



Ecological Assessment Report (EAR):

**Project Name: *277 Black Springs Road, EURUNDEREE
NSW***

Prepared for: Mark Hitchenson

March 2025



**LOCAL
GOVERNMENT
PROCUREMENT**
APPROVED CONTRACTOR

© Copyright

ACCESS ENVIRONMENT PLANNING: COPYRIGHT AND LEGAL DISCLAIMER

All content is copyright © Access EP 2025. All rights reserved. No content may be reproduced by any means in part or in whole without express written consent.

LIMIT OF LIABILITY/DISCLAIMER OF WARRANTY:

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF MATERIAL WHICH APPEARS IN THIS DOCUMENT, ACCESS EP MAKES NO REPRESENTATION IN ANY FORM AS TO THE COMPLETENESS OR CORRECTNESS OF THE INFORMATION CONTAINED HEREIN AND CANNOT ACCEPT ANY LEGAL RESPONSIBILITY FOR ERRORS, OMISSIONS OR CONSEQUENCES OF ANY ACTION TAKEN BY USERS OF THIS INFORMATION. THIS DOCUMENT IS INTENDED TO BE USED AS A GUIDE ONLY. ACCESS EP ACCEPTS NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR ANY DECISION, ACTION, LOSS, DAMAGE OR OTHERWISE ARISING FROM THE SUPPLY OF THIS INFORMATION OR FOR THE USE OF OR RELIANCE ON THIS INFORMATION.

ACCESS EP MAY AT ANY TIME AMEND, MODIFY, OR RETRACT ANY, OR ALL, OF THIS DOCUMENT INCLUDING ANY OPINIONS, CONCLUSIONS, OR RECOMMENDATIONS. ALL INFORMATION CONTAINED HEREIN INCLUDING COSTINGS SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OR ANY OTHER PURPOSE OTHER THAN INTENDED.

THE RECORDED INFORMATION INCLUDED IN THE BIONET ATLAS SEARCH AND THE AHIMS SEARCH OF SIGHTINGS OR REPORTED SITES DOES NOT GUARANTEE THE NON-EXISTENCE OF ANY ITEMS OF SIGNIFICANCE OR THREATENED SPECIES. THESE REPORTS ARE VALID FOR A MAXIMUM OF TWO YEARS. DATA BASES MUST BE RECHECKED BEFORE ANY PROPOSED WORKS ARE UNDERTAKEN AS THEY MAY BE UPDATED WITH NEW INFORMATION AT ANY TIME.

Access EP acknowledges the Traditional Owners and Custodians of the country on which we live, work and travel.

Advocating for protection of Aboriginal Cultural Heritage, which is central to all we do, shows our respect for places, traditions, beliefs, customs, values and objects that represent the oldest living culture.

ACCESS ENVIRONMENT PLANNING: DOCUMENT DETAILS

Proponent:	Mr Mark Hitchenson		
Client:	Mr Mark Hitchenson		
Purchase Order No:			
Document Description:	Ecological Assessment Report, 277 Black Springs Rd, Eurunderee – Subdivision		
	Name:	Signed:	Date:
Clients Reviewing Officer:			
Client's representative managing this document:	Person(s) managing this document:		
	Author Tom McAlpine Reviewed by Tahnee Coull and Renae Hill Approved by Christopher Botfield		
Location:	277 Black Springs Road, Eurunderee, NSW 2850		
Document Status Draft:	27/03/2025		
Draft V1.0 Author to Editor Access EP 1 st Internal edit by Tahnee Coull	31/03/2025		
Draft V2.0 Author to Editor Access EP 2 nd Internal edit by Renae Hill	16/04/2025		
FINAL once latest version of draft approved by client	29/04/2025		
Prepared for: Name: Mark Hitchenson Ph.: 0409 458 388	Prepared by: Tom McAlpine Renae Hill Christopher Botfield Access EP Ph: 0429 944 430 Email: chris@accesssep.com.au		

Contents

1. Introduction	1
2. Site Details	1
2.1. Project Location and Context	1
2.2. Project Description and Background	1
2.2.1. Detailed Scope of Works	1
3. Statutory and Planning Framework.....	1
3.1. Environmental Planning and Assessment Act 1979	1
3.2. Other Environmental Legislation	2
4. Ecological Assessment	7
4.1 Vegetation	7
4.2 Biodiversity Values Map	10
4.3 Koala Habitat	11
4.4 Test of Significance	12
5. Summary	19
6. Certification, Review and Decision	20
7. References	21
Appendix A – Historical Imagery	22
Appendix B – Bionet Atlas Search Results	25
Appendix C – Threatened Species Search	27
Appendix D – Protected Matters Search	32
Appendix E – Assessment of Significance - EPBC	38
Appendix F – Council LEP Maps	43
Appendix G – NSW DPI Fisheries – Key Fish Habitat	45

Photos

Photo 1: Proposed building envelope	8
---	---

Figures

Figure 1: Site context plan	0
Figure 2: Plan of proposed subdivision.	4
Figure 3: Plan of proposed subdivision with aerial imagery.	5
Figure 4: Site plan showing vegetation.	6
Figure 5: State vegetation type mapping (SVTM) for the Lot including building envelope (SEED).....	9
Figure 6: BVM does not identify any areas on the proposed building envelope.	10
Figure 8: Terrestrial biodiversity sensitivity.	43
Figure 9: Groundwater vulnerability	44

Tables

Table 1: Proponent details	1
Table 2: Summary of other environmental legislation.....	2
Table 3: BOS native vegetation clearing threshold (NSW Government, 2024).....	11
Table 4: Koala use trees from KHP 2021 SEPP for Northwest Slopes.	11
Table 5: Summary of environmental safeguards to be implemented	19

1. Introduction

This Ecological Assessment Report (EAR) has been prepared by Access Environmental Planning (Access EP) for the land owner, with respect to a proposed subdivision at 277 Black Springs Road, Eurunderee NSW, approximately 7.5 km north-east of Mudgee (**Figure 1**). The planned subdivision will result in the formation of Lot 5 / DP 1223039 and allows provision of a building envelope for a future residential house.

This report addresses the impact of the proposed development on the vegetation and ecological values identified in the Mid-Western Regional Council (MWRC) Terrestrial Biodiversity mapping. A test of significance as prescribed by the Biodiversity Conservation Act 2016 is included.

In accordance with the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) a Protected Matters Search was performed on 12/03/2025 from which an EPBC Act Protected Matters Report was rendered. Details regarding the search are included later in this report.

A Bionet Atlas search was performed to establish species in or near the proposed site (NSW Government, 2025). The Bionet search performed on 12/03/2025 returned a total of 18 records of 8 species, within a 10 km² area around the site. Due to the already disturbed development site and nature of the planned activity, potential threatened species are not likely to be affected by the proposed development.

Table 1: Proponent details

Project Name	277 Black Springs Road – Subdivision
Proponent	Land holder
Project Manager	Mr. Mark Hitchenson
Contact Details	P: 0409 458 388

2. Site Details

2.1. Project Location and Context

- Street address is 277 Black Springs Road, Eurunderee, which is formally identified as Lot 3 DP1223039 (proposed creation of Lot 5 / DP 1223039) (**Figures 2 and 3**).
- Mid-Western Regional Council (MWRC) Local Government Area (LGA).
- Distance from main centres or localities: 7.5 km north-east of Mudgee.

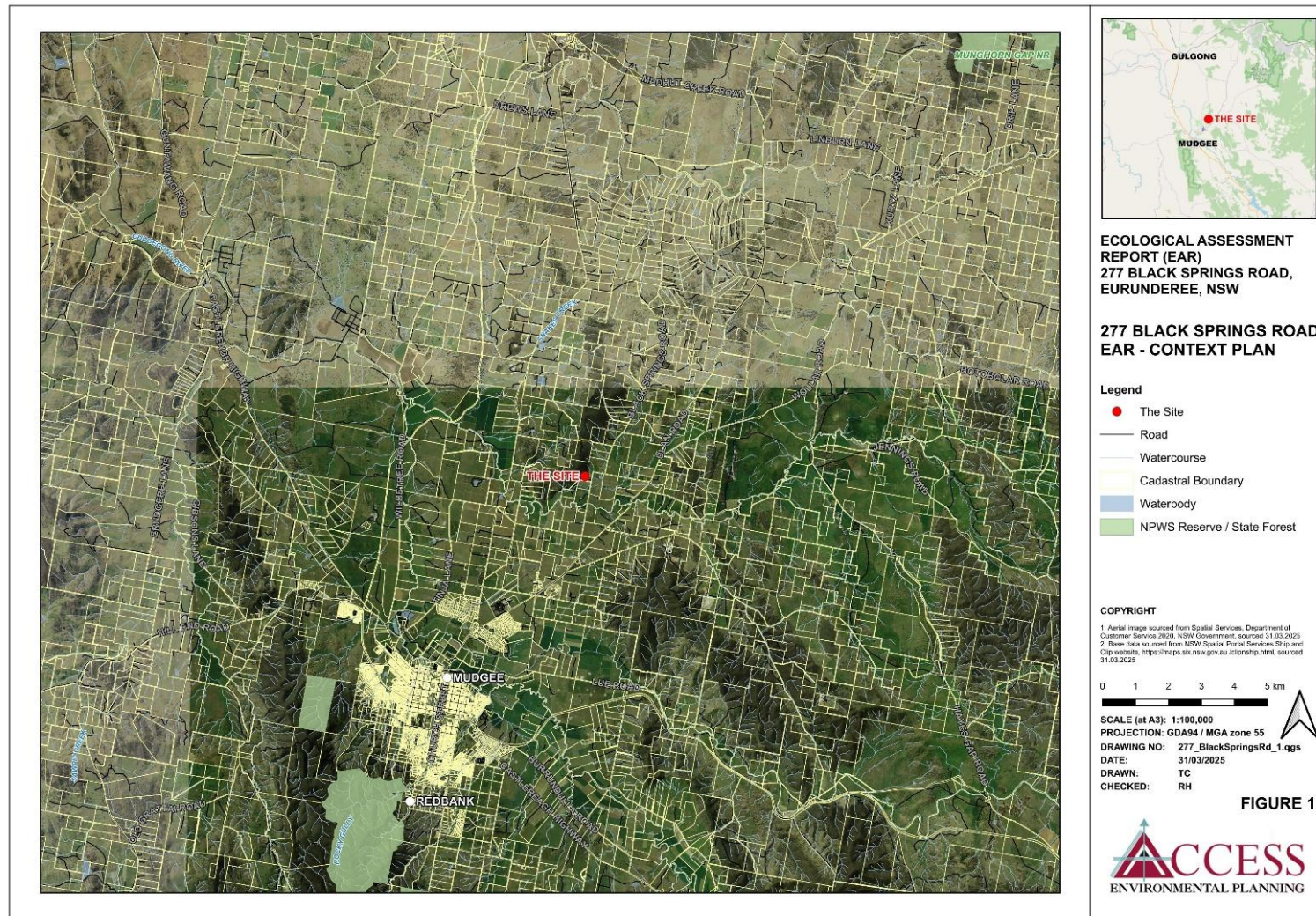


Figure 1: Site context plan

The proposed Lot will be 34.06 ha in size and has some irregularity in shape. The site has areas of moderately consistent topography near the proposed building envelope which gently slopes away in every direction. There is a small section of a minor (second Strahler stream order) waterway at the south to south-eastern corner of the site and an unmarked minor watercourse to the west of the proposed building envelope. The subject land has broadly consistent scribbly gum and rough barked apple dry sclerophyll forest type vegetation in the western section. The building envelope will be located on the south-eastern grassland portion of the proposed Lot, positioned to avoid native vegetation as much as possible.

Approximate mid-point of proposed building envelope: latitude: -32.5351, longitude: 149.6311

The site is in the NSW South Western Slopes bioregion and the Inland Slopes sub-region of the Interim Biogeographic Regionalisation for Australia (IBRA) classification.

The site is zoned both R5 (large lot residential) and C3 (environmental management), with the proposed building envelope being located within the former. It is proposed to modify the zone boundary but there is no development planned for the new section of R5 land (currently zoned C3).

2.2. Project Description and Background

2.2.1. Detailed Scope of Works

The proponent plans the development which will include:

- Subdivision (existing two Lot to three Lot),
- Modification to the R5 and C3 zone boundaries on the proposed new Lot 5, and
- Provision of a 20 m x 20 m building envelope.

3. Statutory and Planning Framework

3.1. Environmental Planning and Assessment Act 1979

Assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act and related planning instruments (Local Environment Plan (LEP), any Development Control Plan (DCP) and appropriate state environmental planning policies (SEPPs)) provided to MWRC in a separate Statement of Environmental Effects.

3.2. Other Environmental Legislation

Table 2: Summary of other environmental legislation

Legislation	Relevance to the Proposed Activity
COMMONWEALTH LEGISLATION	
<i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	The EPBC Act protects matters of <u>National Environmental Significance</u> (MNES), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others). There will be no significant impacts to any MNES.
STATE LEGISLATION	
<i>Biodiversity Conservation Act 2016 (BC Act)</i>	Part 7 of the BC Act provides the environmental assessment requirements for activities being assessed under Part 4 of the EP&A Act 1979, where the Biodiversity Offset Scheme (BOS) is not applicable. If a significant impact is likely, a Species Impact Statement is required. A test of significance has been completed for those threatened species that may potentially use the site.
<i>Local Land Services Act 2013 (LLS Act)</i>	The objects of the LLS Act are ‘to ensure the proper management of natural resources in the social, economic and environmental interests of the State, consistently with the principles of ecologically sustainable development. Typically, regarding clearing of native vegetation for allowable activities on land for primary production. The land zoning (R5 and C3) means the subject land is excluded from the provisions of the LLS Act.
<i>Fisheries Management Act 1995 (FM Act)</i>	FM Act provides for the protection, conservation, and recovery of threatened species, populations and ecological communities of fish and marine vegetation and fish habitats, as well as promoting the development and sharing of fishery resources in NSW. Works will not impact any key fish habitat areas that are protected under the Fisheries Management Act. (Appendix G).
<i>Heritage Act 1977</i>	The proposed activity does not involve an item or place listed on the NSW <u>State Heritage Register</u> or the subject of an interim heritage order or listing and is therefore not a controlled activity. Approval of works on the site is therefore not required under Part 4 of the Heritage Act.
<i>Protection of the Environment Operations Act 1997 (POEO Act)</i>	The POEO Act is the key environmental protection and pollution statute, administered by the EPA with a licensing regime for waste, air, water and pollution. Any work potentially resulting in pollution must comply with the POEO Act. Relevant licences must be obtained if required. No licences (including an Environmental Protection Licence (EPL)) have been identified as being required.

Water Management Act 2000 (WM Act)	The WM Act's main objective is to manage NSW water in a sustainable and integrated manner that will benefit today's generations without compromising future generations' ability to meet their needs. Section 91E of the Act establishes an approval regime for controlled activities within waterfront land. As the site is not on waterfront land and the proposal does not deal with storage or movement of water resources, approval under the WM Act is not required.
Biosecurity Act 2015	The <i>Biosecurity Act 2015</i> and regulations provide requirements for state level priority weeds. The Act regulates all plants, with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. A small number of individual <i>Hypericum perforatum</i> (St John's Wort) were present on site and land managers should mitigate the spread of the plant from their land.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Aims to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas (<i>Phascolarctos cinereus</i>). Chapter 4 relating to koala habitat protection (2021) is the applicable chapter due to land zoning on land that has an area of greater than 1 ha, in MWRC LGA. The woody vegetation in the western zone of the subject land satisfies criteria for core koala habitat. The proposal can however be considered because future development will occur only to the grassland portion of the intended Lot, that does not contain koala habitat and is not a likely access route to other koala habitat (woody vegetation connectivity is only in the western area of the proposed Lot).

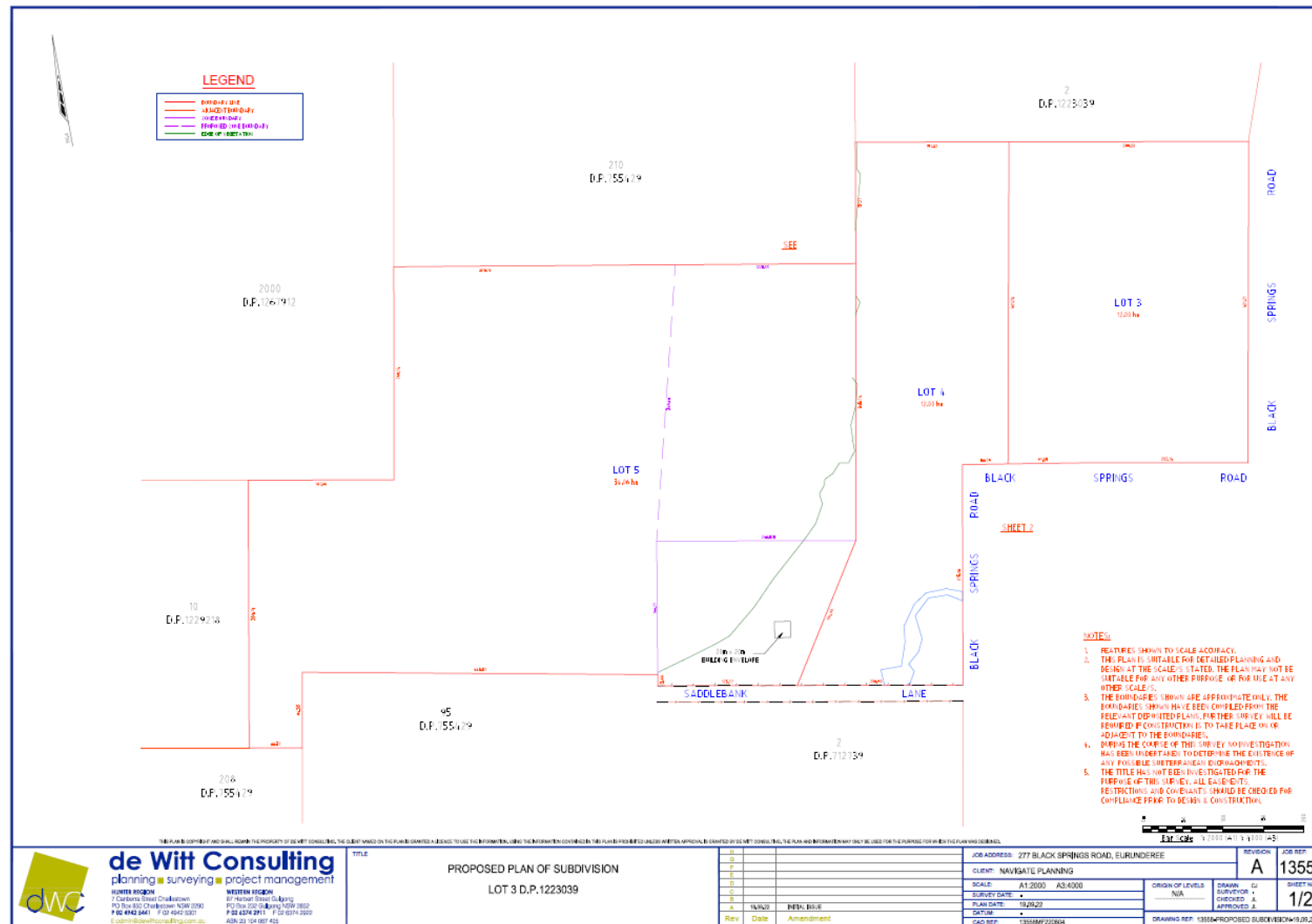


Figure 2: Plan of proposed subdivision.

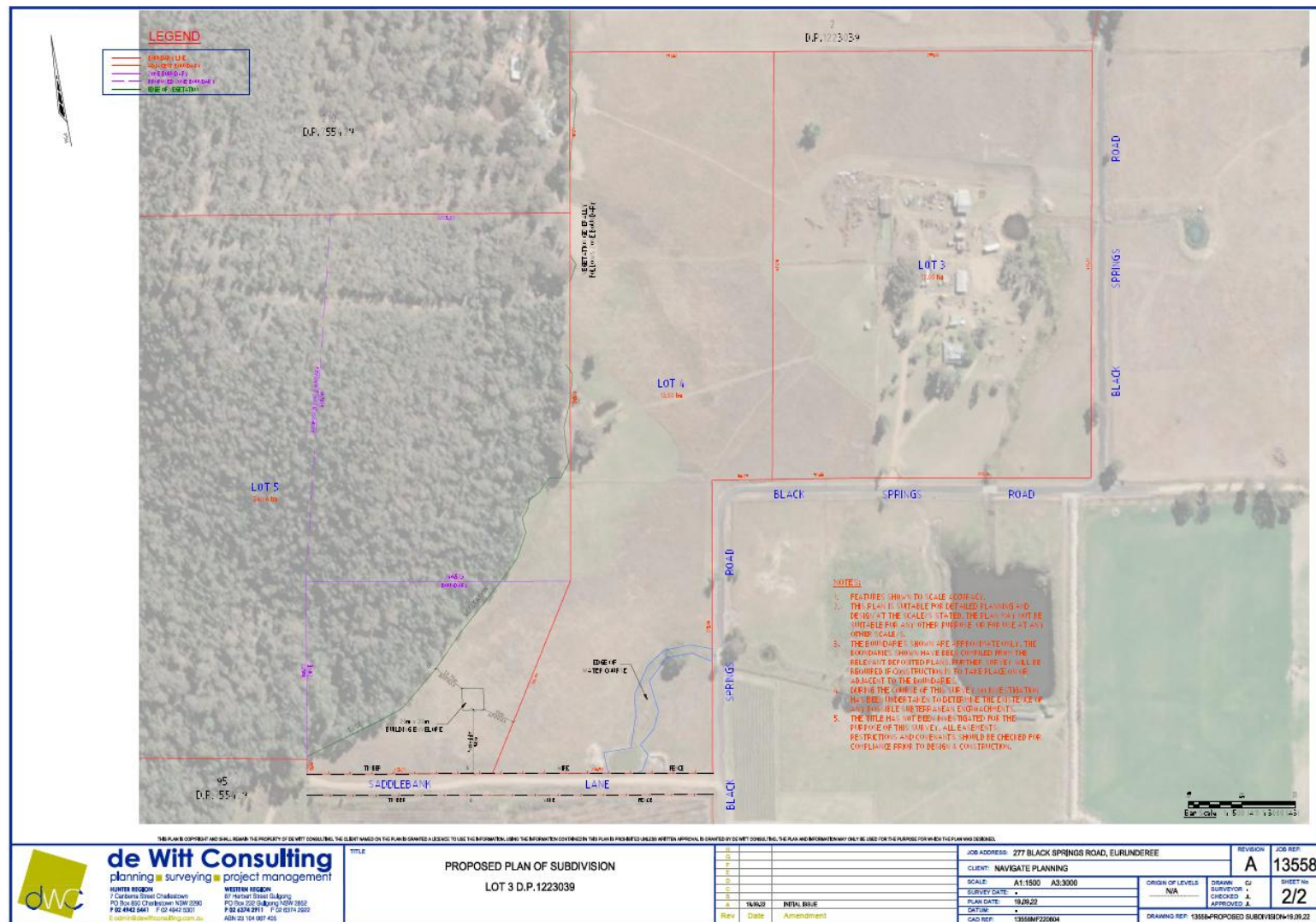


Figure 3: Plan of proposed subdivision with aerial imagery.

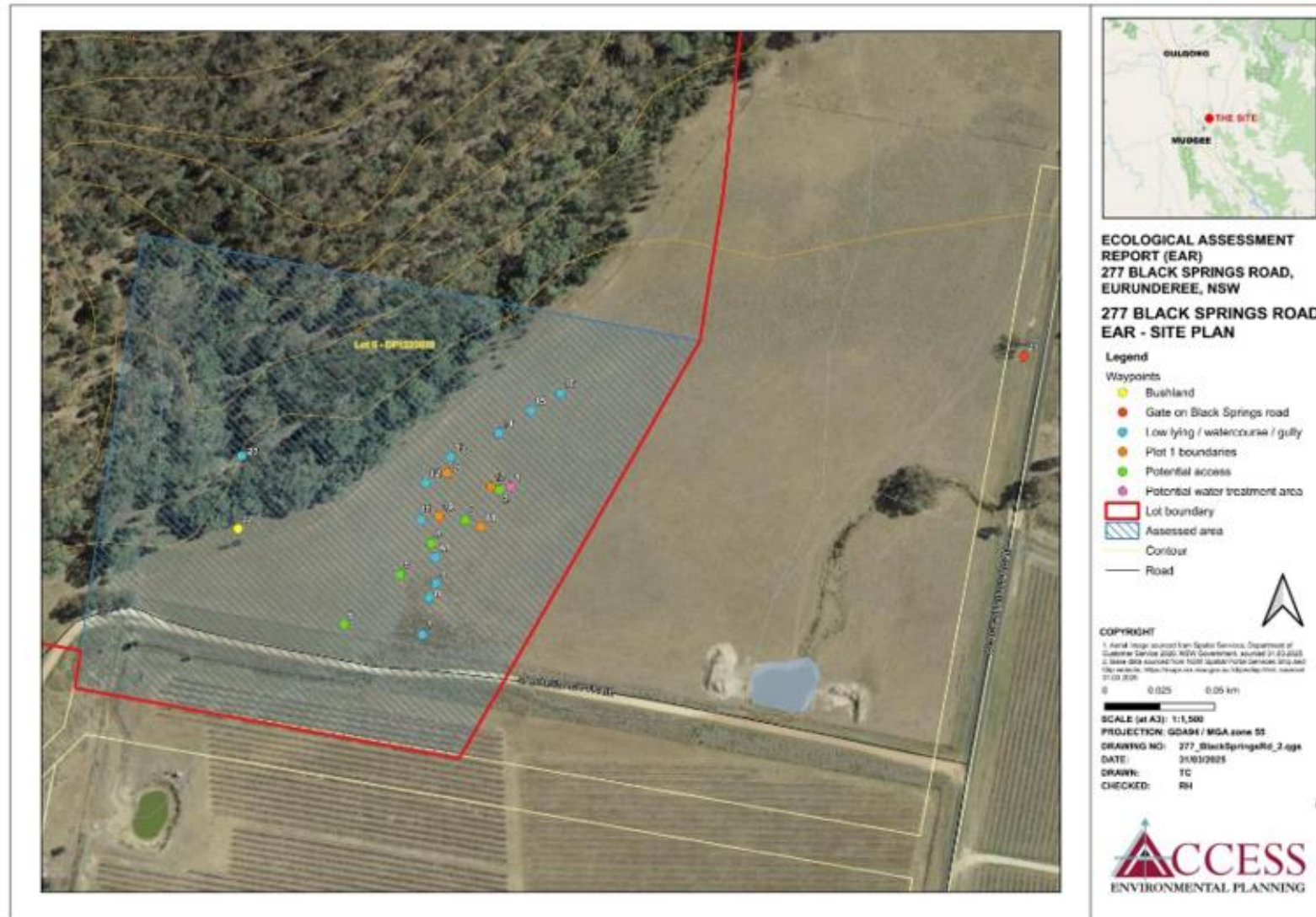


Figure 4: Site plan showing vegetation.

4. Ecological Assessment

The site was inspected on 13/03/2025 by Renae Hill and Tom McAlpine through pedestrian survey and vegetation plots and all species within the survey were documented (**Figure 4**).

4.1 Vegetation

Plant species identified in vegetation plots are shown below:

Grassland

Scientific Name	Common Name
<i>Bothriochloa macra</i>	Red Grass
<i>Cynodon dactylon</i>	Couch grass
<i>Carthamus lanatus</i> *	Saffron Thistle
<i>Centaurea solstitialis</i> *	St Barnaby's Thistle
<i>Cineraria lyratiformis</i> *	African Marigold
<i>Cirsium vulgare</i> *	Spear Thistle
<i>Conyza spp.</i>	-
<i>Digitaria ischaemum</i> *	-
<i>Digitaria ramularis</i>	-
<i>Echium plantagineum</i> *	Paterson's Curse
<i>Eragrostis lacunaria</i>	Purple Love-grass
<i>Euchiton sphaericus</i>	-
<i>Hypericum perforatum</i> *	St John's Wort
<i>Hypochaeris radicata</i> *	Catsear
<i>Juncus usitatus</i>	-
<i>Paspalum dilatatum</i> *	Paspalum
<i>Portulaca oleracea</i>	Pigweed
<i>Setaria pumila</i>	Pale Pigeon Grass
<i>Sporobolus creber</i>	Western Rat-tail Grass
<i>Tribulus terrestris</i> *	Cat-head
<i>Verbena bonariensis</i> *	Purpletop
<i>Vittadinia pterochaeta</i>	Rough Fuzzweed
<i>Vittadinia cuneata</i>	Fuzzweed
<i>Xanthium spinosum</i> *	Bathurst burr

* Denotes exotic species

Bushland

Scientific Name	Common Name
<i>Acacia buxifolia</i>	box-leaf Wattle
<i>Acacia implexa</i>	hickory Wattle
<i>Angophora floribunda</i>	Rough-barked Apple
<i>Aristida benthamii</i>	Three-awned spear grass
<i>Bothriochloa macra</i>	Red Grass
<i>Bursaria spinosa</i>	Australian Blackthorn
<i>Callitris endlicheri</i>	Black Cypress Pine
<i>Calotis cuneifolia</i>	Purple Burr-Daisy

<i>Cassinia quinquefaria</i>	-
<i>Cassinia sifton</i>	Sifton Bush
<i>Eucalyptus rossii</i>	Inland Scribbly Gum
<i>Hardenbergia violacea</i>	False Sarsaparilla
<i>Persoonia sp.</i>	-
<i>Rytidosperma fulvum</i>	Wallaby Grass
<i>Senecio jacobaea*</i>	Ragwort
<i>Wahlenbergia gracilentia</i>	Annual Bluebell

* Denotes exotic species

Fauna species identified on site

Scientific Name	Common Name
<i>Egretta novaehollandiae</i>	White-faced Heron
<i>Gymnorhina tibicen</i>	Australian Magpie
<i>Rhipidura leucophrys</i>	Willie Wagtail
<i>Macropus giganteus</i>	Eastern Grey Kangaroo
<i>Corcorax melanorhamphos</i>	White-winged Chough
<i>Corvus coronoides</i>	Australian Raven
<i>Grallina cyanoleuca</i>	Magpie-lark
<i>Cacatua galerita</i>	Sulphur-crested cockatoo
<i>Struthidea cinerea</i>	Apostlebird



Photo 1: Proposed building envelope, grassland.

Native plants contained in the grassland consisted of five grass and four forb species with a total coverage of 13 %. The majority (10 %) of the endemic plant component was comprised of *Cynodon dactylon* (couch grass) a widely cultivated native plant. The native species composition and coverage means the grassland is of low conservation value with no identifiable associated plant community type (**Photo 1**).

The western area of the subject land has plant community types (PCTs) identified by State Vegetation Type Mapping (SVTM) (available using the Sharing and Enabling Environmental Data (SEED) online portal) (**Figure 5**).

PCT 324 – Inland Scribbly Gum grassy open forest on hills in the Mudgee Region, NSW central western slopes.



Figure 5: State vegetation type mapping (SVTM) for the Lot including building envelope (SEED)

PCT 324 - Inland Scribbly Gum grassy open forest on hills in the Mudgee Region, NSW central western slopes

Mid-high woodland to open forest dominated by inland scribbly gum (*Eucalyptus rossii*). Other tree species include red stringybark (*Eucalyptus macrorhyncha*), black cypress pine (*Callitris endlicheri*) and long-leaved box (*Eucalyptus goniocalyx*). The shrub layer is very sparse and may include *Olearia elliptica subsp. Elliptica*, *Acacia gunnii*, *Hibbertia acicularis*, *Melichrus urceolatus*, *Podolobium ilicifolium*, and *Platysace ericoides*, with the climber *Billardiera scandens var. scandens* often present. The ground cover is mid-dense with rock outcrops common. Grasses include *Monachather paradoxus*, *Austrodanthonia fulva*, *Poa sieberiana var. sieberiana*, *Dichelachne sieberiana* and *Chionochoa pallida*. The mat-rushes *Lomandra filiformis subsp. Coriacea* and *Lomandra confertifolia subsp. Rubiginosa* may be common along with the rock fern *Cheilanthes sieberi*. Forb species include *Stellaria pungens*, *Brachyscome ciliaris var. subintegrifolia*, *Daucus glochidiatus*, *Hydrocotyle laxiflora*, *Oxalis exilis* and *Pomax umbellata*. Occurs on skeletal soils on upper hill slopes and in hill landscapes around Mudgee in the central western slopes region NSW.

12% cleared in NSW.

There are no associated threatened ecological communities (TEC).

4.2 Biodiversity Values Map

Clearing of any vegetation identified on the biodiversity values map (BVM) (**Figure 6**) immediately triggers entry into the Biodiversity Offset Scheme (BOS), requiring assessment and reporting using the Biodiversity Assessment Method (BAM) 2020 framework. In this case, whilst most of the proposed Lot is on the BVM, the proposed building envelope is not and no clearing or modification to any vegetation identified on the BVM will occur.

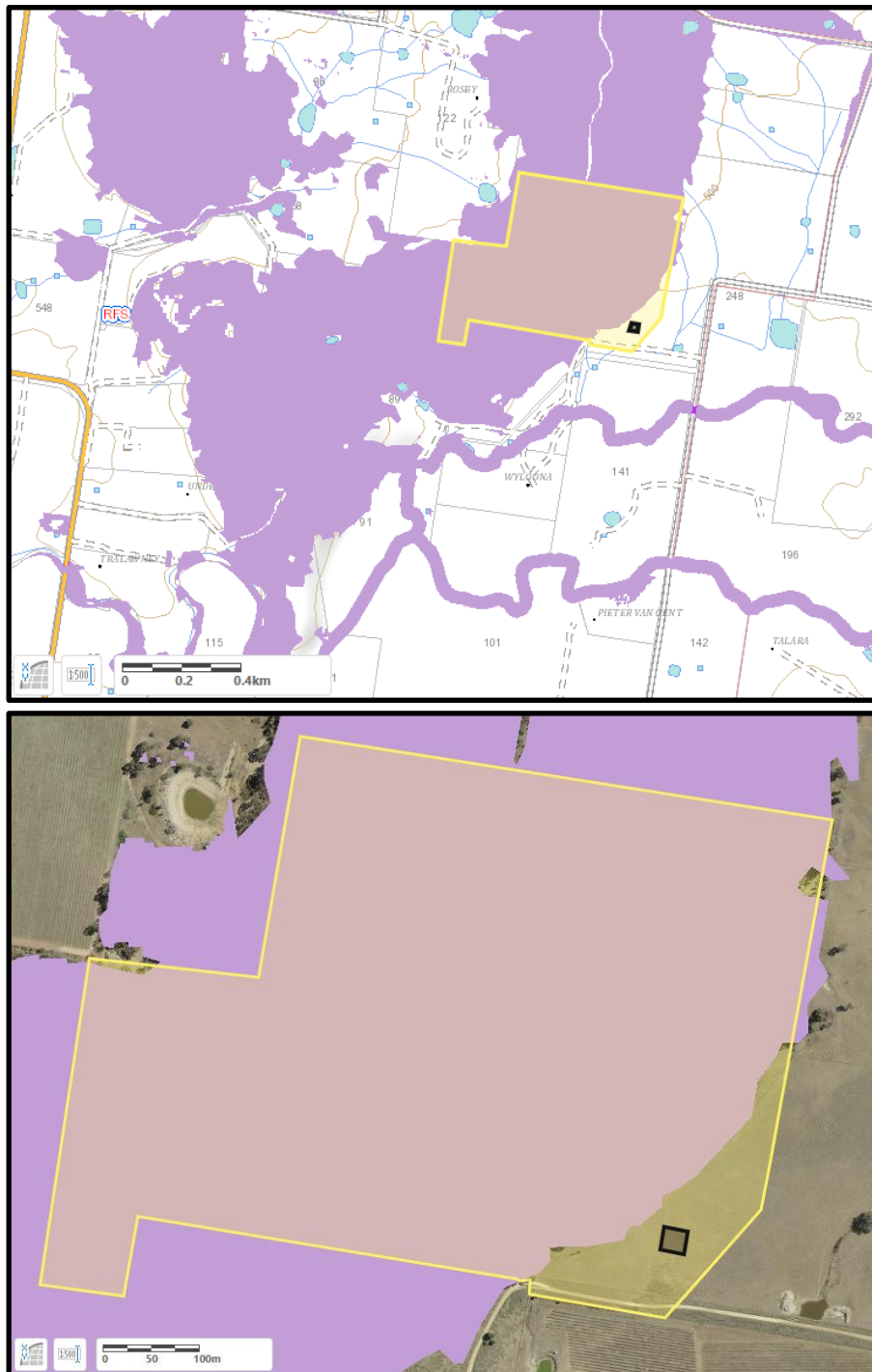


Figure 6: BVM does not identify any areas on the proposed building envelope.

The other trigger for the BOS is an area threshold based on the minimum Lot size for the landholding (**Table 3**). For the subject Lot up to 0.5 ha (5000 m²) is allowed clearing before the BOS would be triggered and a Biodiversity Development Assessment Report (BDAR) required. No clearing of significant native vegetation will be required.

Table 3: BOS native vegetation clearing threshold (NSW Government, 2024)

Minimum lot size associated with the property	Threshold for clearing, above which the Biodiversity Assessment Method and Biodiversity Offsets Scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1,000 ha or more	2 ha or more

4.3 Koala Habitat

Koala Habitat Protection (KHP) for the subject land is dealt with under Chapter 4 of the Biodiversity and Conservation SEPP 2021 which applies due to the R5 land zoning, with an area of greater than 1 hectare in the Mid-Western Regional Council LGA. The pertinent definition from this chapter is *core koala habitat*, which are areas of native vegetation where 15% of the specific koala use trees (as listed (**Table 4**)) make up the total number of trees within any Plant Community Type (PCT).

The vegetated portion of the subject land does present as *core koala habitat* due to the presence of rough barked apple (*Angophora floribunda*) being in excess of 15 % of the tree canopy and records of koala sightings within 5 km of the site recorded in the last 18 years. However, no vegetation is to be cleared within the development footprint and no direct or indirect impacts to koala habitat will occur in the building envelope.

Table 4: Koala use trees from KHP 2021 SEPP for Northwest Slopes.

Scientific Name	Common Name
<i>Angophora floribunda</i>	Rough-barked Apple
<i>Callitris glaucophylla</i>	White Cypress Pine
<i>Casuarina cristata</i>	Belah
<i>Eucalyptus albens</i>	White Box
<i>Eucalyptus blakelyi</i>	Blakely's Red Gum
<i>Eucalyptus bridgesiana</i>	Apple Box
<i>Eucalyptus caleyi</i>	Drooping Ironbark
<i>Eucalyptus caliginosa</i>	Broad-leaved Stringybark
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus canaliculata</i>	Large-fruited Grey Gum
<i>Eucalyptus chloroclada</i>	Dirty Gum
<i>Eucalyptus conica</i>	Fuzzy Box

<i>Eucalyptus coolabah</i>	Coolibah
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark
<i>Eucalyptus dalrympleana</i>	Mountain Gum
<i>Eucalyptus dealbata</i>	Tumbledown Red Gum
<i>Eucalyptus dwyeri</i>	Dwyer's Red Gum
<i>Eucalyptus exserta</i>	Peppermint
<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark
<i>Eucalyptus goniocalyx</i>	Bundy
<i>Eucalyptus laevopinea</i>	Silver-top Stringybark
<i>Eucalyptus largiflorens</i>	Black Box
<i>Eucalyptus macrorhyncha</i>	Red Stringybark
<i>Eucalyptus mannifera</i>	Brittle Gum
<i>Eucalyptus melanophloia</i>	Silver-leaved Ironbark
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Western Grey Box
<i>Eucalyptus moluccana</i>	Grey Box
<i>Eucalyptus nobilis</i>	Forest Ribbon Gum
<i>Eucalyptus parramattensis</i>	Parramatta Red Gum
<i>Eucalyptus pauciflora</i>	White Sally, Snow Gum
<i>Eucalyptus pilligaensis</i>	Narrow-leaved Grey Box
<i>Eucalyptus polyanthemus</i>	Red Box
<i>Eucalyptus populnea</i>	Bimble Box/Poplar Box
<i>Eucalyptus prava</i>	Orange Gum
<i>Eucalyptus punctata</i>	Grey Gum
<i>Eucalyptus quadrangulata</i>	White-topped Box
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark
<i>Eucalyptus viminalis</i>	Ribbon Gum

4.4 Test of Significance

The assessment of significance must be completed when a threatened species may be impacted in accordance with the requirements of section 1.7 of the *Environmental Planning and Assessment Act 1979* and the Assessment of Significance under Section 7.3 the *Biodiversity Conservation Act 2016*.

The area was assessed according to the impact of the proposed works on habitat and potential habitat for threatened species that may use or are likely to utilise the subject site.

Assessment of Significance (NSW BC Act 2016)

As per section 7.3 the *Biodiversity Conservation Act 2016*, the following factors must be taken into account when making a determination of an activity or development:

- (a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

Plants

Scientific Name	Common Name
<i>Acacia ausfeldii</i>	Ausfeld's Wattle
<i>Acacia meiantha</i>	Barradam-bang Wattle
<i>Acacia phasmoides</i>	Phantom Wattle
<i>Ammobium craspedioides</i>	Yass Daisy
<i>Amphibromus fluitans</i>	Floating Swamp Wallaby-grass
<i>Austrostipa wakoolica</i>	A spear-grass
<i>Bossiaea fragrans</i>	Bossiaea fragrans
<i>Caesia parviflora var. minor</i>	Small Pale Grass-lily
<i>Caladenia arenaria</i>	Sand-hill Spider Orchid
<i>Caladenia concolor</i>	Crimson Spider Orchid
<i>Caladenia rosella</i>	Rosella Spider Orchid
<i>Caladenia tessellata</i>	Thick Lip Spider Orchid
<i>Carex raleighii</i>	Raleigh Sedge
<i>Dichanthium setosum</i>	Bluegrass
<i>Eucalyptus aggregata</i>	Black Gum
<i>Eucalyptus alligatrix subsp. alligatrix</i>	Eucalyptus alligatrix subsp. alligatrix
<i>Eucalyptus cannonii</i>	Capertee Stringybark
<i>Eucalyptus robertsonii subsp. hemisphaerica</i>	Robertson's Peppermint
<i>Euphrasia arguta</i>	Euphrasia arguta
<i>Euphrasia collina subsp. muelleri</i>	Mueller's Eyebright
<i>Grevillea wilkinsonii</i>	Tumut Grevillea
<i>Homoranthus darwiniioides</i>	Fairy Bells
<i>Indigofera efoliata</i>	Leafless Indigo
<i>Leucochrysum albicans subsp. tricolor</i>	Hoary Sunray
<i>Persoonia marginata</i>	Clandulla Geebung
<i>Pilularia novae-hollandiae</i>	Austral Pillwort
<i>Pimelea bracteata</i>	Rice flower
<i>Pomaderris cotoneaster</i>	Cotoneaster Pomaderris
<i>Pomaderris queenslandica</i>	Scant Pomaderris
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid
<i>Pultenaea humilis</i>	Dwarf Bush-pea
<i>Senecio garlandii</i>	Woolly Ragwort
<i>Swainsona recta</i>	Small Purple-pea
<i>Swainsona sericea</i>	Silky Swainson-pea
<i>Thesium australe</i>	Austral Toadflax
<i>Tylophora linearis</i>	Tylophora linearis

Zieria ingramii
Zieria obcordata

Keith's Zieria
 Granite Zieria

Random meander of the proposed development site was undertaken and areas of proposed disturbance were traversed looking for potential threatened species. No threatened plants were observed during the site visit. There are limitations to the site inspection and some species may not have been encountered due to the plants' cryptic nature and possible senescence, however the previous agricultural use of the land makes the persistence of any threatened plant very unlikely. There are no shrubs or trees where the building envelope has been allocated.

Birds of Prey

Scientific Name	Common Name
<i>Circus assimilis</i>	Spotted Harrier
<i>Falco hypoleucos</i>	Grey Falcon
<i>Falco subniger</i>	Black Falcon
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle
<i>Hamirostra melanosternon</i>	Black-breasted Buzzard
<i>Hieraaetus morphnoides</i>	Little Eagle
<i>Lophoictinia isura</i>	Square-tailed Kite
<i>Pandion cristatus</i>	Eastern Osprey

None were observed during site visit. Birds of prey typically have large hunting ranges and can search for prey in cleared areas. Changes to the site for the proposed building envelope will not modify vegetation enough to impact significantly on nesting options or food resources.

Owls

Scientific Name	Common Name
<i>Ninox connivens</i>	Barking Owl
<i>Ninox strenua</i>	Powerful Owl
<i>Tyto novaehollandiae</i>	Masked Owl

Owls require mature trees with large hollows (more than 20 cm across) – no trees containing adequately sized hollows were observed at the site.

Woodland Birds

Scientific Name	Common Name
<i>Anthochaera phrygia</i>	Regent Honeyeater
<i>Aphelocephala leucopsis</i>	Southern Whiteface
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow
<i>Certhionyx variegatus</i>	Pied Honeyeater
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)
<i>Daphoenositta chrysoptera</i>	Varied Sittella
<i>Grantiella picta</i>	Painted Honeyeater
<i>Hirundapus caudacutus</i>	White-throated Needletail
<i>Lathamus discolor</i>	Swift Parrot
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)
<i>Neophema chrysostoma</i>	Blue-winged Parrot
<i>Neophema pulchella</i>	Turquoise Parrot

<i>Pachycephala inornata</i>	Gilbert's Whistler
<i>Parvipsitta porphyrocephala</i>	Purple-crowned Lorikeet
<i>Parvipsitta pusilla</i>	Little Lorikeet
<i>Petroica boodang</i>	Scarlet Robin
<i>Petroica phoenicea</i>	Flame Robin
<i>Petroica rodinogaster</i>	Pink Robin
<i>Polytelis swainsonii</i>	Superb Parrot
<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler (eastern subspecies)
<i>Pycnoptilus floccosus</i>	Pilotbird
<i>Pyrrholaemus sagittatus</i>	Speckled Warbler
<i>Stagonopleura guttata</i>	Diamond Firetail

Woodland birds require structural diversity in plant communities, flowering understorey plants and access to native grasses. The proposed development will not modify the quantity, quality or access of any such resources to any significant extent and existing habitat resources will remain across the remainder of the site.

Cockatoos

Scientific Name	Common Name
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo

Allocasuarinas, the preferred feed species for the glossy black cockatoo, were not growing in the assessed areas of the site and minimal water access would limit site use by the gang-gang cockatoo. Changes to site ecological resources are unlikely to reduce habitat required for these species.

Water Birds

Scientific Name	Common Name
<i>Anseranas semipalmata</i>	Magpie Goose
<i>Botaurus poiciloptilus</i>	Australasian Bittern
<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork
<i>Ixobrychus flavicollis</i>	Black Bittern
<i>Limosa limosa</i>	Black-tailed Godwit
<i>Oxyura australis</i>	Blue-billed Duck
<i>Rostratula australis</i>	Australian Painted Snipe
<i>Stictonetta naevosa</i>	Freckled Duck
<i>Tringa nebularia</i>	Common Greenshank

These birds require swamps, wetlands or ephemeral wet areas which do not exist at the site and will not be affected by site activities.

Amphibians

Scientific Name	Common Name
<i>Crinia sloanei</i>	Sloane's Froglet
<i>Litoria booroolongensis</i>	Booroolong Frog
<i>Litoria raniformis</i>	Southern Bell Frog

Found in rainforest, wet open forest and disturbed habitat, there are no areas within the proposed building envelope that may support refuge for these frogs and therefore no possible effect on their life cycle.

Reptiles

Scientific Name	Common Name
<i>Aprasia parapulchella</i>	Pink-tailed Legless Lizard
<i>Delma impar</i>	Striped Legless Lizard
<i>Hoplocephalus bitorquatus</i>	Pale-headed Snake
<i>Varanus rosenbergi</i>	Rosenberg's Goanna

Both the pink-tailed and striped legless lizard inhabit grassland associated with *Themeda triandra* (kangaroo grass) of which none was present at site. The dry eucalypt forest that the pale-headed snake occurs in is present within the vegetated parcel of the Lot, none of which will be disturbed. Termite mounds which are utilised as nests by Rosenberg's goanna were not present on site. Therefore, adverse effects on the life cycle of such species, jeopardising a viable local population, is unlikely.

Mammals

Scientific Name	Common Name
<i>Cercartetus nanus</i>	Eastern Pygmy-possum
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll
<i>Petauroides volans</i>	Southern Greater Glider
<i>Petaurus australis</i>	Yellow-bellied Glider
<i>Petaurus norfolcensis</i>	Squirrel Glider
<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale
<i>Phascolarctos cinereus</i>	Koala

Whilst the Lot does contain habitat suitable for all of the mammals, these habitat resources are not present within the building envelope and no clearing of the vegetated parcel of the Lot will occur. Therefore, no significant impact to any possible population is likely to occur.

Bats

Scientific Name	Common Name
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat
<i>Chalinolobus picatus</i>	Little Pied Bat
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat
<i>Myotis macropus</i>	Southern Myotis
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat

Types of ecological resources used are tree hollows, loose bark, buildings or other built structures, caves and derelict mines. Food sources include beetles, moths, flying insects, nectar and pollen. There are no trees with hollows that will be impacted by future site works. Other types of habitat assets will not be affected by the proposed site use and resulting changes would not create a significant impact on a viable local population.

(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

- (i) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.**

The endangered ecological communities (EECs) identified as potentially occurring at the site are:

- Coolac-Tumut serpentinite shrubby woodland in the NSW South Western Slopes and South Eastern Highlands bioregions – site is not within the Coolac-Tumut area
- Fuzzy Box Woodland on alluvial soils of the South Western Slopes, Darling Riverine Plains and Brigalow Belt South Bioregions – no fuzzy box present on site
- Inland grey box woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions – no Inland grey box present on site
- Sandhill pine woodland in the Riverina, Murray-Darling Depression and NSW South Western Slopes bioregions – no white cypress pine present on site
- White box - yellow box - Blakely's red gum grassy woodland and derived native grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions – No white box, yellow box, or Blakely's red gum present on site

As these possible endangered or critically endangered ecological communities do not occur on the subject land there can be no effect on the extent or composition of any such community.

- (c) in relation to the habitat of a threatened species, population or ecological community:**

- (i) the extent to which habitat is likely to be removed or modified as a result of the action propose, and**
- (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed action, and**
- (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.**

Disturbance resulting from the proposed development plan is small in the context of the subject Lot and surrounding rural landscape. No clearing of significant native vegetation for the proposed building envelope is required due to its location within the grassland area of the subject land.

Possible fragmentation and isolation effects are negligible because the planned disturbance is very minor and the native woody vegetation is exclusively outside of the grassland parcel of the Lot, to the west. Potential future development is in the areas previously used for agriculture and surrounding land to the east contains primary production zones with minimal native vegetation.

The vegetation that may be removed or impacted by site activities is not critically important because it is grassland of low conservation value dominated by exotic species.

- (d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).**

Whilst there are areas of high biodiversity within the Lot, the proposed house site is situated with a majority exotic grassland of low conservation value. There are no declared areas of outstanding biodiversity values within or near the site.

- (e) **whether the proposed development or activity constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process (KTP).**

The KTPs applicable to this development include:

Clearing of native vegetation - there is no clearing of native vegetation required for the proposed house site.

Competition and environmental degradation by feral animals including the rabbit, fox, goat, deer, pig, dog, cat – the proposed activity will not introduce feral animals and will not improve any reproductive or competitive life cycle advantage for existing pest animals that may occur at the site.

High frequency fire resulting in the disruption of life cycle processes in plants and animals and loss of vegetation structure and composition – the use of the site for a residential dwelling house is likely to reduce the frequency and potentially the severity of fire in the area. Therefore effects on life cycle processes for plants and animals will not be exacerbated by the proposed development.

Invasion and establishment of exotic plants, perennial grasses, vines and scramblers –Introduction of weedy species, garden escapee plants, non-native perennial grasses and foreign vines and scramblers can be limited by community education efforts and conditions requiring local native plants for landscaping. There is also a distance buffer to significant native vegetation which will help prevent future incursion of non-native species.

Loss of Hollow-bearing Trees - no hollow bearing trees will be removed for the proposed development.

Removal of dead wood and dead trees – dead wood and dead trees are important for habitat and nutrient cycling for plants and animals. No trees are to be removed.

Anthropogenic Climate Change – built structures will add to climate change processes. This contribution is minimised by using sustainable building principles, solar power options, water tanks and ‘off-grid’ site principles for the residential arrangements and the use of emerging non-fossil fuel for vehicular transport.

The proposed development will therefore not add significantly to any of the relevant KTPs.

Conclusion regarding significance under the NSW BC Act listed species, ecological communities or populations

As the proposed activities are being undertaken on previously disturbed areas of grassland with little to no conservation value and no clearing is necessary there is no significant impact to any threatened species or their habitat, EEC or CEEC and contribution to KTPs is negligible.

5. Summary

Table 5: Summary of environmental safeguards to be implemented for future works.

Safeguards for the proposed work	
General	All project workers will be inducted on the environmental sensitivities of the work site(s) and relevant safeguards prior to commencement. All work will be limited to the prescribed area. Site management will comply with the provisions of Landcom's "Blue Book (Managing Urban Stormwater: Soils and construction - Volume 1 (4th edition)). Sediment will be prevented from moving off the site and no sediment laden water will enter drainage lines or watercourses. Any fuels or chemicals must be stored in bunded areas with functional spill kits and containment procedures available for use. Should unexpected, threatened species be located at any time during future work, activities will stop, to prevent harm to the individual and professional advice will be sought. Vegetation disturbance will be kept to the minimum necessary. Works are not to harm threatened fauna or impede fauna movement. Construction machinery should be cleaned before entering and leaving the site to ensure biosecurity risks are minimised. Waste and excess materials should be removed to a licensed waste disposal facility and the site and ground surfaces restored at the completion of building activity.

6. Certification, Review and Decision

This Ecological Assessment Report provides a true and fair review of the ecological attributes of the proposed development site and the proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible all matters affecting or likely to affect the environment as a result of the proposal. It identifies the likely impacts of the proposal on the environment and details the environmental safeguards and mitigation measures to be implemented to minimise the potential impact to the environment. In light of the above assessment of the proposed activity, it is considered that the overall impact on the environment is likely to be minimal and therefore acceptable.

EAR Author

Name: Tom McAlpine

Title: Field Officer – Access Environmental Planning

Date: 9th April 2025

Reviewed by:

Name: Tahnee Coull & Renae Hill

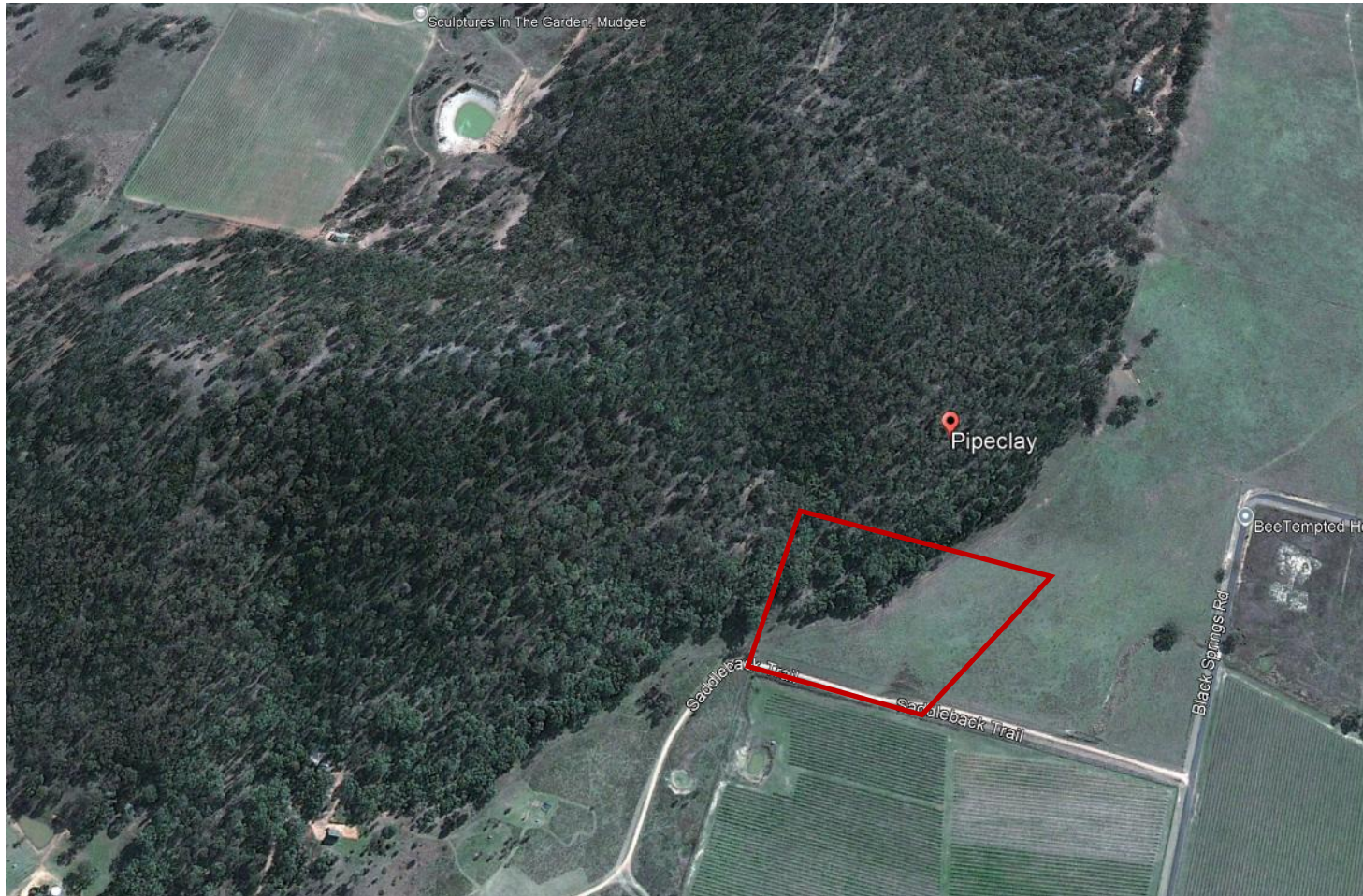
Title: Project Officer and Project Manager – Access Environmental Planning

Date: 9th April 2025 & 16th April 2025

7. References

- Department of Climate Change, Energy, the Environment and Water. (2024). *Protected Matters Search Tool*. Retrieved from <https://www.dcceew.gov.au/environment/epbc/protected-matters-search-tool>
- NSW Department of Environment and Climate Change (2008). Managing Urban Stormwater: Soils and construction - Volume 2C (Unsealed roads) (<https://www.environment.nsw.gov.au/research-and-publications/publications-search/managing-urban-stormwater-soils-and-construction-volume-2c-unsealed-roads>)
- NSW Department of Climate Change, Energy, the Environment and Water. (2024). Sharing and Enabling Environmental Data (SEED)
- NSW Department of Planning, Industry and Environment. (2021). Koala SEPP 2021 Factsheet. NSW Department of Planning, Industry and Environment.
- NSW Government. (2024). *Biodiversity assessments and calculation of the scheme entry requirements*. Retrieved from NSW Government; Environment and Heritage: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/clear-and-develop-land/assessments-calculation-scheme-entry-requirements>
- NSW Government. (2025). *Species sightings search*. Retrieved from BIONET: https://atlas.bionet.nsw.gov.au/UI_Modules/ATLAS_/AtlasSearch.aspx
- NSW Government. (2025). BioNet Vegetation Classification. Retrieved from NSW Government: <https://vegetation.bionet.nsw.gov.au/LoginPR.aspx?ReturnUrl=%2fdefault.aspx>

Appendix A – Historical Imagery



Development site 2009 (Google).



1993 - <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb#>

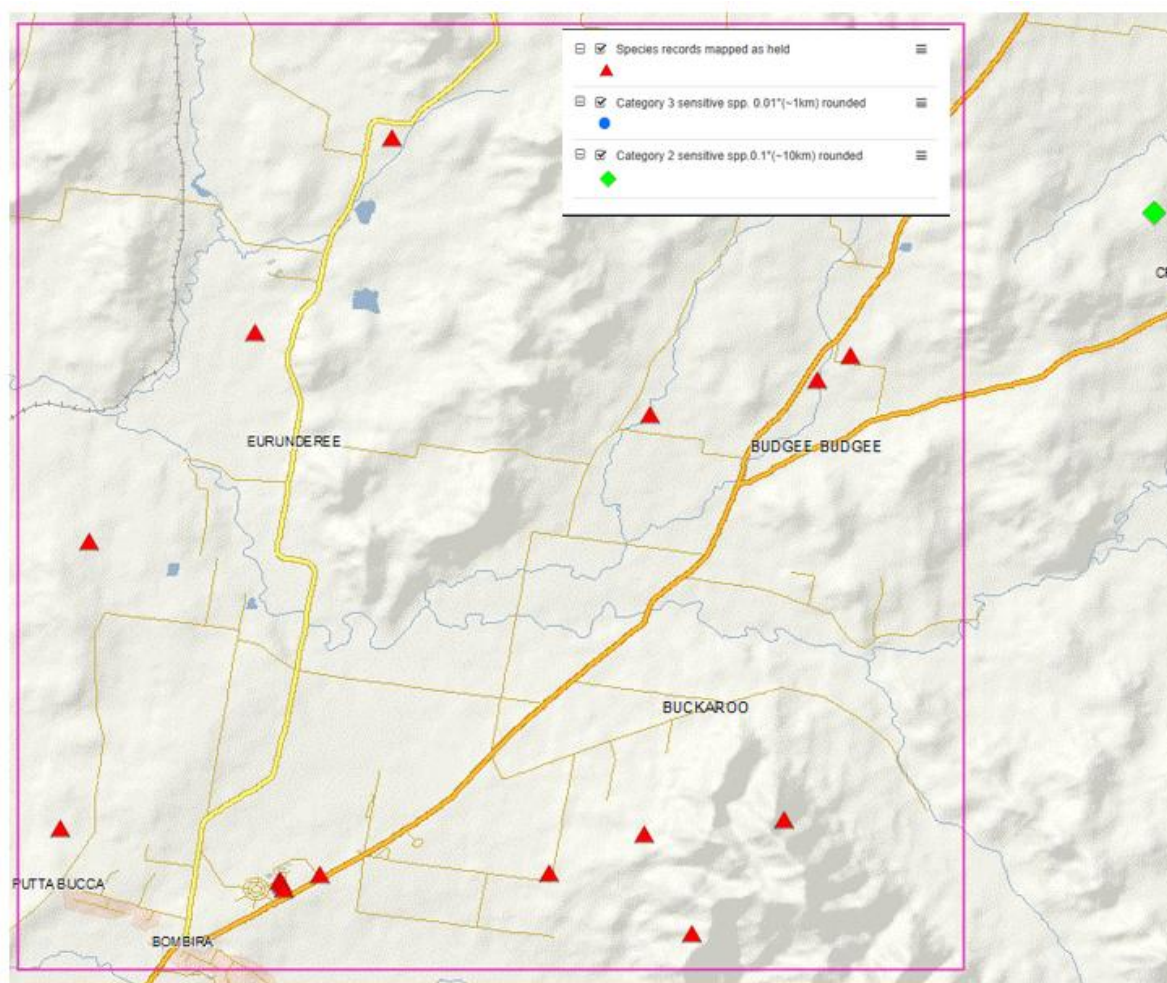


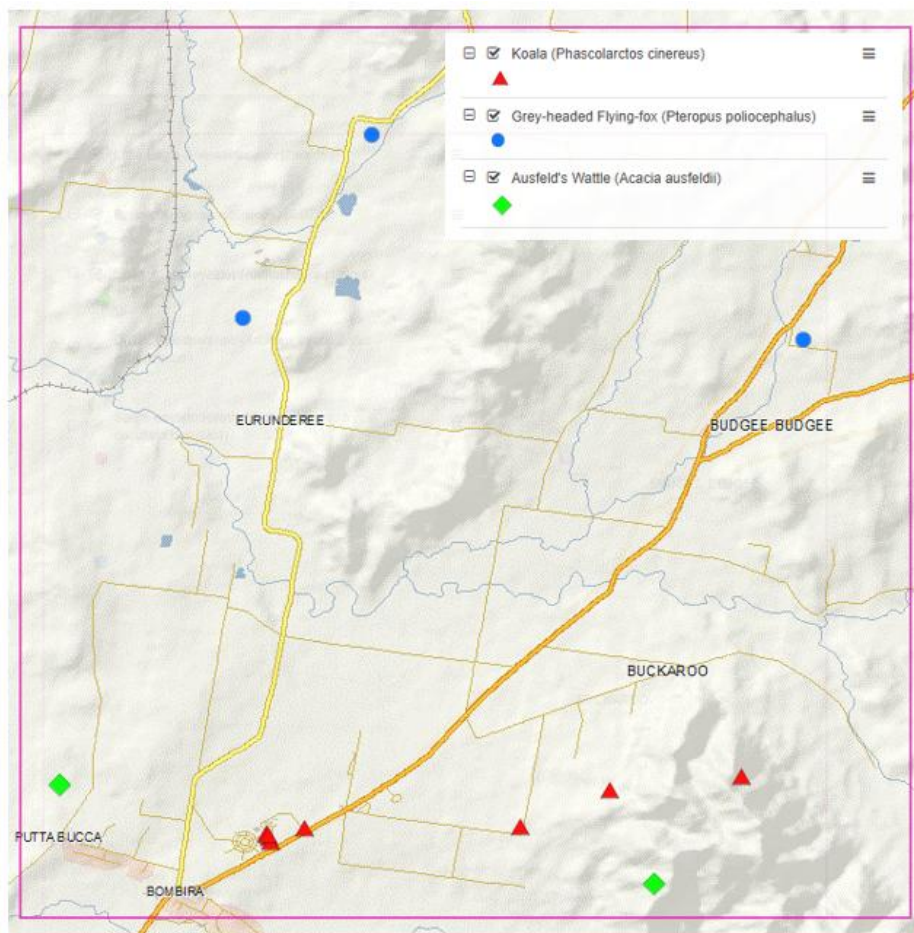
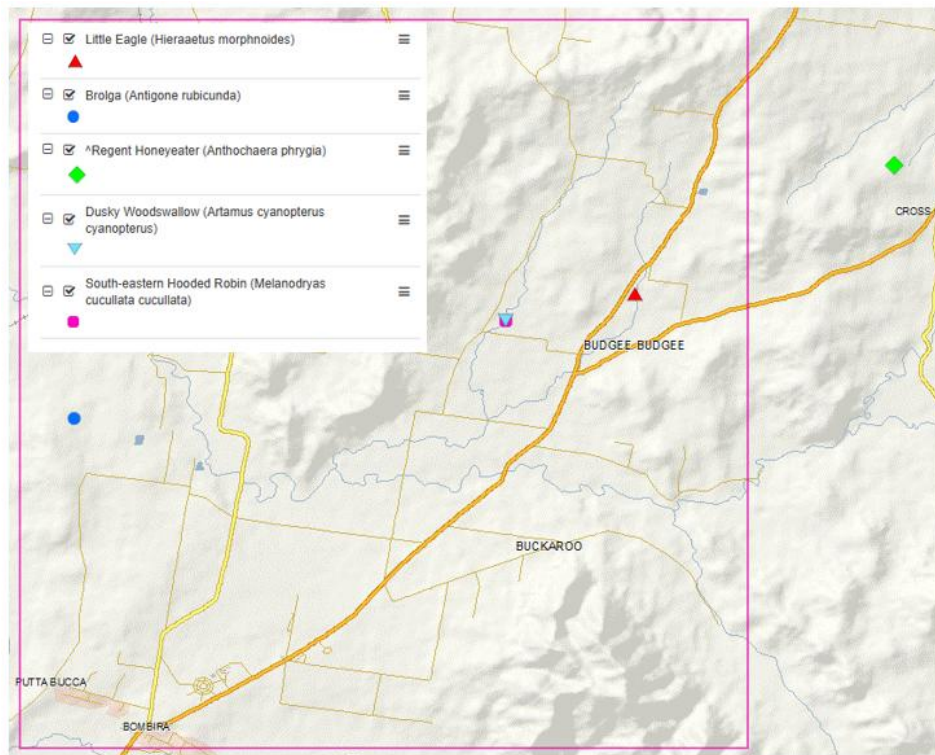
1980 - image <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccdda8075238cb#>

Appendix B – Bionet Atlas Search Results

Search criteria: Public Report of all Valid Records of Threatened (listed on BC Act 2016) ,Commonwealth listed ,CAMBA listed ,JAMBA listed or ROKAMBA listed Entities in selected area [North: -32.48 West: 149.58 East: 149.68 South: -32.58] returned a total of 18 records of 8 species.
Report generated on 12/03/2025 9:19 AM.

	Common name	Scientific name	Map [Clear all]	NSW status	Comm. No. of status records
Animalia	Little Eagle	Hieraaetus morphnoides	☐	V,P	1
Aves					
Accipitridae					
Gruidae	Brolga	Antigone rubicunda	☐	V,P	1
Meliphagidae	Regent Honeyeater	Anthochaera phrygia	☐	E4A,P,2	CE 1
Artamidae	Dusky Woodswallow	Artamus cyanopterus cyanopterus	☐	V,P	1
Petroicidae	South-eastern Hooded Robin	Melanodryas cucullata cucullata	☐	E1,P	E 1
Mammalia	Koala	Phascolarctos cinereus	☐	E1,P	E 8
Phascolarctidae					
Pteropodidae	Grey-headed Flying-fox	Pteropus poliocephalus	☐	V,P	V 3
Plantae	Ausfeld's Wattle	Acacia ausfeldii	☐	V	2
Flora					
Fabaceae (Mimosoideae)					





Appendix C – Threatened Species Search

For the NSW South Western Slopes IBRA bioregion and Inland Slopes IBRA subregion:

Scientific Name	Common Name	Type Of Species	NSW Status	Occurrence
<i>Acacia ausfeldii</i>	Ausfeld's Wattle	Plant>Shrubs	Vulnerable	Known
<i>Acacia meiantha</i>	Barradam-bang Wattle	Plant>Shrubs	Endangered	Predicted
<i>Acacia phasmoides</i>	Phantom Wattle	Plant>Shrubs	Vulnerable	Known
<i>Ammobium craspedioides</i>	Yass Daisy	Plant>Herbs and Forbs	Vulnerable	Known
<i>Amphibromus fluitans</i>	Floating Swamp Wallaby-grass	Plant>Herbs and Forbs	Vulnerable	Known
<i>Anseranas semipalmata</i>	Magpie Goose	Animal>Birds	Vulnerable	Known
<i>Anthochaera phrygia</i>	Regent Honeyeater	Animal>Birds	Critically Endangered	Known
<i>Antigone rubicunda</i>	Brolga	Animal>Birds	Vulnerable	Known
<i>Aphelocephala leucopsis</i>	Southern Whiteface	Animal>Birds	Vulnerable	Known
<i>Aprasia parapulchella</i>	Pink-tailed Legless Lizard	Animal>Reptiles	Vulnerable	Known
<i>Ardeotis australis</i>	Australian Bustard	Animal>Birds	Endangered	Known
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	Animal>Birds	Vulnerable	Known
<i>Austrostipa wakoolica</i>	A spear-grass	Plant>Herbs and Forbs	Endangered	Predicted
<i>Bossiaea fragrans</i>	Bossiaea fragrans	Plant>Shrubs	Critically Endangered	Known
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Animal>Birds	Endangered	Known
<i>Burhinus grallarius</i>	Bush Stone-curlew	Animal>Birds	Endangered	Known
<i>Caesia parviflora var. minor</i>	Small Pale Grass-lily	Plant>Herbs and Forbs	Endangered	Known
<i>Caladenia arenaria</i>	Sand-hill Spider Orchid	Plant>Orchids	Endangered	Known
<i>Caladenia concolor</i>	Crimson Spider Orchid	Plant>Orchids	Endangered	Known
<i>Caladenia rosella</i>	Rosella Spider Orchid	Plant>Orchids	Extinct	Predicted
<i>Caladenia tessellata</i>	Thick Lip Spider Orchid	Plant>Orchids	Vulnerable	Known
<i>Calidris ferruginea</i>	Curlew Sandpiper	Animal>Birds	Critically Endangered	Known
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal>Birds	Endangered	Known
<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Animal>Birds	Vulnerable	Known
<i>Carex raleighii</i>	Raleigh Sedge	Plant>Herbs and Forbs	Endangered	Known
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal>Marsupials	Vulnerable	Known
<i>Certhionyx variegatus</i>	Pied Honeyeater	Animal>Birds	Vulnerable	Known
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Animal>Bats	Endangered	Known
<i>Chalinolobus picatus</i>	Little Pied Bat	Animal>Bats	Vulnerable	Known
<i>Circus assimilis</i>	Spotted Harrier	Animal>Birds	Vulnerable	Known

<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Animal>Birds	Vulnerable	Known
<i>Crinia sloanei</i>	Sloane's Froglet	Animal>Amphibians	Endangered	Known
<i>Cullen parvum</i>	Small Scurf-pea	Plant>Herbs and Forbs	Endangered	Known
<i>Daphoenositta chrysoptera</i>	Varied Sittella	Animal>Birds	Vulnerable	Known
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal>Marsupials	Vulnerable	Known
<i>Delma impar</i>	Striped Legless Lizard	Animal>Reptiles	Vulnerable	Known
<i>Dichanthium setosum</i>	Bluegrass	Plant>Herbs and Forbs	Vulnerable	Known
<i>Diuris tricolor</i>	Pine Donkey Orchid	Plant>Orchids	Vulnerable	Known
<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Animal>Birds	Endangered	Known
<i>Epthianura albifrons</i>	White-fronted Chat	Animal>Birds	Vulnerable	Known
<i>Eucalyptus aggregata</i>	Black Gum	Plant>Trees	Vulnerable	Predicted
<i>Eucalyptus alligatrix subsp. alligatrix</i>	Eucalyptus alligatrix subsp. alligatrix	Plant>Trees	Vulnerable	Known
<i>Eucalyptus cannonii</i>	Capertee Stringybark	Plant>Trees	Vulnerable	Known
<i>Eucalyptus robertsonii subsp. hemisphaerica</i>	Robertson's Peppermint	Plant>Trees	Vulnerable	Predicted
<i>Euphrasia arguta</i>	Euphrasia arguta	Plant>Herbs and Forbs	Critically Endangered	Known
<i>Euphrasia collina subsp. muelleri</i>	Mueller's Eyebright	Plant>Herbs and Forbs	Endangered	Predicted
<i>Falco hypoleucos</i>	Grey Falcon	Animal>Birds	Vulnerable	Known
<i>Falco subniger</i>	Black Falcon	Animal>Birds	Vulnerable	Known
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal>Bats	Vulnerable	Known
<i>Grantiella picta</i>	Painted Honeyeater	Animal>Birds	Vulnerable	Known
<i>Grevillea wilkinsonii</i>	Tumut Grevillea	Plant>Shrubs	Critically Endangered	Known
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Animal>Birds	Vulnerable	Known
<i>Hamirostra melanosternon</i>	Black-breasted Buzzard	Animal>Birds	Vulnerable	Known
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal>Birds	Vulnerable	Known
<i>Hirundapus caudacutus</i>	White-throated Needletail	Animal>Birds	Vulnerable	Known
<i>Homoranthus darwinioides</i>	Fairy Bells	Plant>Shrubs	Vulnerable	Predicted
<i>Hoplocephalus bitorquatus</i>	Pale-headed Snake	Animal>Reptiles	Vulnerable	Predicted
<i>Indigofera efoliata</i>	Leafless Indigo	Plant>Shrubs	Endangered	Known
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal>Birds	Vulnerable	Known

<i>Keyacris scurra</i>	Key's Matchstick Grasshopper	Animal>Invertebrates	Endangered	Known
<i>Lathamus discolor</i>	Swift Parrot	Animal>Birds	Endangered	Known
<i>Leipoa ocellata</i>	Malleefowl	Animal>Birds	Endangered	Known
<i>Leucochrysum albicans subsp. tricolor</i>	Hoary Sunray	Plant>Herbs and Forbs	Endangered	Known
<i>Limosa limosa</i>	Black-tailed Godwit	Animal>Birds	Vulnerable	Predicted
<i>Litoria booroolongensis</i>	Booroolong Frog	Animal>Amphibians	Endangered	Known
<i>Litoria raniformis</i>	Southern Bell Frog	Animal>Amphibians	Endangered	Known
<i>Lophochroa leadbeateri</i>	Pink Cockatoo	Animal>Birds	Vulnerable	Known
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal>Birds	Vulnerable	Known
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin	Animal>Birds	Endangered	Known
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Animal>Birds	Vulnerable	Known
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Animal>Bats	Vulnerable	Known
<i>Myotis macropus</i>	Southern Myotis	Animal>Bats	Vulnerable	Known
<i>Neophema chrysostoma</i>	Blue-winged Parrot	Animal>Birds	Vulnerable	Known
<i>Neophema pulchella</i>	Turquoise Parrot	Animal>Birds	Vulnerable	Known
<i>Ninox connivens</i>	Barking Owl	Animal>Birds	Vulnerable	Known
<i>Ninox strenua</i>	Powerful Owl	Animal>Birds	Vulnerable	Known
<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat	Animal>Bats	Vulnerable	Known
<i>Oxyura australis</i>	Blue-billed Duck	Animal>Birds	Vulnerable	Known
<i>Pachycephala inornata</i>	Gilbert's Whistler	Animal>Birds	Vulnerable	Known
<i>Pandion cristatus</i>	Eastern Osprey	Animal>Birds	Vulnerable	Known
<i>Parvipsitta porphyrocephala</i>	Purple-crowned Lorikeet	Animal>Birds	Vulnerable	Known
<i>Parvipsitta pusilla</i>	Little Lorikeet	Animal>Birds	Vulnerable	Known
<i>Persoonia marginata</i>	Clandulla Geebung	Plant>Shrubs	Vulnerable	Predicted
<i>Petauroides volans</i>	Southern Greater Glider	Animal>Marsupials	Endangered	Known
<i>Petaurus australis</i>	Yellow-bellied Glider	Animal>Marsupials	Vulnerable	Known
<i>Petaurus norfolcensis</i>	Squirrel Glider	Animal>Marsupials	Vulnerable	Known
<i>Petaurus norfolcensis - endangered population</i>	Squirrel Glider in the Wagga Wagga Local Government Area	Animal>Marsupials	Endangered Population	Known
<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	Animal>Marsupials	Endangered	Known
<i>Petroica boodang</i>	Scarlet Robin	Animal>Birds	Vulnerable	Known

<i>Petroica phoenicea</i>	Flame Robin	Animal>Birds	Vulnerable	Known
<i>Petroica rodinogaster</i>	Pink Robin	Animal>Birds	Vulnerable	Known
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Animal>Marsupials	Vulnerable	Predicted
<i>Phascolarctos cinereus</i>	Koala	Animal>Marsupials	Endangered	Known
<i>Pilularia novae-hollandiae</i>	Austral Pillwort	Plant>Ferns and Cycads	Endangered	Known
<i>Pimelea bracteata</i>	Rice flower	Plant>Shrubs	Critically Endangered	Known
<i>Polytelis swainsonii</i>	Superb Parrot	Animal>Birds	Vulnerable	Known
<i>Pomaderris cotoneaster</i>	Cotoneaster Pomaderris	Plant>Shrubs	Endangered	Predicted
<i>Pomaderris queenslandica</i>	Scant Pomaderris	Plant>Shrubs	Endangered	Known
<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler (eastern subspecies)	Animal>Birds	Vulnerable	Known
<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Plant>Orchids	Endangered	Known
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal>Bats	Vulnerable	Known
<i>Pultenaea humilis</i>	Dwarf Bush-pea	Plant>Shrubs	Vulnerable	Known
<i>Pycnoptilus floccosus</i>	Pilotbird	Animal>Birds	Vulnerable	Known
<i>Pyrrholaemus sagittatus</i>	Speckled Warbler	Animal>Birds	Vulnerable	Known
<i>Rostratula australis</i>	Australian Painted Snipe	Animal>Birds	Endangered	Known
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	Animal>Bats	Vulnerable	Known
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal>Bats	Vulnerable	Known
<i>Senecio garlandii</i>	Woolly Ragwort	Plant>Herbs and Forbs	Vulnerable	Known
<i>Stagonopleura guttata</i>	Diamond Firetail	Animal>Birds	Vulnerable	Known
<i>Stictonetta naevosa</i>	Freckled Duck	Animal>Birds	Vulnerable	Known
<i>Swainsona recta</i>	Small Purple-pea	Plant>Herbs and Forbs	Endangered	Known
<i>Swainsona sericea</i>	Silky Swainson-pea	Plant>Herbs and Forbs	Vulnerable	Known
<i>Synemon plana</i>	Golden Sun Moth	Animal>Invertebrates	Vulnerable	Known
<i>Thesium australe</i>	Austral Toadflax	Plant>Herbs and Forbs	Vulnerable	Known
<i>Tringa nebularia</i>	Common Greenshank	Animal>Birds	Endangered	Known
<i>Tylophora linearis</i>	Tylophora linearis	Plant>Epiphytes and Climbers	Vulnerable	Known
<i>Tyto novaehollandiae</i>	Masked Owl	Animal>Birds	Vulnerable	Known
<i>Varanus rosenbergi</i>	Rosenberg's Goanna	Animal>Reptiles	Vulnerable	Known
<i>Zieria ingramii</i>	Keith's Zieria	Plant>Shrubs	Endangered	Known

<i>Zieria obcordata</i>	Granite Zieria	Plant>Shrubs	Endangered	Known
Coolac-Tumut Serpentine Shrubby Woodland in the NSW South Western Slopes and South Eastern Highlands Bioregions			EEC	Known
Fuzzy Box Woodland on alluvial Soils of the South Western Slopes, Darling Riverine Plains and Brigalow Belt South Bioregions			EEC	Known
Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions			EEC	Known
Sandhill Pine Woodland in the Riverina, Murray-Darling Depression and NSW South Western Slopes bioregions			EEC	Predicted
White Box - Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions			Critically EEC	Known
Infection by Psittacine Circoviral (beak and feather) Disease affecting endangered psittacine species and populations			KTP	Predicted
Infection of frogs by amphibian chytrid causing the disease chytridiomycosis			KTP	Predicted
Infection of native plants by Phytophthora cinnamomi			KTP	Predicted
Introduction of the Large Earth Bumblebee Bombus terrestris (L.)			KTP	Predicted
Invasion and establishment of exotic vines and scramblers			KTP	Predicted
Invasion and establishment of Scotch Broom (Cytisus scoparius)			KTP	Predicted
Invasion and establishment of the Cane Toad (Bufo marinus)			KTP	Predicted
Invasion of native plant communities by African Olive Olea europaea subsp. cuspidata (Wall. ex G. Don) Cif.			KTP	Predicted
Invasion of native plant communities by Chrysanthemoides monilifera			KTP	Predicted
Invasion of native plant communities by exotic perennial grasses			KTP	Predicted
Invasion of the Yellow Crazy Ant, Anoplolepis gracilipes (Fr. Smith) into NSW			KTP	Predicted
Invasion, establishment and spread of Lantana (Lantana camara L. sens. Lat)			KTP	Predicted
Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants			KTP	Predicted
Loss of Hollow-bearing Trees			KTP	Predicted
Loss or degradation (or both) of sites used for hill-topping by butterflies			KTP	Predicted
Predation and hybridisation by Feral Dogs, Canis lupus familiaris			KTP	Predicted
Predation by Gambusia holbrooki Girard, 1859 (Plague Minnow or Mosquito Fish)			KTP	Predicted
Predation by the European Red Fox Vulpes Vulpes (Linnaeus, 1758)			KTP	Predicted
Predation by the Feral Cat Felis catus (Linnaeus, 1758)			KTP	Predicted
Predation, habitat degradation, competition and disease transmission by Feral Pigs, Sus scrofa Linnaeus 1758			KTP	Predicted
Removal of dead wood and dead trees			KTP	Predicted

Appendix D – Protected Matters Search



Australian Government
Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 12-Mar-2025

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	4
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	38
Listed Migratory Species:	8

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	18
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Banrock station wetland complex	800 - 900km upstream from Ramsar site	In feature area
Riverland	800 - 900km upstream from Ramsar site	In feature area
The coorong, and lakes alexandrina and albert wetland	900 - 1000km upstream from Ramsar site	In feature area
The macquarie marshes	200 - 300km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community likely to occur within area	In feature area
Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	Community may occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species

Species ID	Scientific Name	Common Name	Class	Presence Text	Threatened Category
84745	<i>Galaxias rostratus</i>	Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow	Fish	Species or species habitat may occur within area	Critically Endangered
81964	<i>Prasophyllum sp. Wybong (C.Phelps ORG 5269)</i>	a leek-orchid	Plant	Species or species habitat may occur within area	Critically Endangered

744	<i>Lathamus discolor</i>	Swift Parrot	Bird	Species or species habitat may occur within area	Critically Endangered
82338	<i>Anthochaera phrygia</i>	Regent Honeyeater	Bird	Species or species habitat known to occur within area	Critically Endangered
4325	<i>Euphrasia arguta</i>	null	Plant	Species or species habitat may occur within area	Critically Endangered
856	<i>Calidris ferruginea</i>	Curlew Sandpiper	Bird	Species or species habitat may occur within area	Critically Endangered
77037	<i>Rostratula australis</i>	Australian Painted Snipe	Bird	Species or species habitat likely to occur within area	Endangered
7580	<i>Swainsona recta</i>	Small Purple-pea, Mountain Swainson-pea, Small Purple Pea	Plant	Species or species habitat may occur within area	Endangered
67093	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)	Bird	Species or species habitat likely to occur within area	Endangered
768	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Bird	Species or species habitat likely to occur within area	Endangered
66632	<i>Macquaria australasica</i>	Macquarie Perch	Fish	Species or species habitat may occur within area	Endangered
183	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat	Mammal	Species or species habitat likely to occur within area	Endangered
75184	<i>Dasyurus maculatus maculatus (SE mainland population)</i>	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	Mammal	Species or species habitat likely to occur within area	Endangered
55144	<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Plant	Species or species habitat may occur within area	Endangered
85104	<i>Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</i>	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Mammal	Species or species habitat likely to occur within area	Endangered

1001	<i>Botaurus poiciloptilus</i>	Australasian Bittern	Bird	Species or species habitat may occur within area	Endangered
92384	<i>Vincetoxicum forsteri</i>	null	Plant	Species or species habitat may occur within area	Endangered (listed as <i>Tylophora linearis</i>)
67036	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Bird	Species or species habitat likely to occur within area	Vulnerable
863	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe	Bird	Species or species habitat may occur within area	Vulnerable
10976	<i>Lepidium aschersonii</i>	Spiny Peppercross	Plant	Species or species habitat may occur within area	Vulnerable
470	<i>Grantiella picta</i>	Painted Honeyeater	Bird	Species or species habitat likely to occur within area	Vulnerable
929	<i>Falco hypoleucos</i>	Grey Falcon	Bird	Species or species habitat likely to occur within area	Vulnerable
726	<i>Neophema chrysostoma</i>	Blue-winged Parrot	Bird	Species or species habitat may occur within area	Vulnerable
56203	<i>Ozothamnus tessellatus</i>	null	Plant	Species or species habitat may occur within area	Vulnerable
59398	<i>Stagonopleura guttata</i>	Diamond Firetail	Bird	Species or species habitat likely to occur within area	Vulnerable
15202	<i>Thesium australe</i>	Austral Toadflax, Toadflax	Plant	Species or species habitat may occur within area	Vulnerable
14159	<i>Dichanthium setosum</i>	bluegrass	Plant	Species or species habitat likely to occur within area	Vulnerable
83395	<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat, South-eastern Long-eared Bat	Mammal	Species or species habitat likely to occur within area	Vulnerable

96	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila	Mammal	Species or species habitat may occur within area	Vulnerable
1665	<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard	Reptile	Species or species habitat likely to occur within area	Vulnerable
529	<i>Aphelocephala leucopsis</i>	Southern Whiteface	Bird	Species or species habitat likely to occur within area	Vulnerable
186	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Mammal	Foraging, feeding or related behaviour may occur within area	Vulnerable
738	<i>Polytelis swainsonii</i>	Superb Parrot	Bird	Species or species habitat likely to occur within area	Vulnerable
525	<i>Pycnoptilus floccosus</i>	Pilotbird	Bird	Species or species habitat may occur within area	Vulnerable
874	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Bird	Species or species habitat may occur within area	Vulnerable
67062	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)	Bird	Species or species habitat likely to occur within area	Vulnerable
934	<i>Leipoa ocellata</i>	Malleefowl	Bird	Species or species habitat likely to occur within area	Vulnerable
682	<i>Hirundapus caudacutus</i>	White-throated Needletail	Bird	Species or species habitat known to occur within area	Vulnerable

Listed Migratory Species

Species ID	Scientific Name	Common Name	Presence Text	Threatened Category
863	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe	Species or species habitat may occur within area	Vulnerable

644	<i>Motacilla flava</i>	Yellow Wagtail	Species or species habitat may occur within area	
678	<i>Apus pacificus</i>	Fork-tailed Swift	Species or species habitat likely to occur within area	
858	<i>Calidris melanotos</i>	Pectoral Sandpiper	Species or species habitat may occur within area	
874	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Species or species habitat may occur within area	Vulnerable
59309	<i>Actitis hypoleucos</i>	Common Sandpiper	Species or species habitat may occur within area	
682	<i>Hirundapus caudacutus</i>	White-throated Needletail	Species or species habitat known to occur within area	Vulnerable
856	<i>Calidris ferruginea</i>	Curlew Sandpiper	Species or species habitat may occur within area	Critically Endangered

Appendix E – Assessment of Significance - EPBC

Assessment of Significance (Commonwealth EPBC Act 1999)

As per Part 3 of the Environment Protection and *Biodiversity Conservation Act 1999*, the following factors must be taken into account when considering whether the matter is a controlled activity and whether the matter needs to be referred to the Commonwealth Minister for the Environment:

- (a) Are there any matters of national environmental significance located in the area of the proposed action?

The protected matters search tool (PMST) listed three possible endangered ecological communities (EEC) and 38 threatened species (nine plant species and 29 animal species) that may occur in the area.

The three EEC's potentially occurring from PMST are:

- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (endangered)
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (critically endangered)
- Natural Temperate Grassland of the South Eastern Highlands (critically endangered)

- the species composition and structure of the vegetation on site does not satisfy the characteristics for any of these communities and they do not occur on the subject land. Possible threatened species and effects to migratory fauna are not likely to occur at the proposed development site because of the lack of native vegetation.

- (b) Considering the proposed action at its broadest scope (that is, considering all stages and components of the action, and all related activities and infrastructure), is there potential for impacts, including indirect impacts, on matters of national environmental significance?

Potential impacts are minor because the proposed development site is in an area of previous disturbance with low conservation value.

- (c) Are there any proposed measures to avoid or reduce impacts on matters of national environmental significance (and if so, is the effectiveness of these measures certain enough to reduce the level of impact below the 'significant impact' threshold)?

The building envelope placement avoids woody native vegetation minimizing potential clearing and disturbance to resources that are more important for life cycle processes of potentially occurring threatened species.

- (d) Are any impacts of the proposed action on matters of national environmental significance likely to be significant impacts (important, notable, or of consequence, having regard to their context or intensity)?

There will be no significant impacts on matters of national significance.

Critically endangered species:

Species ID	Scientific Name	Common Name	Class
84745	<i>Galaxias rostratus</i>	Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow	Fish
81964	<i>Prasophyllum</i> sp. Wybong (<i>C. Phelps</i> ORG 5269)	a leek-orchid	Plant
744	<i>Lathamus discolor</i>	Swift Parrot	Bird

82338	<i>Anthochaera phrygia</i>	Regent Honeyeater	Bird
4325	<i>Euphrasia arguta</i>	null	Plant
856	<i>Calidris ferruginea</i>	Curlew Sandpiper	Bird

Endangered species:

Species ID	Scientific Name	Common Name	Class
77037	<i>Rostratula australis</i>	Australian Painted Snipe	Bird
7580	<i>Swainsona recta</i>	Small Purple-pea, Mountain Swainson-pea, Small Purple Pea	Plant
67093	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)	Bird
768	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Bird
66632	<i>Macquaria australasica</i>	Macquarie Perch	Fish
183	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat	Mammal
75184	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	Mammal
55144	<i>Prasophyllum petilum</i>	Tarengo Leek Orchid	Plant
85104	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	Mammal
1001	<i>Botaurus poiciloptilus</i>	Australasian Bittern	Bird
92384	<i>Vincetoxicum forsteri</i>	null	Plant

Significant Impact Criteria for Critically Endangered and Endangered Species

- Will it lead to a long-term decrease in the size of a population of a species
There is no known population of any such species and the extent of vegetation change is minor, limiting possible effects on any species utilizing site resources.
- Will it reduce the area of occupancy of the species
No reduction in potential area.
- Will it fragment an existing important population into two or more populations
Additional fragmentation impacts are negligible.
- Will it adversely affect habitat critical to the survival of a species
Reduction in habitat is minimal to non-existent.
- Will it disrupt the breeding cycle of a population
Proposed site use will not inhibit critical breeding processes.
- Will it modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

The extent of habitat modification is minimal.

g. Will it result in invasive species that are harmful to a critically endangered or endangered species becoming established in the critically endangered or endangered species' habitat

Proposed site use will not increase the prevalence of invasive species.

h. Will it introduce disease that may cause the species to decline, or

Proposed site use will not introduce disease.

i. Will it interfere substantially with the recovery of the species?

Not Applicable (N/A)

Vulnerable species:

Species ID	Scientific Name	Common Name	Class
67036	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Bird
863	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe	Bird
10976	<i>Lepidium aschersonii</i>	Spiny Peppercreess	Plant
470	<i>Grantiella picta</i>	Painted Honeyeater	Bird
929	<i>Falco hypoleucos</i>	Grey Falcon	Bird
726	<i>Neophema chrysostoma</i>	Blue-winged Parrot	Bird
56203	<i>Ozothamnus tessellatus</i>	null	Plant
59398	<i>Stagonopleura guttata</i>	Diamond Firetail	Bird
15202	<i>Thesium australe</i>	Austral Toadflax, Toadflax	Plant
14159	<i>Dichanthium setosum</i>	bluegrass	Plant
83395	<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat, South-eastern Long-eared Bat	Mammal
96	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila	Mammal
1665	<i>Aprasia parapulchella</i>	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard	Reptile
529	<i>Aphelocephala leucopsis</i>	Southern Whiteface	Bird
186	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Mammal
738	<i>Polytelis swainsonii</i>	Superb Parrot	Bird
525	<i>Pycnoptilus floccosus</i>	Pilotbird	Bird
874	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Bird
67062	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)	Bird
934	<i>Leipoa ocellata</i>	Malleefowl	Bird
682	<i>Hirundapus caudacutus</i>	White-throated Needletail	Bird

Significant Impact Criteria for Vulnerable Species

a. Will it lead to a long-term decrease in the size of an important population of a species
As site ecological resources will not be modified to any large extent consequent population effects will also be minor.

b. Will it reduce the area of occupancy of an important population Proposed site activities are to be carried out on previously disturbed zones so there will be no reduction in the area available for occupation by threatened species.
c. Will it fragment an existing important population into two or more populations Fragmentation of an important population will not increase.
d. Will it adversely affect habitat critical to the survival of a species Modification to vegetation and habitat is minimal and proposed site use will not cause significant adverse effects to critical habitat.
e. Will it disrupt the breeding cycle of an important population Ecological resources important for breeding (nests, hollows, remnant dead wood and riparian zones) will not be affected by the proposed site activities.
f. Will it modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline The effects of proposed site use on habitat quality and quantity will be minor because works will be carried out on pre-disturbed area.
g. Will it result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat Invasive species will not be encouraged by proposed site activities and may be actively controlled to reduce pest numbers.
h. Will it introduce disease that may cause the species to decline, or The activity is unlikely to introduce or spread disease that would result in the decline of a vulnerable species. .
i. Will it interfere substantially with the recovery of the species? N/A

No EPBC listed critically endangered or endangered ecological communities exist at the site.

Significant Impact Criteria for Critically Endangered and Endangered Communities	
a. Will it reduce the extent of an ecological community	
b. Will it fragment or increase fragmentation of an ecological community, for example by clearing vegetation for roads or transmission lines	
c. Will it adversely affect habitat critical to the survival of an ecological community	
d. Will it modify, destroy abiotic (non-living) factors (such as water, nutrients, or soil) necessary for an ecological community's survival. including reduction of groundwater levels, or substantial alteration of surface water drainage patterns	
e. Will it cause a substantial change in the species composition of an occurrence of an ecological community, including causing a decline or loss of functionally important species, for example through regular burning or flora or fauna harvesting	
f. Will it cause a substantial reduction in the quality or integrity of an occurrence of an ecological community, including, but not limited to	
- Assisting invasive species, which are harmful to the listed ecological community, to become established, or	

- Causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the ecological community which kill or inhibit the growth of species in the ecological community.

g. Will it interfere with the recovery of an ecological community?

Conclusion regarding significance under the Commonwealth EPBC Act listed species, ecological communities or populations.

The Protected Matters Report listed potential for 38 threatened species, eight migratory species and three threatened ecological communities to utilize the site.

Works are unlikely to have a significant impact on a threatened species due to the small size of the disturbance. No endangered ecological community was observed at the site.

Reduction of habitat features would be very minor. An abundance of suitable habitat for threatened species will be left undisturbed in the surrounding area

Fragmentation effects are negligible because the proposed impact area contains grassland only and no habitat features. The surrounding area will remain grassland, allowing passage within and through vegetation to be maintained and will not introduce any additional barriers to movement.

Important habitat is not present within the impact area.

The planned site activities will not influence or disrupt breeding cycles for any threatened species or entities in an endangered community.

Habitat will not be modified, destroyed, removed or isolated to the extent that a species or ecological community will decline markedly or lose structure or functionality.

Invasive species will not be assisted in access or reproduction success or be provided with any competitive advantage through proposed site development or ongoing use.

Proposed works will not introduce disease or increase the potential for fertilizer, herbicides, chemicals or pollutants to accumulate in more biologically sensitive areas.

The proposed development is to be conducted on previously modified land that is zoned for large lot residential. Given that activities will only occupy a small proportion of the site and modification to vegetation and habitat is minor, it is highly unlikely that any of the listed species will be impacted by the proposed site use.

Appendix F – Council LEP Maps

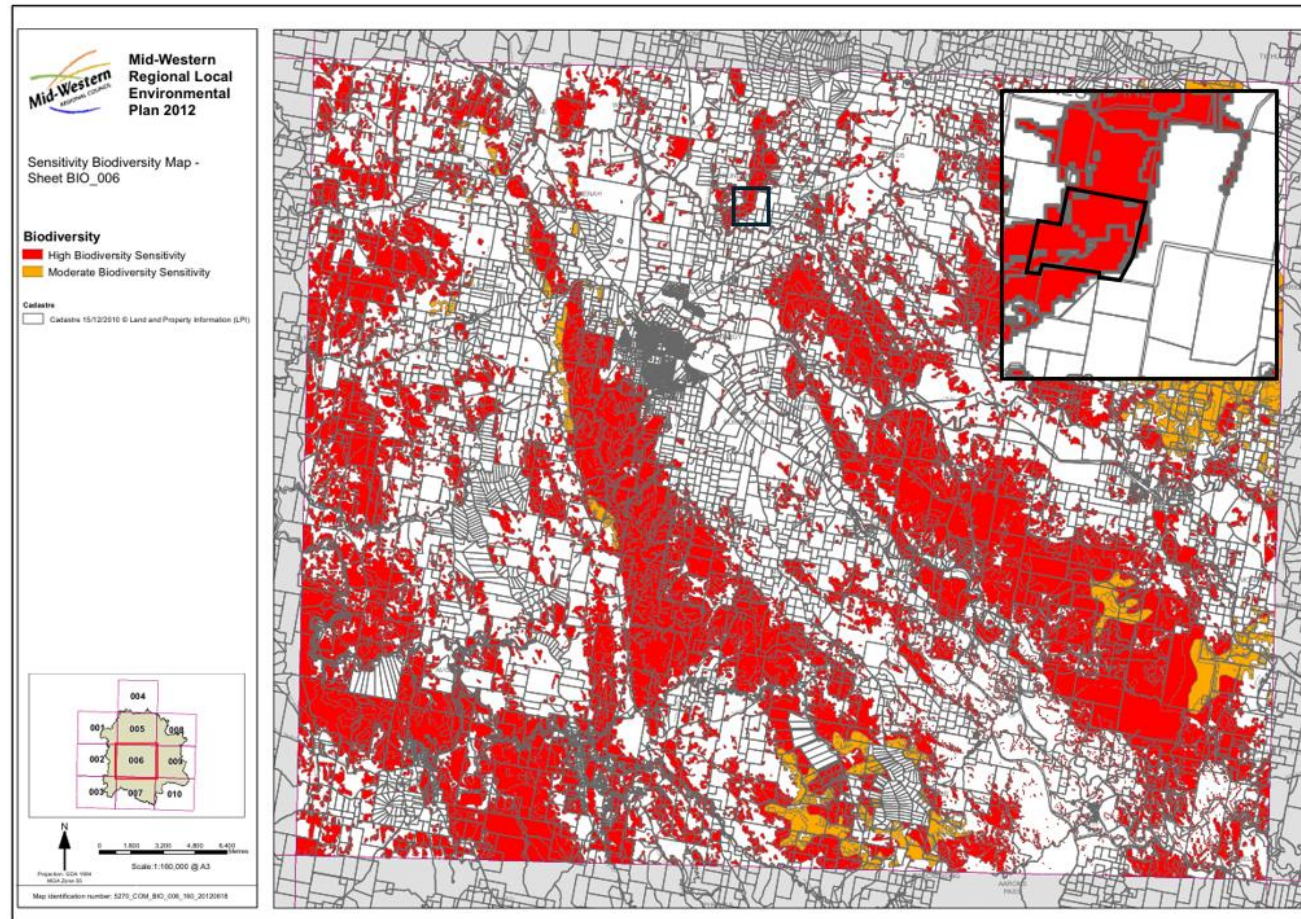


Figure 7: Terrestrial biodiversity sensitivity.

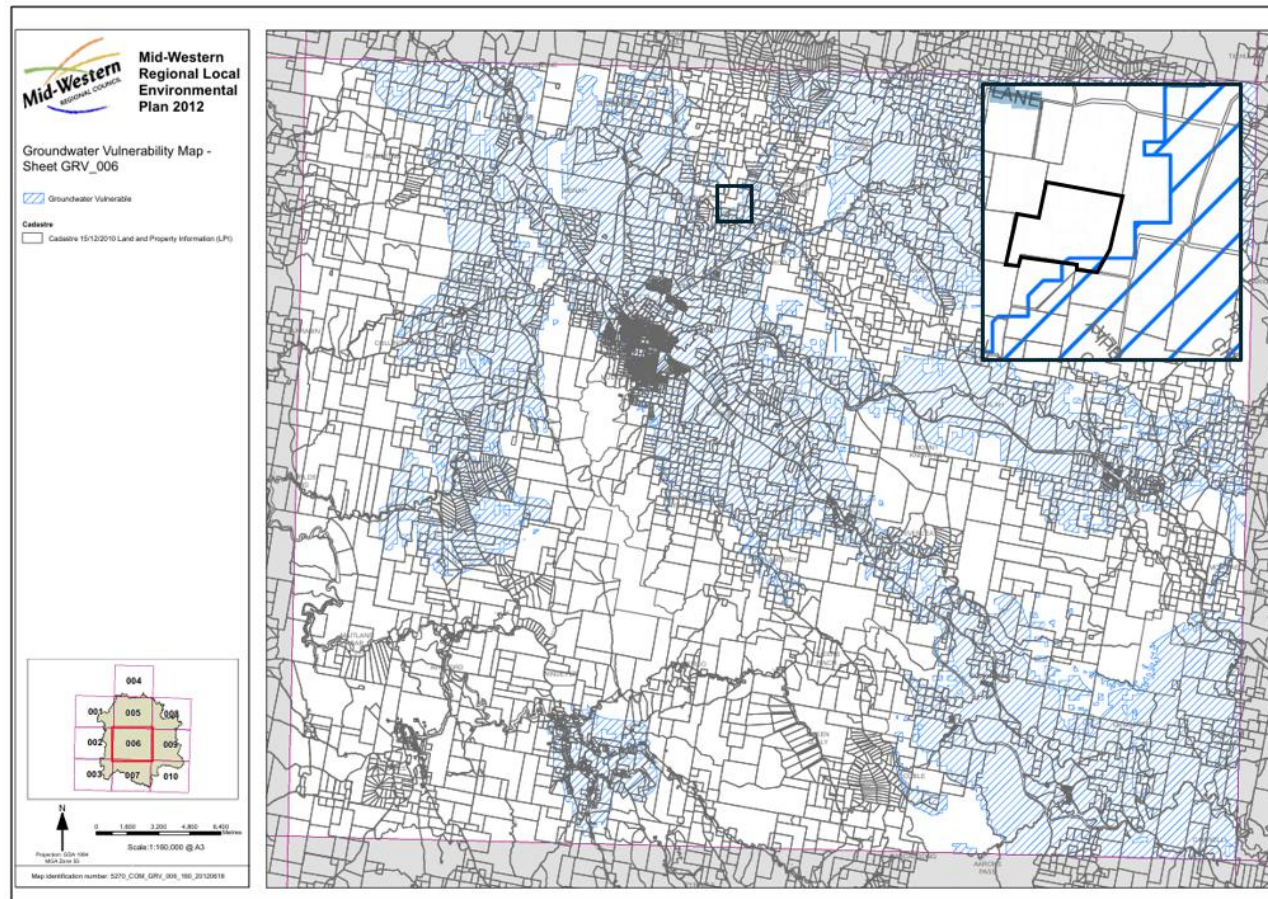


Figure 8: Groundwater vulnerability

Appendix G – NSW DPI Fisheries – Key Fish Habitat



Source: https://webmap.industry.nsw.gov.au/Html5Viewer/index.html?viewer=Fisheries_Data_Portal