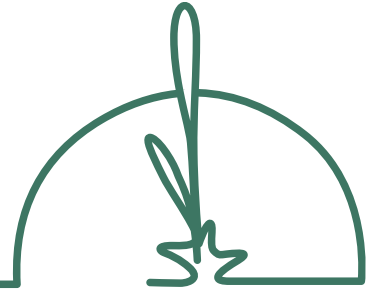


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Residential Development Project

Corner Cabramatta Road West and Cumberland Highway  
Cabramatta

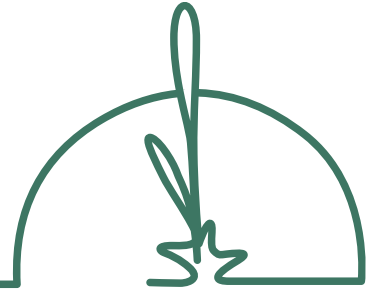
Ecological Issues & Assessment Report

F Dominic Fanning

March 2024

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## Residential Development Project

Corner Cabramatta Road West and Cumberland Highway  
Cabramatta

## Ecological Issues & Assessment Report

F Dominic Fanning

March 2024

This document and the intellectual material it contains have been prepared by the principal author (Mr F Dominic Fanning) for the specific purposes described herein.

It has been prepared in cognition of Division 2 Part 31 of the *Uniform Civil Procedures Rules* (UCPRs) and the *Expert Witness Code of Conduct* contained in Schedule 7 to the UCPRs – as practised *inter alia* in the NSW Land & Environment Court.

Any interpretation of this *Report* or any extraction from it are subject to the approval of the author.

**RESIDENTIAL DEVELOPMENT PROJECT**  
**CORNER CABRAMATTA ROAD WEST and CUMBERLAND HIGHWAY**  
**CABRAMATTA**

**ECOLOGICAL ISSUES & ASSESSMENT REPORT**

**March 2024**

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## **ATTACHMENTS**

Attachment A	Relevant Plans and Maps
Attachment B	Photographic Essay



**RESIDENTIAL DEVELOPMENT PROJECT**  
**CORNER CABRAMATTA ROAD WEST and CUMBERLAND HIGHWAY**  
**CABRAMATTA**

**ECOLOGICAL ISSUES & ASSESSMENT REPORT**

**March 2024**

<b>PART A</b>	<b>INTRODUCTION &amp; INFORMATION BASE</b>
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## **1 INTRODUCTION**

### **1.1 The Subject Site**

The “*Subject Site*” for the purposes of this *Ecological Issues & Assessment Report* (EIAR) consists of the properties 400-404 Cabramatta Road West, 2-18 Orange Grove Road and 6 Links Avenue at Cabramatta, in the southwestern suburbs of Sydney (aerial photograph in Attachment A).

The subject site is located within the Fairfield City Local Government Area (LGA) and occupies an area of approximately 1.54 hectares. It is bound to the north by Cabramatta Road West and to the west by Cumberland Highway/Orange Grove Road (both of which are major roads), to the south by Links Road (and several associated established dwellings) and to the east and south by existing residential development.

The subject site is zoned in part R3 – Medium Density Residential and in part R4 – High Density residential Development. There is no Minimum Lot Size for the subject site.

As detailed below, the subject site has long been cleared and modified (see *Photographic Essay* in Attachment B) and had previously been the location of several houses and structures and features.

### **1.2 The Residential Development Project**

The current development design for the subject site at Cabramatta is a modified version of the original design - which was the subject of a *Planning Proposal* to Fairfield Council and which has been approved by Council and the Department of Planning & Environment (DPE). The development involves the rezoning and subsequent development of the subject site for a six-storey residential flat building in the northeast of the subject site with multi-dwelling housing in the southern parts, grading down to the existing residential dwellings on adjoining lands to the south and east.

The previous design concepts for the subject site required the removal of most or all of the trees from the Site. The current development design will facilitate the retention of 14 trees (development plan below;

Attachment A; *Urban Forestry Report* – March 2024). The trees to be retained are Trees # 26, 38, 40, 41, 45, 46, 49, 51, 52, 53, 61, 62, 64 and 71.

### 1.3 Purpose of This Report

The purpose of this *Ecological Issues & Assessment Report* (EIAR) with respect to the subject site and the proposed development at Cabramatta are as follows.

- To document the existing conditions on and around the subject site.
- To consider the flora and fauna species, and ecological communities, present and/or likely to occur on the subject site.
- To collate information regarding relevant or potentially relevant threatened biota.
- To assess the likely or potential impacts of the current development design with respect to native biota, including threatened species.
- To provide a detailed assessment of potential impacts with respect to relevant legislation – including:
  - the *Biodiversity Conservation Act 2016* (BCon Act);
  - the *Environmental Planning & Assessment Act 1979* (EP&A Act); and
  - the *Commonwealth Environment Protection & Biodiversity Conservation Act 1995* (EPBC Act).

The current DA to Fairfield Council is for both Stages 1 and 2 of the project at Cabramatta. This EIAR addresses the potential impacts of the total project on the “*natural environment*”; including with respect to the ecological and environmental matters considered in the relevant statutory and planning instruments (as discussed in detail in the following chapters of this EIAR).

This *Report* has been prepared in cognisance of Division 2 Part 31 of the *Uniform Civil Procedures Rules* (UCPRs) and the *Expert Witness Code of Conduct* contained in Schedule 7 to the UCPRs – as practised *inter alia* in the NSW Land & Environment Court.

## 2 INFORMATION BASE

The author of this *Report* visited the subject site in January 2016 and again in December 2022.

Existing information regarding relevant threatened and other native biota was also obtained from the following sources.

- The Bionet Atlas of NSW wildlife records for the locality.
- The ‘Protected Matters’ database pursuant to the EPBC Act.
- Information regarding threatened biota contained on the OEH website.
- The general and scientific published literature on threatened biota.

### 3 GENERAL DESCRIPTION

The subject site slopes gently to the south from the upper elevations along Cabramatta Road West (see *Photographic Essay* in Attachment B). As noted above, the subject site contains several existing sheds and other structures; and had previously been occupied by several residences.

There is a drainage swale in the southeastern quadrant of the site – which drains from the residential area to the east in a southerly direction through the access to Links Avenue to the south (see plans in Attachment A). The drainage swale is in part at least an artificial structure – with areas of previous fill material, concentrated drainage from the existing residential lands to the east and a landscaped/manicured invert.

The subject site has been substantially cleared of native vegetation, although there are a number of remnant native trees present (predominantly in and around the drainage swale). There are also many planted trees, including both native (indigenous and non-indigenous) species and introduced tree species. Bands and clumps of introduced shrubs are scattered throughout the site – mostly having been planted for amenity and garden purposes.

### 4 FLORA and VEGETATION

#### 4.1 Vegetation Types and Flora Assemblage

The vegetation on the subject site at Cabramatta (see *Photographic Essay* in Attachment B) is not a native plant community type. Rather, it is a vegetation type often referred to as 'Synthetic' – being a mixture of native and introduced species, commonly found in urban environments (such as at Cabramatta).

The patchy canopy contains a mixture of remnant and regrowth native indigenous tree species (such as Forest Red Gum and Spotted Gum) and introduced species (Jacaranda, Rubber Tree, Camphor Laurel, Large-leaved Privet and Silky Oak). Many of the trees have obviously been planted. For example, the line of Spotted Gums in the central north of the site (Trees 1-7 and 10-14) are located along the boundaries of Lots 1 and 2 (see *Photographic Essay* in Attachment B); and were clearly planted.

There is a limited and patchy shrub layer – mostly of introduced weeds and garden species (such as Oleander). These species generally occur as patches or bands – typical of garden plantings or in areas which have not been maintained for some time.

The groundcover layer is predominantly of introduced species – typical urban grasses (such as Kikuyu, Couch and Buffalo Grass) with extensive areas of weeds (such as Bridal Creeper, St Johns Wort, Wandering Jew, Blackberry and Cobblers Pegs). No native groundcover species are dominant at any location, and indeed native groundcover species are rare throughout the site.

## 4.2 Threatened Biota

No “*threatened ecological communities*” nor any “*endangered populations*” of flora listed in the BCon Act are present on or are considered even remotely likely to occur on the subject site at Cabramatta.

Despite the presence of several tree species typical of the Cumberland Plain Woodland (CPW) community – which is listed as a ‘*critically endangered ecological community*’ (CEEC) – this community is not present on the subject site at Cabramatta. There is essentially no native groundcover present and native shrubs typical of the CPW community are extremely sparse. Further many of the trees present have been planted; including as noted above, the Spotted Gums in the northern part of the site.

Similarly, no threatened plant species were located on the subject site during the site inspection, and it is extremely unlikely that even an individual specimen of any species would be present – given the very high levels of modification of and disturbance to the subject site. None of the threatened flora species known from the locality would be present on the subject site at Cabramatta.

## 5 FAUNA and FAUNA HABITATS

### 5.1 Fauna Habitats

The subject site at Cabramatta contains only limited habitat and resources for native fauna.

The tree canopy and patches of shrubs provide foraging resources for some native urban-tolerant birds, and nesting resources for some species. The site also provides potential habitat for typical urban reptiles (Common Blue-tounge Lizard, Dark-flecked Garden Sunskink and Fence Skink). The only native mammals likely or possible on the site include the cosmopolitan Brushtail and Ringtail Possums and possibly a few microchiropteran bats as well as occasional individuals of the Grey-headed Flying Fox.

There are no rock outcrops or water features, or other resources of particular value for native fauna on the subject site; and only a few possible small tree-hollows (see *Photographic Essay* in Attachment B). There is one moderate-sized tree-hollow (see photograph below); although it is not clear how deep it is.



## 5.2 Fauna Species

The fauna species recorded on the subject site at Cabramatta, and all of the fauna species likely to occur, are cosmopolitan, generally abundant and tolerant of urban and peri-urban environments.

The bird species recorded (the Noisy Miner, Grey Butcherbird, Rainbow Lorikeet, Sulphur-crested Cockatoo and Australian Magpie) are all typical of urban environments throughout Sydney, and any additional bird species would also be tolerant of such landscapes.

The Dark-flecked Garden Sunskink and Eastern Blue-tongued Lizard were recorded on the site, and a small number of other urban-tolerant reptiles could also occur. No amphibians were recorded, but characteristic urban species (such as the Striped Marsh Frog) would be likely on occasions.

Other than the ubiquitous Possums, the only native mammal species likely to occur on the subject site are microchiropteran bats and possibly the Grey-headed Flying Fox. The latter species covers substantial distances in an evening's foraging (in excess of 50km), and individuals might visit the site on occasions when certain trees are flowering or fruiting. A number of cosmopolitan microchiropteran bat species (typical of the urban areas of Sydney) may also utilise the tree canopy for foraging purposes. No such species would be likely to reside on the subject site, however, given the minimal tree-hollows present.

## 5.3 Threatened Fauna

The only threatened fauna species that could even theoretically occur on the subject site are wide-ranging and highly mobile species, generally tolerant of urban environments – such as the Grey-headed Flying Fox, a few microchiropteran bat species, and possibly occasional individuals of a few threatened bird species. Threatened microchiropteran bats are regularly recorded within the Sydney metropolitan area; as are extremely wide-ranging and highly mobile species such as the Regent Honeyeater and Swift Parrot, and urban-tolerant species with large home-ranges (such as the Powerful Owl).

However, given the nature and context of the subject site at Cabramatta (particularly its highly urbanised surroundings with major roads on two sides and extensive residential development on the other two sides), there is no likelihood that even an individual of any such species would be dependent on the subject site *per se* for their survival at this location.

## 6 GENERAL IMPACTS on the NATURAL ENVIRONMENT

As documented above, the subject site at Cabramatta is not considered likely to be of significance or particular value with respect to the natural environment in general or biodiversity conservation outcomes in particular. The subject site is girt by long-established urban development, including two major roads and existing residential properties (see aerial photographs in Attachment A).

The vegetation is a mixture of remnant and introduced trees with a predominantly introduced understorey, and the only native fauna present or likely to be present are cosmopolitan and/or urban-tolerant; and include often aggressive bird species. The trees and other vegetation present do not represent a valid “*native vegetation*” type; and do not provide a significant ecological function at this location. Nevertheless, the project has been re-designed to retain 14 trees – primarily for their amenity value but also of some limited ecological value (given the circumstances of the subject site).

The future development of the subject site at Cabramatta would not involve the imposition of any impacts on the natural environment that could be considered unreasonable or inappropriate.

## 7 SECTION 4.15 of the EP&A ACT

Section 4.15(b) of the EP&A Act requires (relevantly) that a consent authority must take into consideration “*the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*”.

The application of Section 4.15(b) of the EP&A Act, therefore, is a matter of balancing the “*environmental impacts*” of a development proposal against the development outcomes – including “*social and economic*” outcomes.

As documented above, the development site at Cabramatta has long been modified from its original condition and is mostly cleared. The vegetation present on the development site consists of a scattered and mostly sparse tree canopy with a highly modified and introduced groundcover; no native shrub layer; and with minimal habitat attributes for native biota (other than mostly cosmopolitan and urban-tolerant species). As noted above, there are only a few possible small tree-hollows on the development site; and no other relevant resources for native biota.

Given its high degree of disturbance and its circumstances, the potential biodiversity conservation value of the development site is extremely limited. The proposed development of the subject site is not likely to impose any relevant adverse impacts upon any biodiversity values or upon any threatened biota.

Given the considerations above, the proposed development on the subject site at Cabramatta - in accordance with the current development design (including the retention of a tree canopy) - does not constitute an activity which would be regarded as unacceptable or unreasonable in terms of Section 4.15(b) of the EP&A Act.

## 8 NSW BIODIVERSITY CONSERVATION ACT

### 8.1 The Statutory Regime

The *Biodiversity Conservation Act 2016* (BCon Act) has modified the *Environmental Planning & Assessment Act 1979* (EP&A Act) *inter alia* by the provision of specific requirements for the consideration and assessment of the clearing of native vegetation and the potential for impacts to be imposed upon “*threatened species*”<sup>1</sup>.

Section 7.7(2) of the BCon Act states that if a “*proposed development is likely to significantly affect threatened species, the application for development consent is to be accompanied by a biodiversity development assessment report*” (BDAR).

Section 7.2(1) of the BCon Act details the following required considerations.

- (1) *For the purposes of this Part, development or an activity is **likely to significantly affect threatened species** if:*
  - (a) *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
  - (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
  - (c) *it is carried out in a declared area of outstanding biodiversity value.*

### 8.2 Section 7.2(1) of the BCon Act

Consideration of the proposed development on the subject site at Cabramatta pursuant to Section 7.2(1) of the BCon Act (see above) provides the following assessments.

- (a) *likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3*

The proposed development on the subject site at Cabramatta is **not** “*likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3*” of the BCon Act.

The undersigned has considered in detail the 5 factors listed in Section 7.3 of the BCon Act with respect to the ‘likelihood’ of a “*significant effect*” being imposed upon any threatened biota or their habitats (see detailed analysis below). There is no likelihood that any “*threatened species or ecological communities, or their habitats*” are, or would be, dependent on the extremely limited resources present on the subject site.

The development site at Cabramatta does not contain habitats or resources that could conceivably support a “*viable local population*” of any threatened species or “*endangered populations*” of any biota. There are no “*threatened ecological communities*” on the subject land or adjacent to it.

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<sup>1</sup> The term “*threatened species*” includes “*threatened species, populations and ecological communities*” listed in the *Biodiversity Conservation Act 2016*.



The proposed development on the subject site at Cabramatta could not conceivably place any threatened biota *“at risk of extinction”* or *“significantly affect”* any threatened biota which could occur on the subject site. Those threatened fauna which could occur on occasions are urban-tolerant and/or wide-ranging or nomadic. The subject site represents only an extremely small area of even potential habitat or resources for any such biota.

- (b) *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values*

The proposed clearing of the subject site at Cabramatta does **not** exceed *“the biodiversity offsets scheme threshold”* pursuant to Section 7.2(1) of the BCon Act - on the basis of the following considerations.

First - the proposal will not result in *“the clearing of native vegetation of an area declared by clause 7.2 [of the Regulation] as exceeding the [biodiversity offsets scheme] threshold”*. The area of *“native vegetation”* to be removed is represented essentially by the scattered trees to be removed; noting also that there is no relevant *“biodiversity offsets scheme threshold”* for the subject site.

Second - the area to be affected on the subject site is not *“included on the Biodiversity Values Map published under clause 7.3”* of the Regulation.

- (c) *It is carried out in a declared area of outstanding biodiversity value*

The development site at Cabramatta is not located *“in a declared area of outstanding biodiversity value”*.

Given the considerations documented above, the proposed clearing of the subject site at Cabramatta for the proposed residential development and associated infrastructure is not *“likely to significantly affect threatened species”* - pursuant to Section 7.2(1) of the BCon Act. This conclusion applies to the whole development project.

### 8.3 Section 7.3 of the BCon Act

Section 7.3 of the BCon Act provides the matters that *“must be taken into account”* and the specific *“Test for determining whether [a] proposed development or activity [is] likely to significantly affect threatened species or ecological communities, or their habitats”* referred to in Section 7.2(a) of the Act.

In addition to the factors which *“must be taken into account”* (where relevant) pursuant to Section 7.3(1) of the BCon Act, Section 7.3(2) of the Act identifies that the *“Minister may, by order published in the Gazette with the concurrence of the Minister for Planning, issue guidelines relating to the determination of whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats”*.

Where relevant, such guidelines have been taken into account by the undersigned in the consideration of potential impacts on threatened biota.

The nature, condition and circumstances of the subject land (as described in detail above) are an important and highly relevant consideration in addressing the *Assessment of Significance* pursuant to Section 7.3 of the BCon Act.



#### **Factor (a)    Threatened Species – Risk of Extinction**

There is no likelihood that any element of the subject site at Cabramatta would support or be crucial to the survival of a “*viable local population*” of any “*threatened species*” known from the general locality.

In the first instance, no threatened flora species are present or are even vaguely likely to occur within the subject site at Cabramatta.

The only threatened fauna species which could potentially occur on the subject site itself are highly mobile and wide-ranging species – individuals of a few threatened microchiropteran bats and possibly a few highly mobile threatened bird species known from the locality or the Grey-headed Flying Fox. However, there is no likelihood that even a single individual of any such species would be dependent on the subject site for their survival in this locality.

Given the considerations discussed above, it is **not** “*likely*” that a “*viable local population*” of any “*threatened species*” would be (or even could be) “*placed at risk of extinction*” (emphasis added) by the proposed development project at Cabramatta.

#### **Factor (b)    Threatened Ecological Communities – Risk of Extinction**

There is no “*threatened ecological community*” (TEC) listed in the BCon Act present on the subject site at Cabramatta; despite the presence of tree species typical of the Cumberland Plain Woodland (CPW) community – which is listed as a ‘*critically endangered ecological community*’ (CEEC).

As discussed in Chapter 4.2 above, however, the vegetation present on the subject site at Cabramatta does not represent an example of that CEEC.

The proposed development of the subject site at Cabramatta would not place any TEC “*at risk of extinction*” (emphasis added).

#### **Factor (c)    Impacts on Habitat for Threatened Biota**

As discussed in detail above, the subject site at Cabramatta is highly modified from its original condition; and has no natural areas or natural vegetation community. Further, there are only very limited potential resources for any threatened fauna – a very few tree-hollows and seasonal flowering trees and shrubs.

Given the circumstances of the subject land at Cabramatta, the following considerations apply to “*the action proposed*” with respect to Factor (c) of Section 7.3(1) of the BCon Act.

- Factor (c)(i)  
The “*extent*” of even potential habitat for any potential threatened biota that is to be “*removed or modified*” from the subject site at Cabramatta is insignificant – given the existing condition of the subject land and its circumstances (embedded within an extensive urban matrix). No threatened biota could conceivably be dependent on the vegetation or ‘habitats’ on the subject land at Cabramatta for their survival in the vicinity or locality.

- Factor (c)(ii)  
The proposed development on the subject site at Cabramatta will not result in any relevant habitat for any threatened biota becoming “*fragmented or isolated from other areas of habitat*”; given the location, nature and condition of the subject land and the extent of surrounding dense urban development.
- Factor (c)(iii)  
The subject site at Cabramatta cannot conceivably be regarded as of importance with respect to “*the long-term survival*” of any of the potential threatened biota known or likely to occur “*in the locality*”; given the lack of important habitat or resources for any potential threatened biota, the mobility of any potentially relevant threatened biota and the extent of surrounding dense urban development.

#### **Factor (d) Impacts on Areas of Outstanding Biodiversity Value**

There is no “*declared area of outstanding biodiversity value*” in the vicinity of the subject site at Cabramatta.

#### **Factor (e) Key Threatening Processes**

The proposed development on the subject site at Cabramatta will involve, to a limited extent, the imposition of three “*key threatening process*” (KTP) listed in the BCon Act (‘Clearing of native vegetation’; ‘Loss of hollow-bearing trees’; ‘Removal of dead wood and dead trees’).

However, the imposition of those KTPs will be extremely limited and is considered of no relevance to the potential for adverse impacts on threatened biota at this location - given the nature and circumstances of the subject site (as described above).

### **8.4 Conclusions**

Given the matters outlined above, the proposed development on the subject site at Cabramatta is not “*likely*” to impose a “*significant effect*” (or, indeed, any effect) upon any “*threatened species or ecological communities, or their habitats*” that are present in the vicinity or that could occur at this location - pursuant to Section 7.3(1) of the BCon Act.

## 9 APPLICATION of the EPBC ACT

The *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) requires consideration of the potential for a “*significant impact*” to be imposed by an activity on a *Matter of National Environmental Significance* (MNES).

In the event that such an “*impact*” is “*likely*” to be imposed, the activity proposed must be referred to the Commonwealth for determination as to whether it constitutes a “*controlled action*”. Where a development activity does constitute a “*controlled action*”, an approval from the Commonwealth Minister of the Environment is required.

The proposed development of the subject site at Cabramatta could not conceivably affect any MNES other than (theoretically at least):

- listed threatened species and ecological communities
- migratory species

However, the development of the subject site at Cabramatta as currently envisaged would not be considered even potentially likely to impose a “*significant impact*” upon any threatened or migratory species – given the following considerations.

- The existing nature and condition of the subject site.
- The circumstances of the site (being girt by dense urban development).
- The life-history and habits of the theoretically possible species.
- The extremely minimal even potentially suitable habitat or resources on the subject site for any such species.

There is no likelihood of a “*significant impact*” (or indeed any adverse impact) being imposed upon any threatened or migratory species listed in the EPBC Act as a consequence of the future development of the subject site at Cabramatta.

There is no requirement for ‘*Referral*’ of the proposal to the Commonwealth pursuant to the EPBC Act.

## 10 CONCLUSIONS

The subject site at Cabramatta has been substantially cleared and developed in the past, and currently consists of large areas of mown introduced grass with patches of introduced and garden shrubs and a scattered tree canopy. The vegetation is described as ‘Synthetic’; and is dominated (in terms of species) by introduced species and horticultural plantings. Approximately only half of the trees which constitute the tree canopy are indigenous (and many of those have been planted), and virtually all of the shrub layer and groundcover layer is of introduced species.

The proposed development of the subject site at Cabramatta is not regarded as of concern in terms of the protection of the “*natural environment*” in general. The project will retain 14 trees - mostly in the southeastern part of the land (in an area of proposed open space); although the ecological values of the subject site are regarded as minimal.

With respect to threatened biota, the proposed development of the subject site at Cabramatta as currently designed would not involve the removal or modification of any habitat of particular relevance or significance for the highly mobile and generally wide-ranging threatened fauna that could occur on the site. The subject site is not considered relevant for the survival of a “*viable local population*” of any threatened biota – given the existing condition of the site and its isolation by dense surrounding urban development.

As detailed in this EIAR, the proposed development of the subject site at Cabramatta is not “*likely*” to impose a “*significant effect*” upon any threatened biota or their habitats – pursuant to Section 7 of the BCon Act.

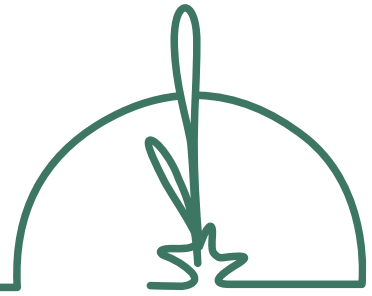
Similarly, the proposed development of the subject site at Cabramatta would not be “*likely*” to impose a “*significant impact*” (if indeed any impact at all) upon any threatened or migratory species listed in the EPBC Act. A *Referral* of the project to the Commonwealth is not required.

A handwritten signature in blue ink, appearing to read 'F Dominic Fanning', with a stylized flourish at the end.

**F Dominic Fanning**  
**Gunninah**

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Residential Development Project

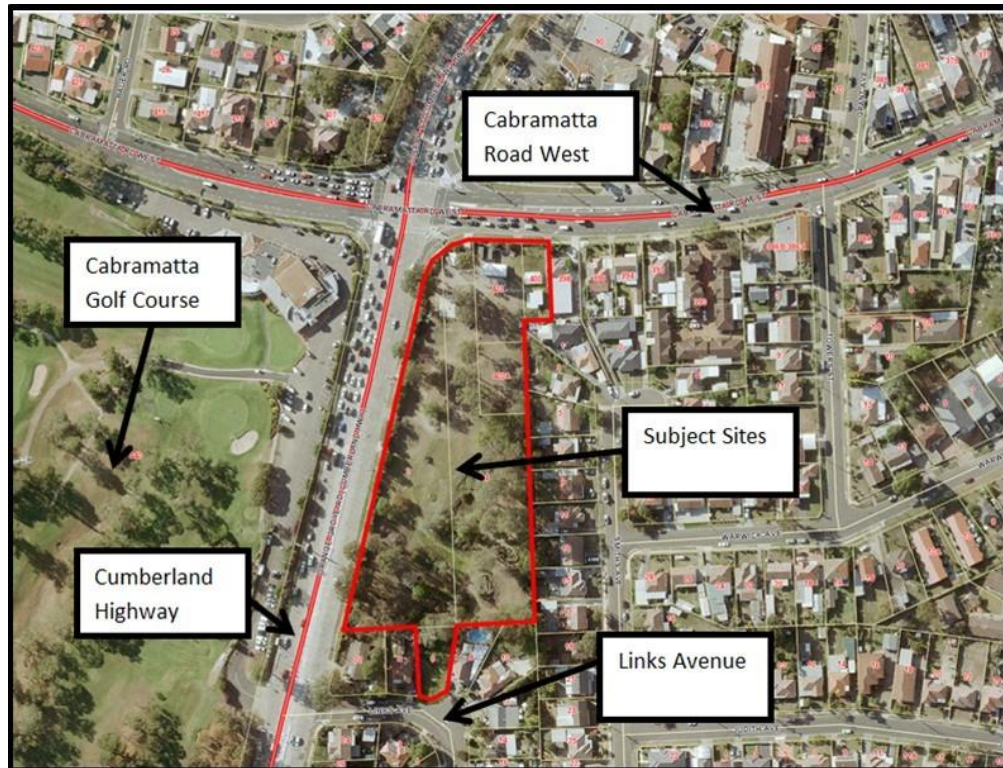
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Ecological Issues & Assessment Report

Attachment A  
Relevant Maps and Plans

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March 2024



Cabramatta  
Road West

Cabramatta  
Golf Course

Cumberland  
Highway

Subject Sites

Links Avenue



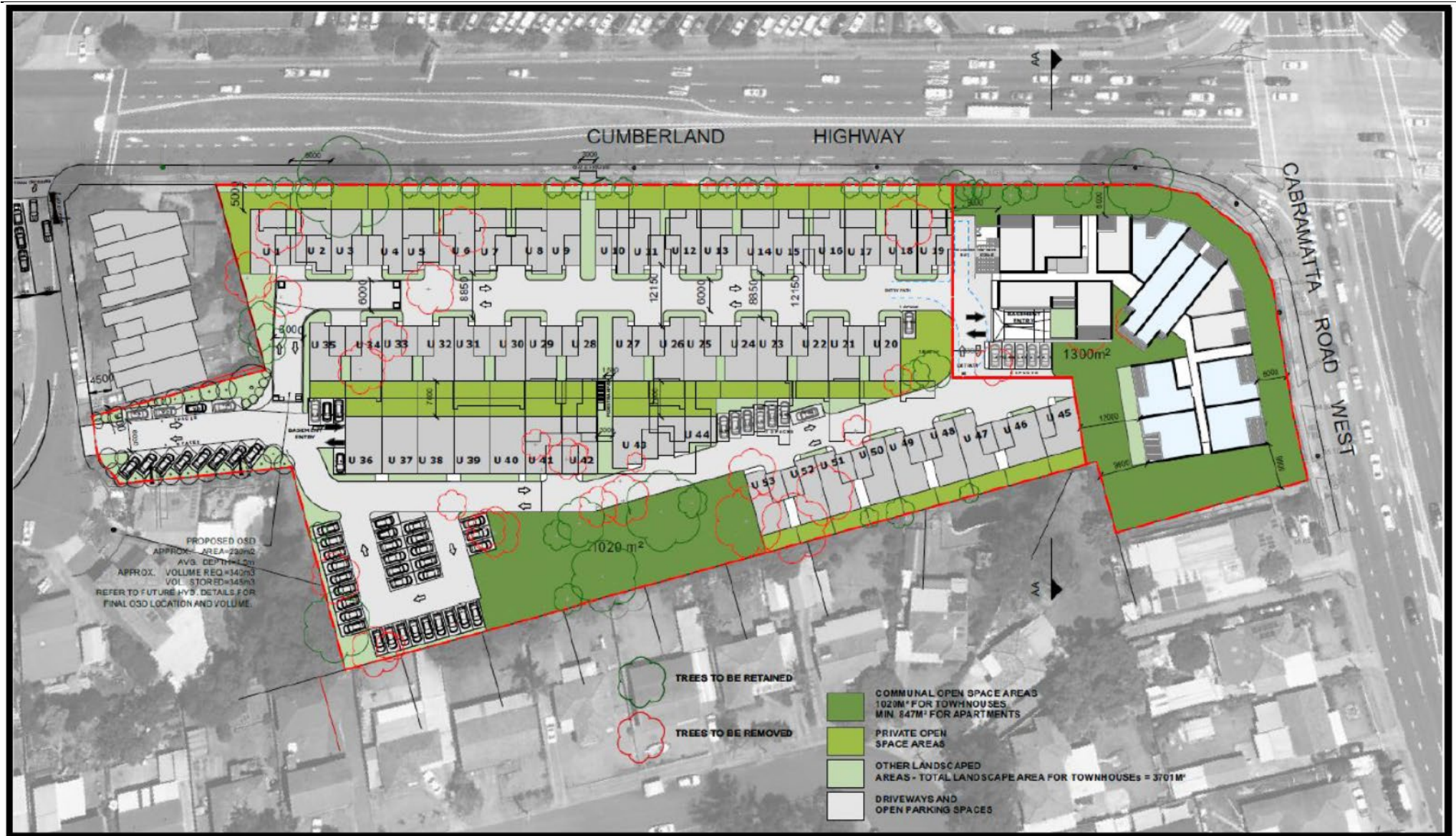
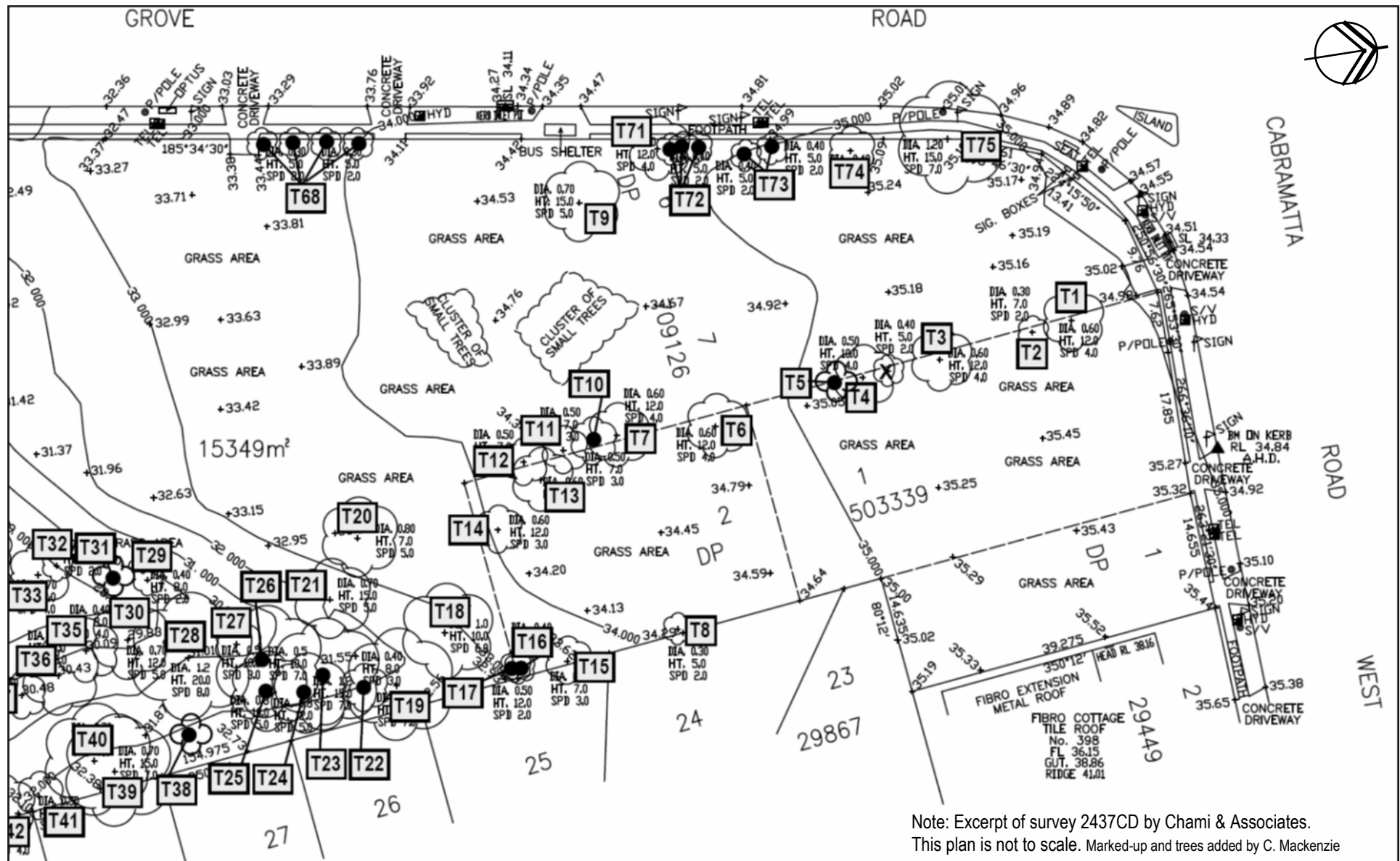
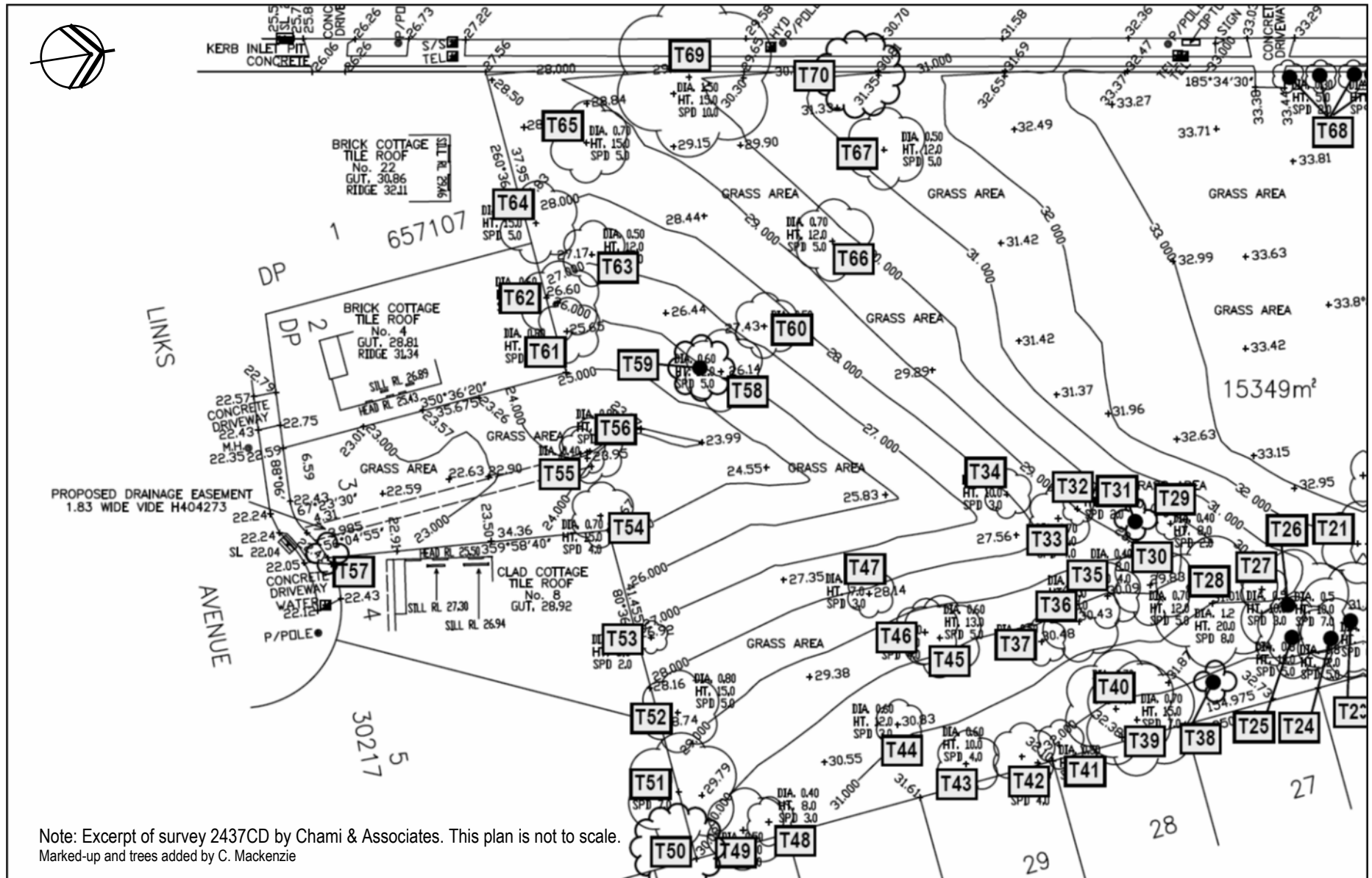


Figure 2 Site layout and building setbacks and Common Open Space

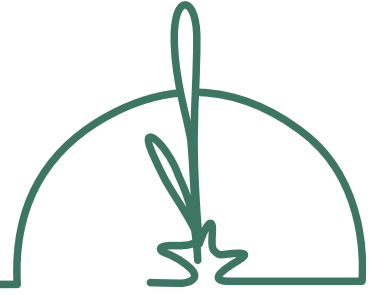






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Cabramatta

Ecological Issues & Assessment Report

Attachment B  
Photographic Essay

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Southern parts of the subject site – with existing residential development to the south and east







The access 'handle' to Links Road (to the south of the site)



The drainage swale in the southeastern part of the subject site





Hollow-bearing tree within the drainage swale





Upper (northern) part of the subject site



Line of planted Spotted Gums along the internal property boundaries on the subject site