucalypt forests and woodlands, including mallee associations, with an open or sparse understorey of eucalypt saplings, acacias and other shrubs, and ground-cover of grasses or sedges and fallen woody debris.
Petroicidae	Petroica phoenicea	Flame Robin	V		Habitat absent: Breeds in upland tall moist eucalypt forests and woodlands, often on ridges and slopes. Prefers clearings or areas with open understoreys. The groundlayer of the breeding habitat is dominated by native grasses and the shrub layer may be either sparse or dense. Occasionally occurs in temperate rainforest, and also in herbfields, heathlands, shrublands and sedgelands at high altitudes.
Mammalia					
Dasyuridae	Dasyurus maculatus	Spotted-tailed Quoll	V	E	Habitat absent: Quolls use hollow-bearing trees, fallen logs, other animal burrows, small caves and rock outcrops as den sites. Use communal 'latrine sites', often on flat rocks among boulder fields, rocky cliff-faces or along rocky stream beds or banks.
Peramelidae	Isodon obesulus obesulus	Southern Brown Bandicoot (e	E1	E	Habitat absent: Generally only found in heath or open forest with a heathy understorey on sandy or friable soils. Nest during the day in a shallow depression in the ground covered by leaf litter, grass or other plant material. Nests may be located under Grass trees Xanthorrhoea spp., blackberry bushes and other shrubs, or in rabbit burrows.
Phascolarctidae	Phascolarctos cinereus	Koala	E1	E	Species absent: species not expected to occur on subject land given isolation by development

Family name	Scientific name	Common name	NSW Status	Comm Status	Comm Status
Burramyidae	Cercartetus nanus	Eastern Pygmy-possum	V		Preferred habitat absent: An important pollinator of heathland plants such as banksias; soft fruits are eaten when flowers are unavailable. Also feeds on insects throughout the year; this feed source may be more important in habitats where flowers are less abundant such as wet forests. Shelters in tree hollows, rotten stumps, holes in the ground, abandoned bird-nests, dreys or thickets of vegetation, (e.g. grass-tree skirts). Habitat will not be impacted by the proposal.
Macropodidae	Notamacropus parma	Parma Wallaby	V	V	Species absent: species not expected to occur on subject land given isolation by development
Pteropodidae	Pteropus poliocephalus	Grey-headed Flying-fox	V	V	Potential foraging habitat: when established trees in flower. Habitat will not be impacted by the proposal.
Emballonuridae	Saccolaimus flaviventris	Yellow-bellied Sheath-tail bat	V		Potential foraging habitat: i.e., forages for insects above canopy. Habitat will not be impacted by the proposal.
Molossidae	Micronomus norfolkensis	Eastern Coastal Free-tailed Bat	V		Potential foraging habitat: i.e., forages for insects above canopy. Habitat will not be impacted by the proposal.
Vespertilionidae	Chalinolobus dwyeri	Large-eared Pied Bat	E1	E	Potential foraging habitat: potentially forages for small, flying insects below the forest canopy
Vespertilionidae	Falsistrellus tasmaniensis	Eastern False Pipistrelle	V		Potential foraging habitat: i.e., forages for insects below and above canopy. Habitat will not be impacted by the proposal.
Vespertilionidae	Myotis macropus	Southern Myotis	V		Habitat absent: Forage over streams and pools catching insects and small fish by raking their feet across the water surface. Generally roost in groups of 10 - 15 close to water in caves, mine shafts, hollow-bearing trees, storm water channels, buildings, wharves, bridges and in dense foliage.
Vespertilionidae	Scoteanax rueppellii	Greater Broad-nosed Bat	V		Preferred habitat absent: Utilises a variety of habitats from woodland through to moist and dry eucalypt forest and rainforest, though it is most commonly found in tall wet forest. Forages after sunset, flying slowly and directly along creek and river corridors at an altitude of 3 - 6 m. Open woodland habitat and dry open forest suits the direct flight of this species as it searches for beetles and other large, slow-flying insects; this species has been known to eat other bat species. Habitat will not be impacted by the proposal.

Family name	Scientific name	Common name	NSW Status	Comm Status	Comm Status
Miniopteridae	Miniopterus australis	Little Bent-winged Bat	V		Potential foraging habitat: forage for small insects beneath the canopy of densely vegetated habitats. Habitat will not be impacted by the proposal.
Miniopteridae	Miniopterus orianae oceanens	Large Bent-winged Bat	V		Potential foraging habitat: Forested areas, catching moths and other flying insects above the canopy. Habitat will not be impacted by the proposal.
Muridae	Pseudomys novaehollandiae	New Holland Mouse	V	V	Habitat absent: Known to inhabit open heathlands, woodlands and forests with a heathland understorey and vegetated sand dunes
Reptilia					
Cheloniidae	Caretta caretta	Loggerhead Turtle	E1	E	Habitat absent: marine species
Varanidae	Varanus rosenbergi	Rosenberg's Goanna	V		Habitat absent: Found in heath, open forest and woodland. Associated with termites, the mounds of which this species nests in; termite mounds are a critical habitat component. Individuals require large areas of habitat. Feeds on carrion, birds, eggs, reptiles and small mammals. Shelters in hollow logs, rock crevices and in burrows, which they may dig for themselves, or they may use other species' burrows, such as rabbit warrens.

