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Biodiversity Assessment



4 August 2026

Vivienne Albin
Director Environment and Planning
Mosman Council
573 Military Road
Mosman NSW 2088

RE: Masterplan Area Biodiversity Assessment

I have been requested to provide commentary on the potential presence of biodiversity within the Mosman Masterplan Area. Reference is made to the attached draft Mosman Masterplan Structure Plan prepared by SJB Architecture, dated 3 August 2026 (Drawing No. 06, Revision 08).

This assessment is informed by more than twenty years of experience managing biodiversity within the Mosman local government area. It is supported by several and the most recent flora and fauna surveys conducted in 2022, a Street Tree Master Plan and review and assessment of Development Applications within Mosman. During my tenure at Mosman Council, I have held the positions of Bushland Management Officer, Team Leader Biodiversity and Landscape, and now Manager Environment and Open Space.

It is further informed by my qualifications in Environmental Science, Ecology and Bushland Regeneration. Prior to Mosman Council, I worked in the private sector as a bush regenerator site supervisor and ecological consultant for approximately two years.

The Biodiversity Conservation Act 2016 (NSW) provides for the conservation of threatened species, populations and ecological communities and the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area.

A review of the Mosman Local Environmental Plan 2012 Biodiversity Corridor and Habitat Link Map indicates that the Masterplan area is not identified as part of a mapped biodiversity corridor or habitat link and does not contain land categorised as Natural Area. Within Mosman, mapped biodiversity corridors and natural areas are generally concentrated along foreshore and headland environments, extending into developed areas through steep, vegetated slopes and remnant bushland.

The Mosman Flora and Fauna Survey 2022 identified the following key biodiversity values across the municipality:

- Two indigenous ROTAP-listed plant species were recorded: *Acacia terminalis* subsp. *terminalis* and *Syzygium paniculatum*. The occurrence and decline of *Acacia terminalis* subsp. *terminalis* were found to be closely associated with fire regimes. Sites where the species persists have generally experienced fire activity, while its absence from other sites suggests that the reintroduction of appropriate ecological burning may facilitate its re-establishment.

- Six bushland sites were identified as containing Threatened Ecological Communities (TECs), all of which are listed as Endangered.
- A total of 64 native fauna species were recorded, including 3 amphibians, 43 bird species, 9 mammal species and 9 reptile species.
- Four threatened fauna species were recorded:
 - Powerful Owl (*Ninox strenua*)
 - Grey-headed Flying-fox (*Pteropus poliocephalus*)
 - Yellow-bellied Sheath-tail-bat (*Saccolaimus flaviventris*)
 - Large-eared Pied Bat (*Chalinolobus dwyeri*)

None of the flora, fauna or TEC survey sites identified in the Mosman Flora and Fauna Survey 2022 are located within the Masterplan area. Notwithstanding this, the Masterplan presents opportunities to strengthen habitat connectivity through the urban landscape. This may be achieved through the provision of deep soil zones within building setbacks to support large-canopy tree planting, together with extensive and appropriately conditioned street tree planting. These measures have the potential to enhance ecological connectivity and contribute to the extension of habitat corridors through the built environment.

Accordingly, having regard to:

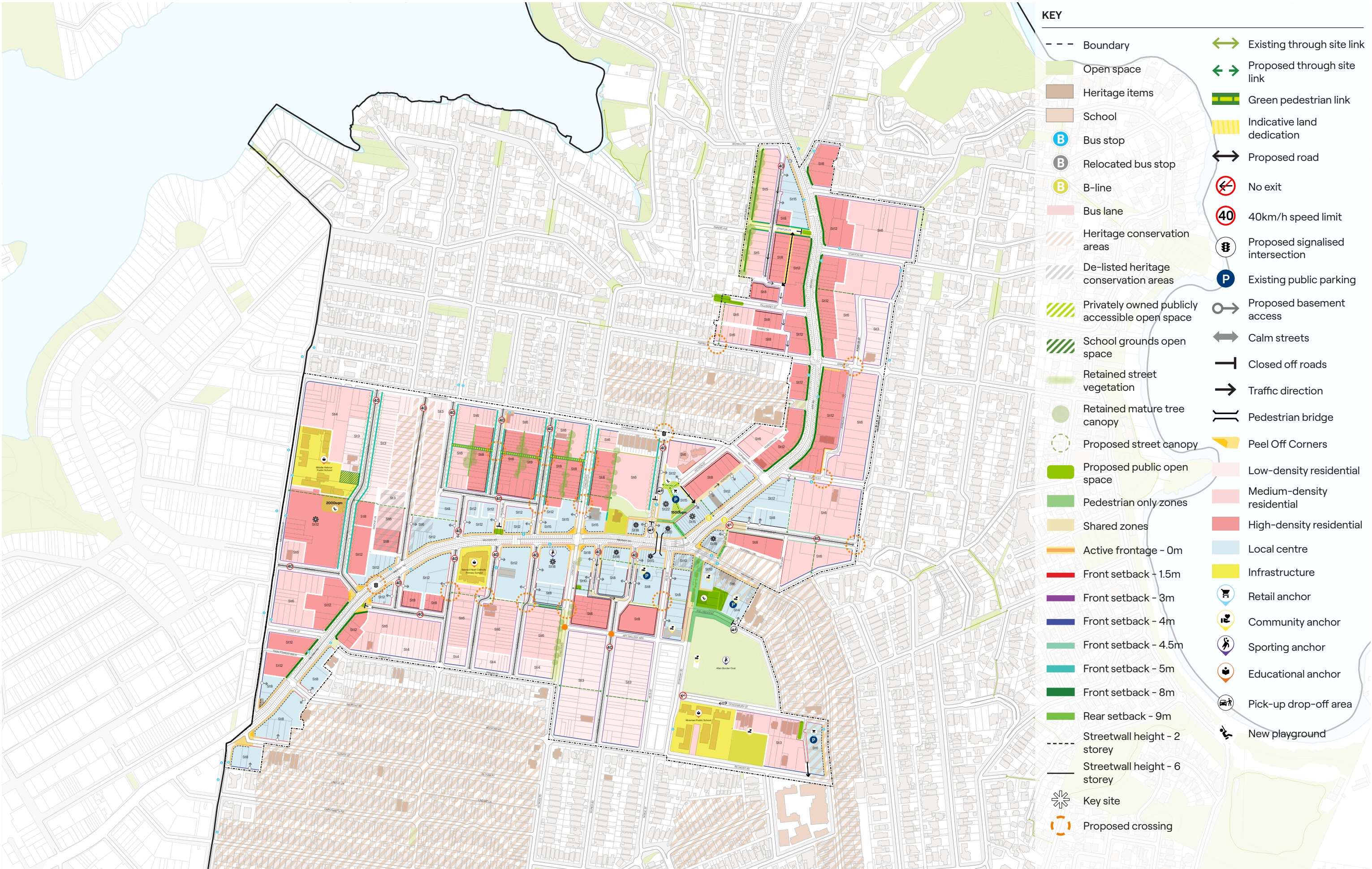
- The draft Mosman Masterplan Structure Plan prepared by SJB Architecture, dated 3 August 2026 (Drawing No. 06, Revision 08).
- The Biodiversity Corridor and Habitat Link Map
- Zoning map of Mosman as per the Local Environment Plan 2012 in particular C1 and C2 zoned land
- Mosman Flora and Fauna Survey 2022
- The absence of C1 and C2 zoned land and Endangered Ecological Communities and threatened flora and fauna species within the Mosman Masterplan Area,

it is my opinion that the likelihood of encountering any endangered ecological communities, flora and fauna including habitat within the Mosman Masterplan Area is negligible. Consequently, no significant planning, biodiversity or threatened species constraints are associated.

Please don't hesitate to contact me if you have any questions.

S. Smith

Steven Smith, Masters of Science, Graduate Diploma in Science, Bachelor of Environmental Science
MANAGER ENVIRONMENT AND OPEN SPACE



KEY

- Boundary
- Open space
- Heritage items
- School
- B Bus stop
- B Relocated bus stop
- B B-line
- Bus lane
- Heritage conservation areas
- De-listed heritage conservation areas
- Privately owned publicly accessible open space
- School grounds open space
- Retained street vegetation
- Retained mature tree canopy
- Proposed street canopy
- Proposed public open space
- Pedestrian only zones
- Shared zones
- Active frontage - 0m
- Front setback - 1.5m
- Front setback - 3m
- Front setback - 4m
- Front setback - 4.5m
- Front setback - 5m
- Front setback - 8m
- Rear setback - 9m
- Streetwall height - 2 storey
- Streetwall height - 6 storey
- Key site
- Proposed crossing
- Existing through site link
- Proposed through site link
- Green pedestrian link
- Indicative land dedication
- Proposed road
- No exit
- 40km/h speed limit
- Proposed signalised intersection
- Existing public parking
- Proposed basement access
- Calm streets
- Closed off roads
- Traffic direction
- Pedestrian bridge
- Peel Off Corners
- Low-density residential
- Medium-density residential
- High-density residential
- Local centre
- Infrastructure
- Retail anchor
- Community anchor
- Sporting anchor
- Educational anchor
- Pick-up drop-off area
- New playground

STRUCTURE PLAN

Scale 1:7000@A1



Drawing no. 06
Revision no. 08
03/08/2026

Project no. 7218
Project Name Mosman Masterplan

Project address Mosman NSW
Client Mosman Council

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