



**BIODIVERSITY WAIVER REQUEST
FOR A PROPOSED SSD DEVELOPMENT AT
26-30 CAMPSIE STREET AND 1 ASSETS
STREET
CAMPSIE
CANTERBURY-BANKSTOWN
LOCAL GOVERNMENT AREA**

NASCON PTY LTD

Application number SSD-99727456

Job number: 2539

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Version 1

Version	Date drafted	Drafted by
1	04/02/2026	Jason Anderson
Version	Date reviewed	Reviewed by
1	03/03/2026	Jason Anderson
Approved by		Date
Jason Anderson (Director)		03/03/2026

Executive Summary

This Biodiversity Development Assessment Report Waiver Request (BDAR Waiver) has been drafted for 26-30 Campsie Street and 1 Assets Street, Campsie. The application number is SSD-99727456 with the applicant being NASCON PTY LTD. The Secretary's Environmental Assessment Requirements (SEAR's) were issued on 8/12/2025. The Proposal would demolish the existing structures and construct a new Top Shop housing development comprising 116 units, 153 car spaces, with childcare and retail. The building would be 60 metres in height. As a State Significant Development (SSD), item 16 of the provided industry specific Secretary's Environmental Assessment Requirements (SEARs) requires the Proposal to be informed by BDAR, unless a BDAR Waiver Request is granted.

The Subject Land currently supports negligible native vegetation or any naturally occurring plants. Only small areas of gardens are present within the street front yards with no significant fauna or flora present. An ecological inspection of the Subject Land was undertaken by Jason Anderson (Bachelor of Applied Science – 1992 UNE – Conservation Technology). This consisted of an inspection of the properties to determine any native flora or fauna species or their habitats or any listed ecological communities. This was mainly undertaken from the boundaries of most properties.

The Subject Land consists of existing homes with yards consisting of lawn grasses and some planted exotic species.

There are negligible other resources for any other potential threatened fauna on the site. The existing human-made structures on the Subject Land are unlikely to be used by any threatened species. The site does not form part of any ecological corridor or movement corridor for any listed fauna species.

The Proposal would remove all existing human-made structures and minor exotic and garden planted shrubs on the Subject Land. The Proposal would not create a significant new barrier to the movement of aerial fauna. The Proposal does not propose the construction of any turbines that may cause harm to any protected birds or bats. Therefore, is unlikely to result in a significant impact to the flight paths of any threatened species. The Subject Land currently contains negligible biodiversity values.

Based on the results of the ecological site inspection, the limited exotic vegetation and human-made structures to be removed provide negligible artificial habitat for any threatened species potentially using the Subject Land. The removal of these features is not likely to result in a significant impact on any threatened species, populations or Threatened Ecological Communities (TECs). As such, we request that the requirement for a BDAR (as per the SEARs) be waived for the Proposal.

Certification

I certify that this report has been undertaken in accordance with the current legislative requirements and that report was undertaken without bias and the findings would be the same regardless of the client or their objectives and is an entirely independent report based solely on the site conditions and background information available at the time of the assessment.

Yours Sincerely

Jason Anderson

Jason Anderson

B.App.Sc – 1992 (Conservation Technology - University of New England)

BAAS17059 Certified Biodiversity Method Assessor under the Biodiversity Conservation Act 2016 (NSW)

Certified Practising Ecological Consultant (#5) – Ecological Consultants Association of NSW



Glossary of Acronyms

BAM – Biodiversity Assessment Method

BC Act – *Biodiversity Conservation Act 2016*

BDAR – Biodiversity Development Assessment Report

CEEC – Critically Endangered Ecological Community

DoE – Department of the Environment

EEC – Endangered Ecological Community

EPA Act – *Environmental Planning and Assessment Act 1979*

EPBC Act – *Environment Protection and Biodiversity Conservation Act 1999*

FM Act – *Fisheries Management Act 1994*

LGA – Local Government Area

NSW – New South Wales

NSW NPWS – New South Wales National Parks and Wildlife Service

NPW Act – *National Parks and Wildlife Act 1974*

OEH – Office of Environment and Heritage

TEC – Threatened Ecological Community

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1. INTRODUCTION

1.1 BACKGROUND

This Biodiversity Development Assessment Report Waiver Request (BDAR Waiver) has been drafted for 26-30 Campsie Street and 1 Assets Street, Campsie. The application number is SSD-99727456 with the applicant being NASCON PTY LTD. The Secretary's Environmental Assessment Requirements (SEAR's) were issued on 8/12/2025. The Proposal would demolish the existing structures and construct a new Top Shop housing development comprising 116 units, 153 car spaces, with childcare and retail. The building would be 60 metres in height. As a State Significant Development (SSD), item 16 of the provided industry specific Secretary's Environmental Assessment Requirements (SEARs) requires the Proposal to be informed by a BDAR, unless a BDAR Waiver Request is granted.

The Proposal is classified as a State Significant Development (SSD) under Section 14 of Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021. The Planning Secretary's Environmental Assessment Requirements (SEARs), dated 8/12/2025 requires the assessment of any biodiversity impacts associated with the development in accordance with the *Biodiversity Conservation Act 2016* (BC Act) and the Biodiversity Assessment Method 2020 (BAM), including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the Subject Land is on biodiversity certified land.

The Proponent is seeking to waive the requirements for the preparation of a BDAR. The following sections specifically address the information requirements of the Department of Planning, Industry and Environment (DPIE) (now the Department of Climate Change, Energy, the Environment and Water (DCCEEW)) (2019) "*How to apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application*" guidelines (the 'BDAR waiver guidelines') (NSW Department of Planning and Environment, 2019b).

1.2 SITE PARTICULARS

1.2.1 Terminology and Definitions

Site particulars and terminology used throughout this report are defined in **Table 1** below.

Table 1: Site particulars and definitions

Term	Definition
Subject Land	26-30 Campsie Street and 1 Assets Street, Campsie
Development Site	The Development Site is the same as the Subject Land for the purposes of this report
Address of subject land	26-30 Campsie Street and 1 Assets Street, Campsie
Local government area	CANTEBURY-BANKSTOWN
Land Zoning	R4 – High Density Residential

1.2.2 Administration Information

The BDAR waiver request requirements for administration are addressed in **Table 2** below.

Table 2: Administrative information

Information Requirement	Project Information
Proponent name and contact details	- NASCON PTY LTD - Rohail Iyaz - Rohail.Iyaz@nascon.com.au
Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process)	26-30 Campsie Street and 1 Assets Street, Campsie - SSD-99727456
Name and ecological qualifications of person completing Table 1.2	- Jason Anderson (Bachelor of Applied Science – Conservation Management 1992- University of New England) - BAAS17059 Certified Biodiversity Method Assessor under the Biodiversity Conservation Act 2016 (NSW) - Certified Practicing Ecological Consultant (#5) – Ecological Consultants Association of NSW

1.2.3 Site Details

The BDAR waiver request requirements for site details are addressed in **Table 3** below.

Table 3: Site details

Information Requirement	Project Information
Street address, Lot and DP, local government area	The Subject Land is located in the suburb of Campsie within the Canterbury-Bankstown LGA. The Subject Land includes the following lot and Deposited Plan numbers: E/DP386545, D/DP386545, A/DP369868, C/DP369868, 74/DP5930
Description of existing development site, i.e., the area of land that is subject to the proposed development application. If any part of the land is considered ‘Category 1– exempt land’ information must be provided to demonstrate how the land meets the criteria that applies to Category 1 – exempt land.	The Subject Land consists of existing homes with lawns, hard surfaces and landscaped gardens. The site contains negligible native vegetation, with the vegetation present restricted to planted specimens for landscaping purposes and the vegetation does not form any vegetation community. The Subject Land does not represent suitable habitat for threatened flora and no threatened fauna habitat is present.
Site Map (to scale, ideally as a spatial shapefile).	See Figure 1
Location map showing the development site in the context of surrounding areas and landscape features. Satellite image of site in context of adjoining sites	See Figure 2

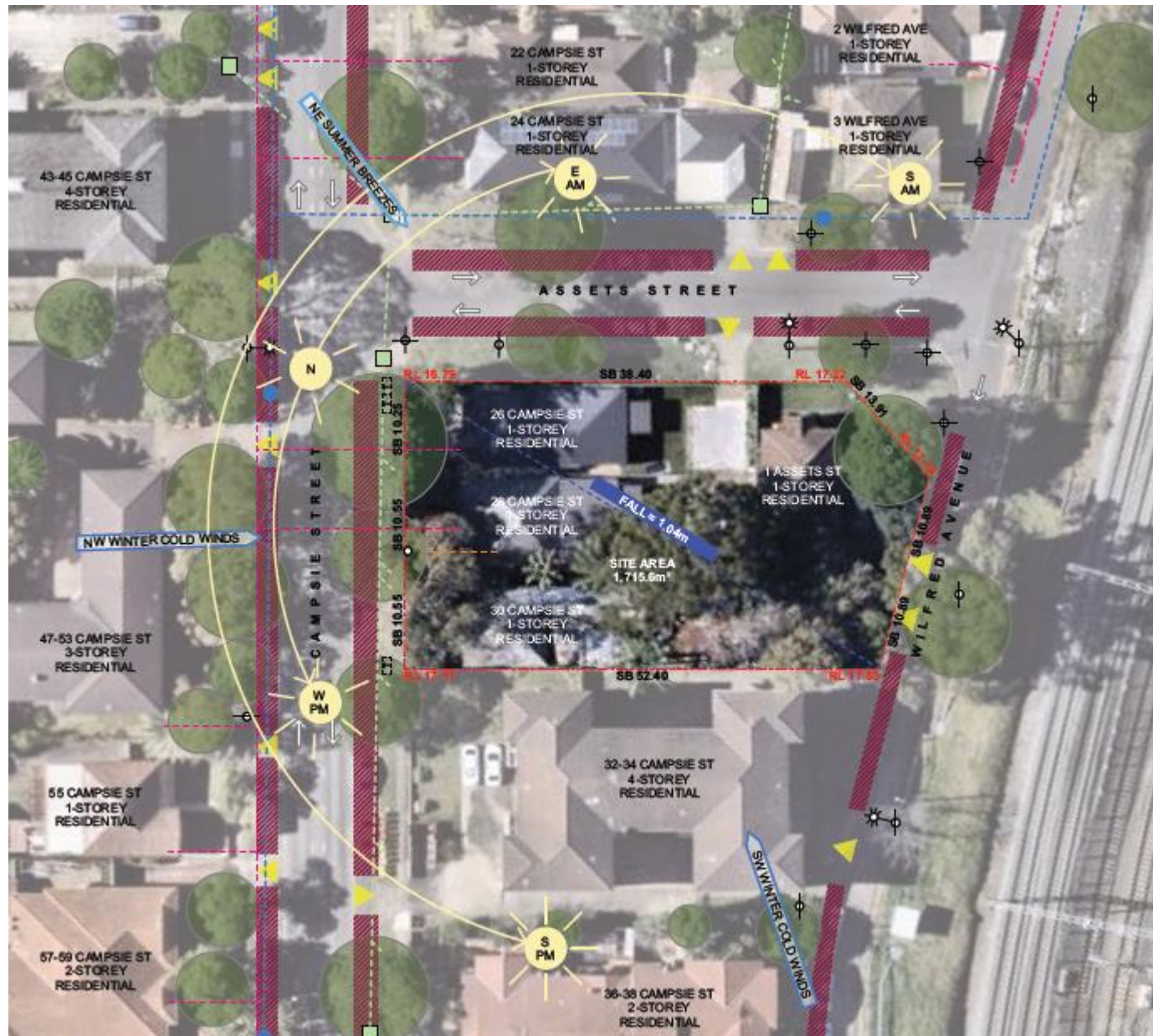


Figure 2: Location map

2. PROPOSAL

The BDAR waiver guidelines require “*Project Description providing enough information to enable an understanding of the nature and scale of the proposed development and any associated activities (including construction etc.)*”.

The Proposal includes the demolition of the existing homes to facilitate the construction of a new complex as described below.

The proposed SSDA seeks approval for:

- The Proposal would demolish the existing structures and construct a new Top Shop housing development comprising 116 units, 153 car spaces, with childcare and retail. The building would be 60 metres in height.

See **Appendix 5** for the Proposal plans.

3. ASSESSMENT OF IMPACTS

3.1 OVERVIEW

The Subject Land is not mapped on the Biodiversity Values Map and Threshold Tool (BVMTR) as containing any biodiversity values, see **Appendix 2** (NSW Department of Climate Change, Energy, the Environment and Water, 2025). The State Vegetation Type Map (SVTM) indicates that there is no native vegetation (Plant Community Type (PCT)) within the Subject Land or immediately adjoining properties (NSW Government, 2025). An ecological site inspection undertaken by Jason Anderson conducted on 4/2/2026 and confirmed that there are no native PCTs present on the Subject Land or adjoining properties.

The vegetation on the Subject Land is highly limited, restricted to planted exotic shrubs and small garden plants. The vegetation occurs in the front gardens as landscape plants of small size of mainly exotic nursery species.

A licensed search of the BioNet Wildlife Atlas database (NSW Department of Climate Change, Energy, the Environment and Water, 2025) for records of threatened species within 10 km of the Subject Land was undertaken (see **Appendix 3**). The threatened species recorded are not likely to occur on the Subject Land due to geographic limitations, lack of suitable habitats and the disturbed and modified nature and condition of the Subject Land.

Based on the results of an ecological site inspection, the areas of vegetation and the buildings proposed and the vegetation present provides negligible habitat for threatened species and removal of these features is not likely to result in a significant impact on threatened species.

An assessment of impacts on biodiversity values in accordance with the BDAR waiver requirements is provided in **Table 4**. An assessment of each of the specific requirements of the BC Act and BC Regulation are also included in **Section 3.2** to **Section 3.9** in accordance with BDAR waiver guidelines.

Table 4: Impacts on biodiversity values

Information Requirement	Project Information
Complete Table 2 below on Biodiversity Values. For each biodiversity value, the proponent must either: • Explain why the value is not relevant to the proposed development • Where a biodiversity value may be relevant, provide an explanation of how impacts have been avoided and identify the likelihood and extent of any remaining impacts of the proposed development, including impacts prescribed under clause 6.1 of the BC Regulation. A biodiversity value is not relevant to a proposed development if the value is not present on the	See Section 3.2 to Section 3.9.

Information Requirement	Project Information
development site and there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site	
Where one or more biodiversity values may be relevant to the proposed development, Table 2 is to be completed by a suitably qualified person with tertiary qualifications in natural sciences including subjects that relate to the observation and description of terrestrial biodiversity and landforms, and at least three years of work experience in environmental assessment including field identification of plant and animal species and habitats. The person does not need to be an accredited person under the BC Act	This BDAR waiver request and the site inspection has been completed by Jason Anderson. Jason Anderson is a Certified Practicing Ecological Consultant (#5) and a Certified BAM Assessor (BAAS 17059). He holds a Bachelor of Applied Science 1992 (Conservation Technology – University of New England) and has worked in the field since 1992 full time and also in ecological research with some of his research being referenced in the current NSW survey guidelines.
Attach any additional information required where biodiversity values are relevant to the site. E.g., Vegetation Map (indicating plant community types), Ecology Reports, Water Quality data, BioNet Atlas, Directory of Important Wetlands (DIWA), migratory bird flyway information.	There is no native vegetation mapped by DCCEEW on the Subject Land. The Subject Land is not situated in or near any wetlands of national importance.

3.2 VEGETATION ABUNDANCE

Vegetation abundance means the “*occurrence and abundance of vegetation at a particular site*”. Vegetation abundance is addressed in **Table 5** in accordance with the requirements of Section 1.4(b) of the BC Regulation.

Table 5: Vegetation abundance

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Where vegetation is present on the development site, provide a map on digital aerial photography or the best available imagery of the development site showing: - Native vegetation (including grasslands and other non-woody vegetation types) and non-native vegetation - The area of land that is directly impacted by the proposed development, including related infrastructure such as roads, pipelines, access	There is no native vegetation mapped or identified on the Subject Land. The Subject Land is occupied by structures and cleared exotic grassland (lawns and hard surfaces). There are limited landscape plantings with most being introduced exotics with a few native planted nursery plants. These are limited and most of the yards are just grass and hard surfaces.

tracks, temporary material stockpiles, asset protection zones and powerlines, if applicable. Describe how the proposed development avoids impacts on native vegetation and identify the likelihood and extent of any remaining impacts including removal of isolated or cultivated native plants.	
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3.3 VEGETATION INTEGRITY

Vegetation integrity means the “*degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near-natural state*”. Vegetation integrity is addressed in **Table 6** in accordance with the requirements of Section 1.5(2)(a) of the BC Act.

Table 6: Vegetation integrity

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Describe the vegetation integrity and any impacts on vegetation integrity of identified plant communities. For example, information on impacts from proposed development to vegetation cover, structure, condition and function. This can include details on the presence of weeds, disturbance, planted native vegetation and species and growth form diversity.	There are no mapped or identified plant communities on the Subject Land or adjoining properties therefore it is not expected that the proposal will impact on the vegetation integrity (i.e., vegetation cover, structure, condition and function) of any plant communities.

3.4 HABITAT SUITABILITY

Habitat suitability means the “*degree to which the habitat needs of threatened species are present at a particular site*”. Habitat suitability for potentially relevant threatened species and communities is addressed in **Table 7** in accordance with the requirements of Section 1.5(2)(b) of the BC Act.

Table 7: Habitat suitability

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Identify any threatened species or ecological communities or their habitat on the development site. Describe how the proposed development avoids impacts on habitat suitability and identify the likelihood and extent of any remaining impacts including the impacts of development on the following habitat of threatened species or ecological communities: 1. Karst, caves, crevices, cliffs and other geological features of significance 2. Rocks 3. Human-made structures 4. Non-native vegetation (prescribed under clause 6.1(1)(a) of the BC Regulation). Impacts may include the removal or modification (e.g. noise, light, etc.) of the habitat of threatened species or ecological communities.	Based on the lack of potential habitat available no threatened species are likely to utilise the site as part of their critical breeding/nesting or foraging resources. The potential for microbat habitat within the buildings on the Subject Land was determined to be marginal. As such the Subject Land is not considered to represent important habitat or potential breeding habitat for the relevant threatened species of fauna (microbats). The Subject Land does not contain any natural rocks, karst, caves, crevices, cliffs and other geological features of significance. The Subject Land does not contain any remnant native vegetation, threatened flora habitats or Threatened Ecological Communities (TECs) and the prescribed impact features of the Subject land, including human-made structures and non-native vegetation, do not provide any important habitat for any threatened species of fauna potentially using the site. No threatened species of flora were detected during the ecological site inspection and the Subject Land does not represent suitable habitat for threatened flora due to a lack of native vegetation and site disturbances. Currently the Subject Land is vacant except for two older homes. The Proposal may increase noise, dust and light during the construction phase. The potential increase is unlikely to result in a significant impact on any potential threatened species. The local area is highly urbanised with numerous sources of noise, dust and light pollution already present.

3.5 THREATENED SPECIES ABUNDANCE

Threatened species abundance means the “*occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site*”. Threatened species abundance is addressed in **Table 8** in accordance with the requirements of Section 1.4(a) of the BC Regulation.

Table 8: Threatened species abundance

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Describe how the proposed development avoids impacts on threatened species abundance and identify the likelihood and extent of any remaining impacts including: • Impacts of vehicle strikes on threatened species of animals or on animals that are part of a Threatened Ecological Community (prescribed under clause 6.1(1)(f) of the Regulation). • Impacts on threatened species, for example, microbats, associated with the demolition of human-made structures (prescribed by 6.1 (1) a (iii) of the Regulation). • Impacts on threatened species habitat associated with non-native vegetation (prescribed by 6.1 (1) a (iv) of the Regulation). • Impacts on threatened species habitat associated with non-natural water bodies (prescribed by 6.1 (1) a (iii) of the Regulation). For example, threatened frogs such as the Green and Golden Bell Frog in landfill areas, drains and brick pits.	The Proposal does not involve the removal of any significant native vegetation as only landscape planting are to be removed. With respect to remaining impacts: • The works involve removing the buildings and replacing it with the proposed development. No impacts to any flora or fauna would occur as part of this process. The area is highly urbanised and no flight paths etc would be impacted. There are no local areas of native vegetation which this proposed development would interfere with the movement of any faunal species. • The potential impact on threatened species habitat due to removal of minor exotic vegetation is negligible. • There are no relevant impacts on threatened species habitat associated with non-natural waterbodies. No non-natural waterbodies are present on the Subject Land or adjacent lands.

3.6 HABITAT CONNECTIVITY

Habitat connectivity means the “*degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range*”. Habitat connectivity is addressed in **Table 9** in accordance with the requirements of Section 1.4(c) of the BC Regulation.

Table 9: Habitat connectivity

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Identify whether the development site contributes to habitat connectivity. Describe how the proposed development avoids impacts on habitat connectivity and identify the likelihood and extent of any remaining impacts of development on the connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range (prescribed under clause 6.1(1)(b) of the BC Regulation).	As shown in Figure 1, the site has negligible connectivity to other sites. The Proposal does not impact habitat connectivity.

3.7 THREATENED SPECIES MOVEMENTS

Threatened species movements mean the “*degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle*”. Threatened species movements are addressed in **Table 10** in accordance with the requirements of Section 1.4(d) of the BC Regulation.

Table 10: Threatened species movements

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Describe how the proposed development avoids impacts on threatened species movement and identify the likelihood and extent of any remaining impacts of development on movement of threatened species that maintains their lifecycle (prescribed under clause 6.1(1)(c) BC Regulation).	The Proposal proposes the removal of minor exotic vegetation and man-made structures on the Subject Land. The vegetation is not considered suitable significant habitat for any threatened fauna. The Proposal would not represent a new barrier to the movement of threatened species in the local area with the Subject Land already urbanised. The Proposal is unlikely to have any conceivable impacts on threatened species movements

3.8 FLIGHT PATH INTEGRITY

Flight path integrity means the “*degree to which the flight paths of protected animals over a particular site are free from interference*”. Flight path integrity is addressed in **Table 11** in

accordance with the requirements of Section 1.4(e) of the BC Regulation.

Table 11: Flight path integrity

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Identify whether flight paths of protected animals occur over the development site. Protected animals are animals of a species listed or referred to in Schedule 5 of the BC Act. They include any species of birds, mammals, amphibians or reptiles that are native to Australia or that periodically or occasionally migrate to Australia. Describe how the proposed development avoids impacts on flight path integrity and identify the likelihood and extent of any remaining impacts. Note: The impacts of wind turbine strikes on protected animals are prescribed under clause 6.1(1)(e) of the BC Regulation. It is, therefore, unlikely that a BDAR waiver would be issued for a proposed wind farm.	The Proposal would increase the height of buildings on the Subject Land compared to the surrounding development (see Appendix 5). However, due to the small footprint of the Proposal, this is not considered a significant barrier to flight paths of local threatened species. Mobile species of bats and birds (such as the Grey-headed Flying Fox, Powerful Owl and microbat species) could fly over or around the Subject Land. The Proposal would not have any conceivable impacts the flight path integrity of any protected species

3.9 WATER SUSTAINABILITY

Water sustainability means the “degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site”. Water sustainability is addressed in **Table 12** in accordance with the requirements of Section 1.4(f) of the BC Regulation.

Table 12: Water sustainability

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Describe how the proposed development avoids impacts on water sustainability and identify the likelihood and extent of any remaining	There are no TECs or waterbodies on the Subject Land or adjoining properties. The Proposal will avoid impacts on water sustainability through implementation of best practise erosion and sediment control and stormwater design.

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
impacts of development on water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including from subsidence or upsidence resulting from underground mining or other development) (prescribed under clause 6.1(1)(d) of the BC Regulation).	The Proposal is not likely to have any conceivable impacts on water sustainability

4. CONCLUSIONS

The Subject Land consists of four existing homes with a carport, shed and fibro shed. The site contains negligible native vegetation, with the vegetation present restricted to planted specimens for landscaping purposes and the vegetation does not form any vegetation community. The Subject Land does not represent suitable habitat for threatened flora and no threatened fauna habitat is present.

There are negligible other resources for any other potential threatened fauna on the site. The existing human-made structures on the Subject Land are unlikely to be used by any threatened species. The site does not form part of any ecological corridor or movement corridor for any listed fauna species.

The Proposal would remove all existing human-made structures and minor exotic and garden planted shrubs on the Subject Land. The Proposal would not create a significant new barrier to the movement of aerial fauna. The Proposal does not propose the construction of any turbines that may cause harm to any protected birds or bats. Therefore, is unlikely to result in a significant impact to the flight paths of any threatened species. The Subject Land currently contains negligible biodiversity values.

Based on the results of the ecological site inspection, the limited exotic vegetation and human-made structures to be removed provide negligible artificial habitat for any threatened species potentially using the Subject Land. The removal of these features is not likely to result in a significant impact on any threatened species, populations or Threatened Ecological Communities (TECs). As such, we request that the requirement for a BDAR (as per the SEARs) be waived for the Proposal. Based on the results of the ecological site inspection, the limited exotic vegetation and human-made structures to be removed provide negligible artificial habitat for any threatened species potentially using the Subject Land. The removal of these features is not likely to result in a significant impact on any threatened species, populations or Threatened Ecological Communities (TECs). As such, we request that the requirement for a BDAR (as per the SEARs) be waived for the Proposal.

5. REFERENCES

- Commonwealth of Australia.. *Protected Matters Search Tool*. Retrieved from Protected Matters Search Tool: <https://pmst.awe.gov.au/#/map?lng=151.18766784667972&lat=-33.8987827288328&zoom=12&baseLayers=Imagery,ImageryLabels&l=2,3>
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- NSW Department of Planning and Environment. (2023b, September 19). *State Vegetation Type Map*. Retrieved from SEED. The Central Resource for Sharing and Enabling Environmental Data in NSW: https://geo.seed.nsw.gov.au/Html5Viewer412/index.html?viewer=SEED.SEED&local=en-au&runWorkflow=AppendLayerCatalog&CatalogLayer=SEED_Catalog.317.Plant%20Community%20Type%20with%20object%20labels,SEED_Catalog.318.Flora%20Sites,SEED_Catalog.317.NSW_Vegetatio
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- NSW Department of Planning, Industry and Environment. (2017a). *Biodiversity Conservation Regulation*. Sydney: NSW Department of Planning, Industry and Environment.

6. APPENDIX 1: DISCLAIMER AND LIMITATION OF LIABILITY

The use of this report is for the client only and is based on an assessment of the site at the point in time of assessment. The material in this report reflects the judgement of Anderson Environmental Pty Ltd in light of background information and site conditions at the time of assessment and we take no responsibility for any database inaccuracies or other inaccuracies in background and or other information. The report is not to be reproduced or released to any other party, in whole or in part, without the express written consent of Anderson Environmental Pty Ltd. This report is Copyright protected and is not to be reproduced in part or whole or used by a third party without the express written permission of Anderson Environmental Pty Ltd. If you are not the client who commissioned this report or a local government authority for which approval is being sought as part of the formal DA process and are in possession of this report you are in breach of the law and we reserve the right to recover damages from any individuals, companies or other parties as a result of such breaches. Any use, which a third party makes of this report, or any reliance or discussions based on it, is the responsibility of such Third Parties and as outlined above is in breach of the law. Anderson Environmental and its staff accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions taken based on this report and reserves the right to recover damages from the third party from breaches as outlined above.

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7. APPENDIX 2: BVMTR FOR THE SUBJECT LAND



Department of Planning and Environment

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report		
Date of Report Generation		03/03/2026 12:30 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	2,408.9 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	1,631.0 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	460 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		no

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What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council **may require** a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If **all** Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the **Interpreting the evaluation report** section of the [Biodiversity Values Map Threshold Tool User Guide](#).

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____
(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____
03/03/2026 12:30 PM



Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.



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Figure 3: BVMTR for the Subject Land

8. APPENDIX 3: BIONET ATLAS SEARCH RESULTS

Table 13: BioNet Atlas search results for 10km

Scientific Name	Common Name	BC Act*	EPBC Act**	Number of Records
<i>Litoria aurea</i>	Green and Golden Bell Frog	E1,P	V	34375
<i>Caretta caretta</i>	Loggerhead Turtle	E1,P	E	1
<i>Oxyura australis</i>	Blue-billed Duck	V,P		2
<i>Stictonetta naevosa</i>	Freckled Duck	V,P		4
<i>Ptilinopus regina</i>	Rose-crowned Fruit-Dove	V,P		1
<i>Ptilinopus superbus</i>	Superb Fruit-Dove	V,P		1
<i>Apus pacificus</i>	Fork-tailed Swift	P	C,J,K	6
<i>Hirundapus caudacutus</i>	White-throated Needletail	V,P	V,C,J,K	100
<i>Ardenna pacifica</i>	Wedge-tailed Shearwater	P	J	1
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E1,P	E	17
<i>Ixobrychus flavicollis</i>	Black Bittern	V,P		7
<i>Circus assimilis</i>	Spotted Harrier	V,P		25
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	V,P		866
<i>Hieraaetus morphnoides</i>	Little Eagle	V,P		19
<i>Lophoictinia isura</i>	Square-tailed Kite	V,P,3		3
<i>Pandion cristatus</i>	Eastern Osprey	V,P,3		76
<i>Falco subniger</i>	Black Falcon	V,P		4
<i>Burhinus grallarius</i>	Bush Stone-curlew	E1,P		2
<i>Esacus magnirostris</i>	Beach Stone-curlew	E4A,P		1
<i>Haematopus longirostris</i>	Pied Oystercatcher	E1,P		47
<i>Charadrius leschenaultii</i>	Greater Sand-plover	V,P	V,C,J,K	1
<i>Pluvialis fulva</i>	Pacific Golden Plover	P	C,J,K	767
<i>Pluvialis squatarola</i>	Grey Plover	V,P	V,C,J,K	6
<i>Rostratula australis</i>	Australian Painted Snipe	E1,P	E	32
<i>Actitis hypoleucos</i>	Common Sandpiper	P	C,J,K	181
<i>Arenaria interpres</i>	Ruddy Turnstone	V,P	V,C,J,K	9
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	V,P	V,C,J,K	759
<i>Calidris alba</i>	Sanderling	V,P	C,J,K	1
<i>Calidris canutus</i>	Red Knot	V,P	E,C,J,K	43
<i>Calidris falcinellus</i>	Broad-billed Sandpiper	V,P	C,J,K	2
<i>Calidris ferruginea</i>	Curlew Sandpiper	E4A,P	CE,C,J,K	860
<i>Calidris melanotos</i>	Pectoral Sandpiper	P	J,K	103
<i>Calidris ruficollis</i>	Red-necked Stint	P	C,J,K	105
<i>Calidris tenuirostris</i>	Great Knot	V,P	V,C,J,K	2
<i>Gallinago hardwickii</i>	Latham's Snipe	V,P	V,J,K	979
<i>Limosa lapponica</i>	Bar-tailed Godwit	P	C,J,K	2061
<i>Limosa limosa</i>	Black-tailed Godwit	E1,P	E,C,J,K	24
<i>Numenius madagascariensis</i>	Eastern Curlew	E4A,P	CE,C,J,K	46
<i>Numenius phaeopus</i>	Whimbrel	P	C,J,K	3
<i>Philomachus pugnax</i>	Ruff	P	C,J,K	11
<i>Tringa brevipes</i>	Grey-tailed Tattler	P	C,J,K	6
<i>Tringa glareola</i>	Wood Sandpiper	P	C,J,K	8
<i>Tringa nebularia</i>	Common Greenshank	E1,P	E,C,J,K	171
<i>Tringa stagnatilis</i>	Marsh Sandpiper	P	C,J,K	96
<i>Xenus cinereus</i>	Terek Sandpiper	V,P	V,C,J,K	2
<i>Chlidonias leucopterus</i>	White-winged Black Tern	P	C,J,K	2

Scientific Name	Common Name	BC Act*	EPBC Act**	Number of Records
<i>Gelochelidon nilotica</i>	Gull-billed Tern	P	C	15
<i>Hydroprogne caspia</i>	Caspian Tern	P	J	190
<i>Sterna hirundo</i>	Common Tern	P	C,J,K	60
<i>Sternula albifrons</i>	Little Tern	E1,P	C,J,K	8
<i>Thalasseus bergii</i>	Crested Tern	P	J	113
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	E1,P,3	E	2
<i>Lathamus discolor</i>	Swift Parrot	E1,P	CE	8
<i>Neophema pulchella</i>	Turquoise Parrot	V,P,3		3
<i>Parvipsitta pusilla</i>	Little Lorikeet	V,P		18
<i>Ninox strenua</i>	Powerful Owl	V,P,3		183
<i>Tyto longimembris</i>	Eastern Grass Owl	V,P,3		2
<i>Tyto novaehollandiae</i>	Masked Owl	V,P,3		2
<i>Anthochaera phrygia</i>	Regent Honeyeater	E4A,P,2	CE	5
<i>Epthianura albifrons</i>	White-fronted Chat population in the Sydney Metropolitan Catchment Management Area	E2,V,P		470
<i>Epthianura albifrons</i>	White-fronted Chat	V,P		470
<i>Daphoenositta chrysoptera</i>	Varied Sittella	V,P		1
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V,P		74
<i>Petroica boodang</i>	Scarlet Robin	V,P		4
<i>Petroica phoenicea</i>	Flame Robin	V,P		3
<i>Motacilla flava</i>	Yellow Wagtail	P	C,J,K	5
<i>Perameles nasuta</i>	Long-nosed Bandicoot population in inner western Sydney	E2,P		7
<i>Phascolarctos cinereus</i>	Koala	E1,P	E	5
<i>Petaurus norfolcensis</i>	Squirrel Glider	V,P		2
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	1069
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	V,P		6
<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	V,P		7
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	E1,P	E	5
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	V,P		2
<i>Myotis macropus</i>	Southern Myotis	V,P		134
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	V,P		3
<i>Miniopterus australis</i>	Little Bent-winged Bat	V,P		110
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	V,P		269
<i>Isotoma fluviatilis subsp. fluviatilis</i>		3	X	1
<i>Wahlenbergia multicaulis</i>	Tadgell's Bluebell in the local government areas of Auburn, Bankstown, Baulkham Hills, Canterbury, Hornsby, Parramatta and Strathfield	E2		146
<i>Wilsonia backhousei</i>	Narrow-leafed Wilsonia	V		136
<i>Tetradlea juncea</i>	Black-eyed Susan	V	V	7
<i>Epacris purpurascens var. purpurascens</i>		V		32
<i>Dillwynia tenuifolia</i>		V		2
<i>Acacia bynoeana</i>	Bynoe's Wattle	E1	V	2
<i>Acacia pubescens</i>	Downy Wattle	V	V	556
<i>Callistemon linearifolius</i>	Netted Bottle Brush	V,3		1

Scientific Name	Common Name	BC Act*	EPBC Act**	Number of Records
<i>Darwinia biflora</i>		V	V	2
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	V	V	10
<i>Eucalyptus scoparia</i>	Wallangarra White Gum	E1	V	8
<i>Gaudium deanei</i>		V	V	1
<i>Melaleuca deanei</i>	Deane's Paperbark	V	V	2
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	V	V	4
<i>Genoplesium baueri</i>	Bauer's Midge Orchid	E1,P,2	E	4
<i>Zannichellia palustris</i>		E1		6
<i>Grevillea beadleana</i>	Beadle's Grevillea	E1,3	E	2
<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	V	V	1
<i>Pomaderris prunifolia</i>	P. prunifolia in the Parramatta, Auburn, Strathfield and Bankstown Local Government Areas	E2		16
<i>Pimelea curviflora</i> var. <i>curviflora</i>		V	V	1

*E4A = Critically Endangered, E1 = Endangered, E2 = Endangered Population, V = Vulnerable (NSW BC Act)

**CE=Critically Endangered, E=Endangered, V=Vulnerable, C=China-Australia Migratory Bird Agreement (CAMBA), J=Japan-Australia Migratory Bird Agreement (JAMBA), K=Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA) (Commonwealth EPBC Act)

9. APPENDIX 4: SITE PHOTOS



Photograph 1: Front of Property 30 Campsie



Photograph 2: Corner of Assets Street

The architectural site plan illustrates a childcare facility layout. Key features include:

- Classrooms:** Four classrooms for different age groups (0-24 months, 24-36 months, 3-5 years, 5-6 years) with specified minimum areas and storage.
- Support Spaces:** A cot room, kitchen, laundry, storage, and an outdoor play space for 60 children.
- Service Areas:** A fire control room, fire isolated corridor, and various waste storage areas (retail, residential, childcare).
- Entrances and Access:** Multiple entrances, including a main entrance and an egress ramp, with access control points.
- Site Context:** The facility is located on a plot bounded by Camspie Street to the west and Wilfred Avenue to the east. The plan includes surrounding infrastructure like power poles and signs.