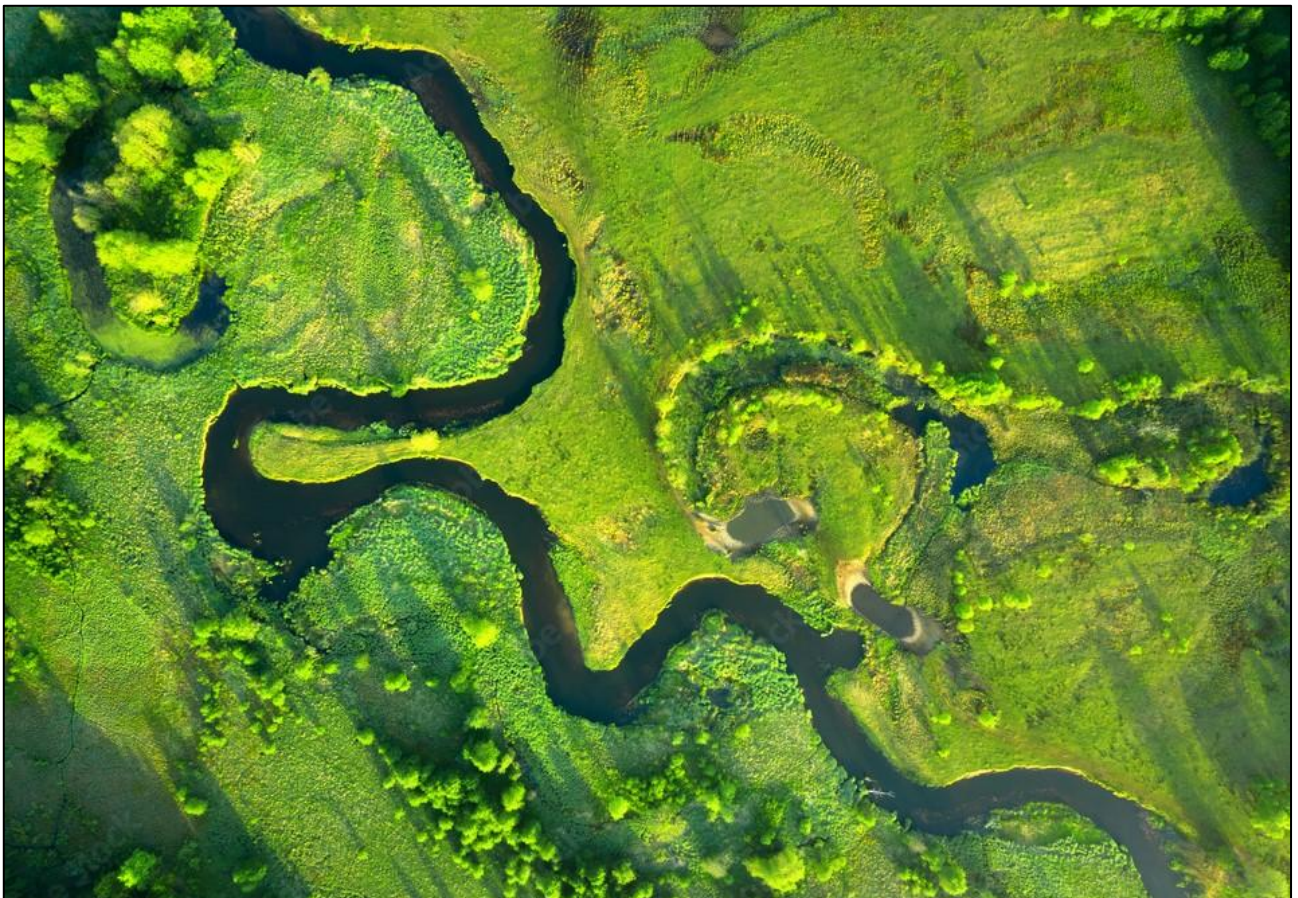




Flora and fauna report

116-132 Wellington Street, Bombala NSW 2632

Prepared for Nordon Jago Architects Pty Ltd



DOCUMENT TRACKING

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Abbreviations

Abbreviation	Definition
BAM	Biodiversity Assessment Method
BC Act	Biodiversity Conservation Act
BDAR	Biodiversity Development Assessment Report
BOM	Bureau of Meteorology
BOS	Biodiversity Offset Scheme
BVM	Biodiversity Values Map
CE	Critically Endangered
CEMP	Construction Environmental Management Plan
DCCEEW	Department of Climate Change, Energy, Environment and Water
DCP	Development Control Plan
DoH	Department of Health
DP	Deposited Plan
DPE	Department of Planning and Environment
EEC	Endangered Ecological Community
EP&A Act	Environmental Planning and Assessment Act
EPBC Act	Environment Protection and Biodiversity Conservation Act
ha	Hectares
km	Kilometers
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metres
MNES	Matter of National Environmental Significance
MPS	Multipurpose Service
MTCTGW	Monaro Tableland Cool Temperate Grassy Woodland
NJA	Nordon Jago Architects
NSW	New South Wales
OEH	Office of Environment and Heritage
PCT	Plant Community Types
PMST	Protected Matters Search Tool
RH	Relative Height
SCA	State Conservation Area
SEPP	State Environmental Planning Policy
SIC	Significant Impact Criteria
TEC	Threatened Ecological Community
ToS	Test of Significance
UNE	Urban Native / Exotic
VMP	Vegetation Management Plan
WE	Waratah Ecology

1. Introduction

1.1. Project background

This flora and fauna report has been prepared by Waratah Ecology Pty Ltd on behalf of the NSW Department of Health (DoH) to assess the potential environmental impacts that could arise from the Bombala Multipurpose Service Expansion (the proposal) at 116-132 Wellington Street, Bombala (the site / study area). The works are proposed by the DoH to service and support the healthcare needs of the regional community.

Specifically, this document reports on the ecological values identified within the study area and considers both the direct and indirect impacts of the proposed works in relation to current environmental planning legislation. The objectives of this report include the determination of the presence of any threatened ecological communities (TECs) within the study area, as well as to assess the impacts of the proposed development on any threatened species, populations and/or ecological communities or their habitat, as listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the *NSW Biodiversity Conservation Act 2016* (BC Act).

This report considers the following documents:

- Arbor Express (2025) *116 – 132 Wellington Street Bombala NSW 2632 Arboricultural Impact Assessment prepared for Nordon Jago Architects*, Project No.: AIA062510, dated 3 April 2025.
- Black Ash Bushfire Consulting (2025) *Bushfire Base Mapping & Constraints: Bombala Multipurpose Hospital Upgrade*, Project No.: J3856, dated 26 June 2025.
- Nordon Jago Architects (2025) *Proposed Ground Floor Plan – Sketch Option 2A, SK.010 B*.
- Nordon Jago Architects (2026) *Bombala MPS – RAC Expansion, Demolition Plan – Full Site – Tree Clearance*, Job No.: 24389, DWG No.: DA.052 B, dated 17 February 2026.
- Nordon Jago Architects (2026) *Bombala MPS – RAC Expansion, Proposed Works Plan – Full Site*, Job No.: 24389, DWG No.: DA.060 B, dated 17 February 2026.

1.2. Site description and location

The site is located at 116-132 Wellington Street, Bombala NSW 2632 within the Snowy Monaro Local Government Area (LGA). The site is legally described as Lot 1 in Deposited Plan (DP) 1133188 and is approximately 2.2ha in size. It is located approximately 800m south from the Bombala Town Centre. The site is bound by Wellington Street to the west and Joseph Street to the east. An aerial image of the site is shown in **Figure 1**.

The eastern half of the site is vegetated, with a drainage line running southeast to northwest along the eastern boundary. This vegetation is formally mapped as two separate plant community types (PCTs): PCT 3220 *Southeast Tableland Ranges Brown-Barrel Fern Forest* and PCT 3413 *Monaro Kangaroo Grass Woodland-Grassland Complex*. PCT 3413 is directly associated with the BC Act Listed TEC *Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion*.

No areas of the site are mapped on the NSW Biodiversity Values Map (BVM) or the Terrestrial Biodiversity Map within the Bombala Local Environmental Plan 2012 (LEP).

Table 1: Site description

Criteria	Description
Street Address	116-132 Wellington Street, Bombala NSW 2632
Lot and DP	Lot 1 DP1133188
Approximate Area	22,540m ²
Local Governing Area	Snowy Monaro Regional Council LGA
Land Zoning	R1 – General Residential
Plant Community Types	PCT 3413 <i>Monaro Kangaroo Grass Woodland-Grassland Complex</i> PCT 3220 <i>Southeast Tableland Ranges Brown-Barrel Fern Forest</i>
Associated TECs	<i>Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion</i>
Biodiversity Values Map	No
Terrestrial Biodiversity	No

1.3. Proposed development

The proposed activity involves the expansion of the existing facility to feature:

- 20 additional residential aged care (RAC) beds.
- Additional services to support the new beds (kitchen expansion, staff rooms, amenities).
- Additional car parking.
- Tree removal and landscaping works.
- Site servicing works, including electrical, ICT, sewer, water, and the replacement of the generator.

As stated by the bushfire assessment (Black Ash, 2025) and the tree removal plan (Nordon Jago, 2026), the entirety of the site will be managed as an Inner Protection Zone (IPA), with no Asset Protection Zones (APZs) to extend past the site boundaries (see **Figures 4 and 5**). Several individual native trees are being retained, with the areas underneath the trees identified to be retained to be mowed / cleared. This primarily impacts exotic weeds and trees.

The Review of Environmental Factors prepared by Ethos Urban provides a full description of the proposed works.

1.4. Legislative context

Table 2: Legislative framework reviewed in this report (Commonwealth, State and Local)

Instrument	Consideration	Context
Commonwealth		
<i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	Matters of National Environmental Significance	An action will require approval from the Minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance.
State (New South Wales)		
<i>Environmental Planning and Assessment Act 1979 (EP&A Act)</i>	Part 4 – Development Assessment and Consent	The EP&A Act is the principal planning legislation for NSW. It provides a framework for the overall environmental planning and assessment of proposals.

Instrument	Consideration	Context
<i>Biodiversity Conservation Act 2016 (BC Act)</i>	Part 7 – Biodiversity Assessment and Approvals under the Planning Act	Section 7.3 provides the test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.
<i>Biodiversity Conservation Regulation 2017 (BC Reg)</i>	Part 7.1	Establishes that a proposed development triggers the biodiversity offset scheme if it involves the clearing of native vegetation on land included on the Biodiversity Values Map.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>		This SEPP aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.
<i>State Environmental Planning Policy (Koala Habitat Protection) 2021</i>		This policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. This SEPP applies to LGAs that are listed in Schedule 1 of the SEPP. As the Snowy Monaro is listed in Schedule 1, the Koala Habitat Protection SEPP 2021 applies to potential development applications and may require a suitably qualified environmental consultant to prepare a report.
Local Government		
<i>Bombala Local Environmental Plan 2012</i>	Part 1.2 'Aims of Plan' Part 2.1 'Land use zones'	1.2 Aims of Plan (1) This Plan aims to make local environmental planning provisions for land in Bombala in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (2c) to ensure that development occurs in a way that manages and minimises risks due to environmental hazards and minimises risks to important elements of the physical environment. (2e) to promote the development of industry while ensuring that such development is located and carried out in a way that minimises land use conflict. (2f) to conserve and enhance environmental heritage. (2g) to support the management of land having regard to the principles of sustainability and the potential effects of climate change. (2i) to protect the natural environment and ensure that development is compatible with the conservation of biodiversity and ecosystems. 2.1 Land Use Zones – R1 General Residential

Instrument	Consideration	Context
		In accordance with the LEP, the study area is zoned as R1 – ‘General Residential’. The objectives of the zone R1 are: • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day-to-day needs of residents. According to the LEP, the proposed residential development is permitted with consent.
<i>Bombala Development Control Plan 2012</i>		This DCP guides developments within the Bombala LGA and is consistent with the aims and objectives of the LEP.

1.5. Biodiversity Offsets Scheme

Under the BC Act and its Regulations, developments that trigger the ‘Biodiversity Offset Scheme’ (BOS) may require a ‘Biodiversity Development Assessment Report’ (BDAR) that addresses the Biodiversity Assessment Method (BAM) and the purchasing of Biodiversity Credits

For a local development under Part 4 of the EP&A Act, the BOS and BAM may be triggered by the following means:

- It is likely to significantly affect threatened species or ecological communities, or their habitats.
- It is carried out in a declared area of outstanding biodiversity value.
- Exceeding the area clearing threshold associated with the minimum lot size for the property (Table 3).
- If the impacts occur on an area mapped on the Biodiversity Values Map (BVM).

The BC Act and its regulations stipulate native vegetation clearing ‘area threshold’ values that determine whether a development is required to be assessed in accordance with the BOS. Minimum entry thresholds for native vegetation clearing depend on the minimum lot size (shown in the Lot Size Maps made under the relevant Local Environmental Plan (LEP)), or actual lot size (where there is no minimum lot size provided for the relevant land under the LEP).

The biodiversity impacts of any vegetation clearing required for a proposal must be considered under Part 7 of the BC Act. This includes:

- Proposed APZ required under Planning for Bushfire Protection (PBP) 2019 including areas of vegetation that are partially cleared and already meet the specifications of a proposed APZ.
- Access roads to meet requirements under the PBP 2021 or for other reasons.
- Facilities/works that are ancillary to the proposal such as driveways, fence lines and landscaping.

If an APZ is proposed within vegetation that is partially cleared and meets the specifications of the proposed APZ or subsequent 10/50 clearing entitlement, it must still be considered when determining whether a BDAR is required.

The minimum lot size for the study area is 2.25ha, therefore allowing for a maximum of 0.5ha of native vegetation to be cleared before the BAM and offsets scheme is applied. As per the bushfire constraints report (Black Ash Bushfire Consulting, 2025) and proposed development plans, Waratah

Ecology estimates that an area of approximately 0.48ha is required to be cleared to meet the APZ requirements for the development, with most of this area comprising of exotic tree and weed species. There are no areas within the site that are mapped on the NSW Biodiversity Values Map. Under these circumstances, the proposed development does not trigger the NSW BOS.

Table 3: BOS area clearing threshold

Minimum lot size associated with the property	Threshold for clearing native vegetation, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

1.6. Significance assessments

1.6.1. Assessment of Significance under the BC Act

Assessments using the criteria provided under the BC Act (i.e. Test of Significance (ToS)) must be taken into account by consent or determining authorities when considering a development proposal or development application. This enables a decision to be made as to whether there is likely to be a significant impact on the species and hence if entry into the BOS is required.

The results of the field survey have been used to inform whether significance assessments are required for any listed species and communities, with the associated Test of Significance presented in **Appendix D**.

1.6.2. EPBC Act Significant Impact Guidelines

The EPBC Act establishes a process for assessing the environmental impact of activities and developments where Matters of National Environmental Significance (MNES) may be affected. The process includes the application of Significant Impact Criteria (SIC) for listed threatened species and ecological communities that represent a MNES that will be impacted as a result of the proposed action. Significant impact guidelines that outline a number of criteria have been developed by the Commonwealth, to provide assistance in conducting the assessment and help decide whether or not a referral to the Commonwealth is required. Under the Act, any action which “has, will have, or is likely to have a significant impact on a MNES” is defined as a controlled action and requires approval from the Commonwealth Department of Climate Change, Energy, the Environment and Water.



Figure 1: Site aerial

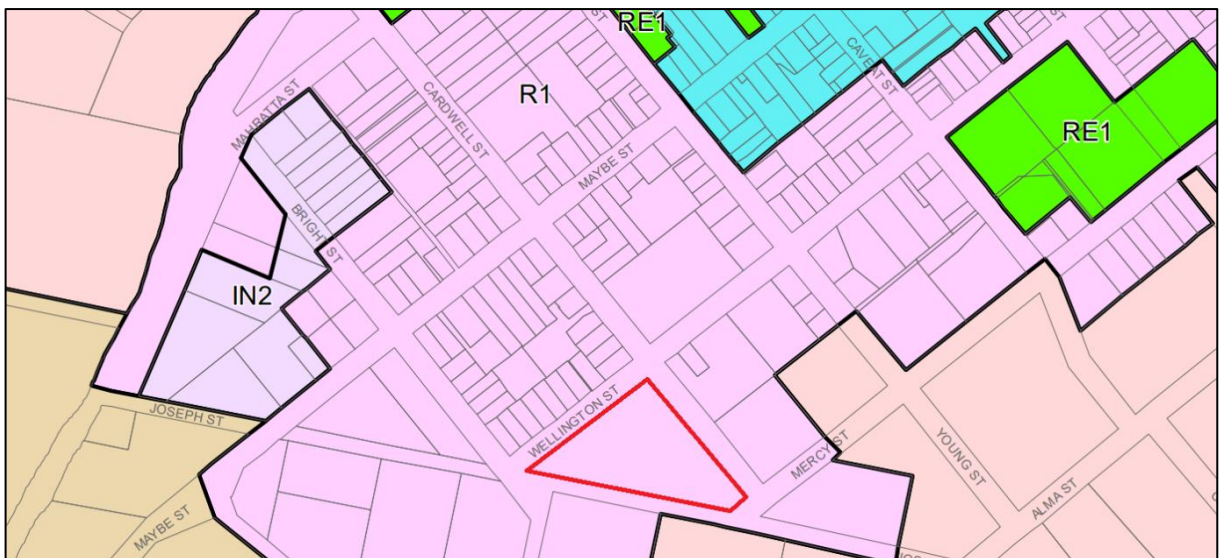


Figure 2: Land Zoning Map (Bombala LEP 2010)

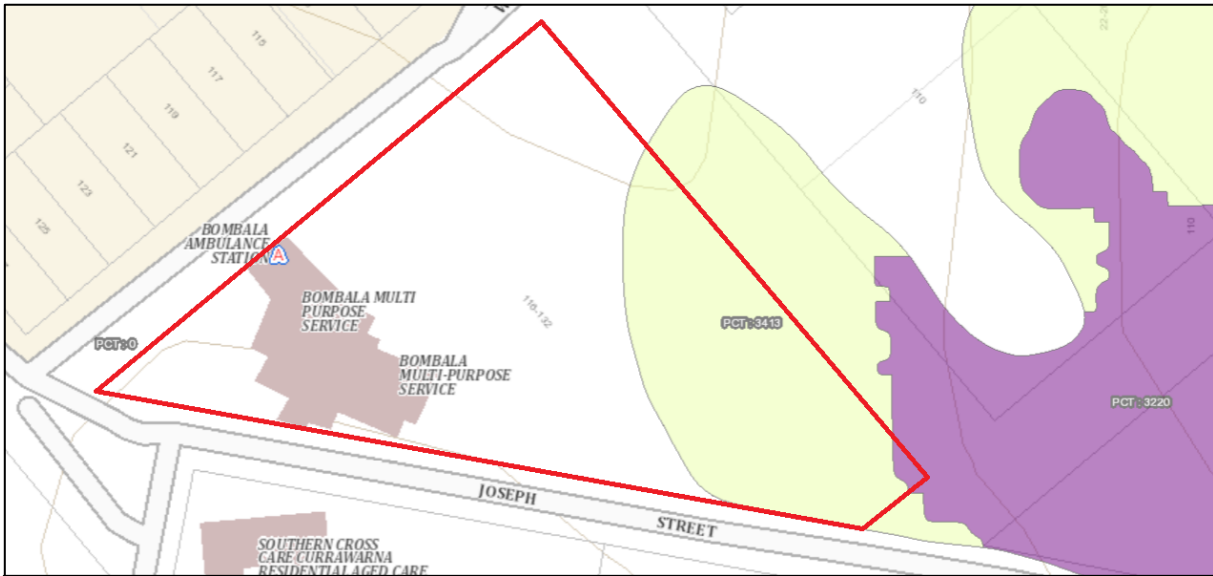


Figure 4: Plant Community Types (NSW OEH SEED, 2025)



Figure 3: Proposed development plans and tree retention (Nordon Jago, 2026)

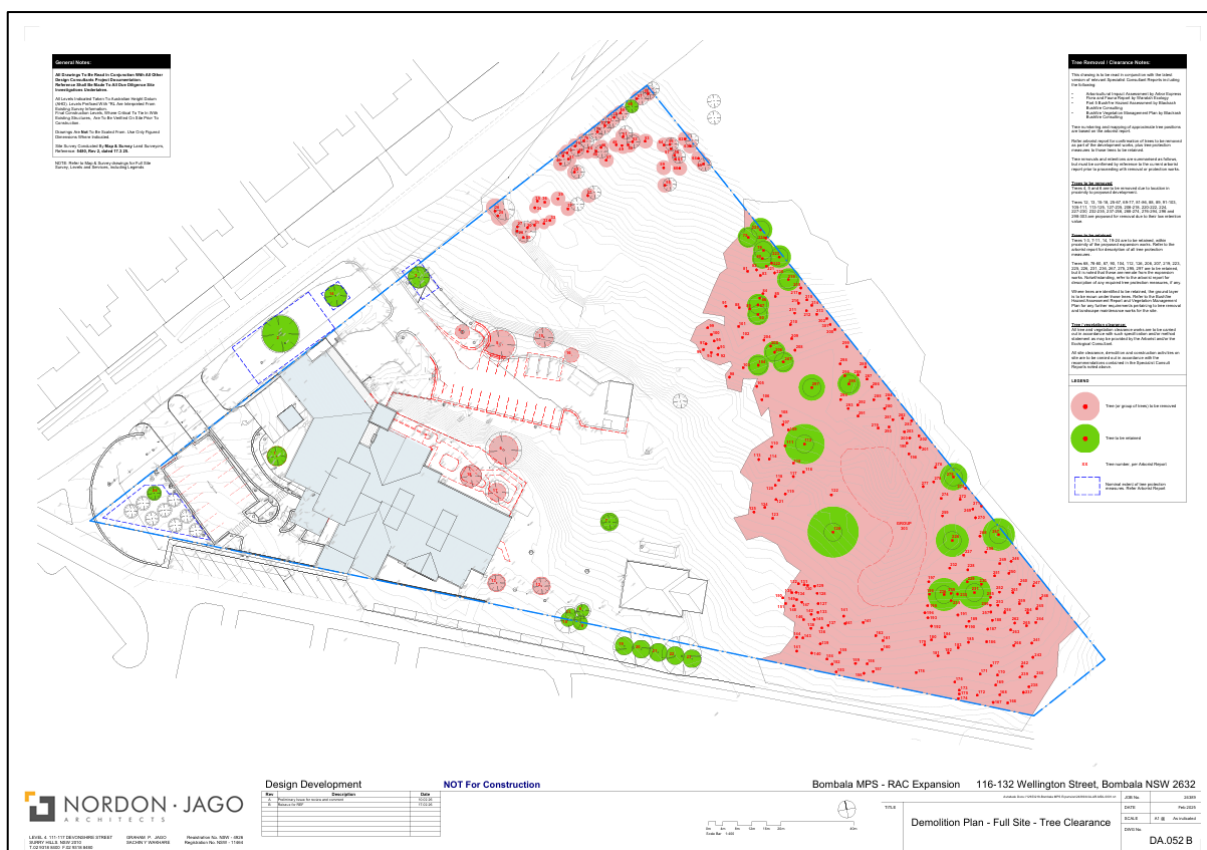


Figure 5: Demolition and vegetation removal plan (Nordon Jago, 2026)

2. Methodology

2.1. Literature and database review

A site-specific literature and database review was undertaken prior to the field survey and the preparation of this report. This included desktop analysis of aerial photography and review of regional scale information from the following sources:

- Biodiversity Values Map (DPE 2025a)
- Bombala Development Control Plan 2012
- Bombala Local Environmental Plan 2010 (LEP)
- EPBC Act Protected Matters Search Tool (DCCEE 2025)
- Nearthmaps.com
- NSW BioNet Atlas (OE 2025a)
- NSW BioNet Vegetation Classification (OE 2025b)
- NSW ePlanning spatial viewer (DPE 2025b)
- SEED The Central Resource for Sharing and Enabling Environmental Data in NSW (OE 2025c)
- Six Maps (LPI 2022)

Searches using NSW BioNet Atlas (OE 2025a) and the Commonwealth Protected Matters Search Tool (DCCEE 2025) were conducted to identify threatened flora and fauna, as well as migratory fauna records within a 10km x 10km cell search area centred on the study area. This data, combined with the available habitat, was used to establish the likelihood of any threatened species occurring within the study area.

Vegetation communities identified throughout the study area were assessed against described Plant Community Types (PCTs) and associated Threatened Ecological Communities (TECs) listed under the EPBC Act and/or the BC Act.

2.2. Field survey

A field survey was conducted of the site on 21 March 2025 using a combination gridded traverses and the random meander technique (Cropper, 1993). Areas highlighted in *Figure 7: Vegetation and Slope Assessment – Mapped Vegetation Layers (Black Ash Bushfire Consulting, 2025)* were surveyed more extensively, as they are areas which will be directly impacted by the proposed APZ. Visible flora and fauna species as well as potential threatened species habitat, were recorded during the survey.

An opportunistic fauna survey was undertaken for birds, amphibians, reptiles and mammals, which included observations along with signs of direct and indirect occupancy (i.e., scats, owl pellets, fur, bones, tracks, bark scratches, foliage chew marks etc.).

Fauna habitat searches were conducted for potential foraging, roosting, breeding or nesting habitat of nocturnal and diurnal species. This included tree hollows, stags, bird nests, possum dreys, decorticated bark, mature/old growth trees, food trees, culverts, dens, dams, riparian areas and refuge habitats.

2.3. Likelihood assessment

Determining the likelihood and occurrence of threatened species, population and migratory species includes:

- Reviewing the location and date of recent (<5 years) and historical (>5-20 years) records.
- Reviewing available and suitable habitat within the study area and surrounding areas.
- Applying expert knowledge of each species' ecology.

The potential for each threatened species, population and/or migratory species to occur within the study area was assessed and the necessity for targeted field surveys was determined.

Following field surveys and review of available habitat within the study area, the potential for species to utilise the site and be impacted directly or indirectly by the proposed action were considered as either:

- “Recent record” = species has been recorded in the study area within the past 5 years.
- “High” = species has previously been recorded in the study area (>5 years) or in proximity (for mobile species), and/or habitat is present that is likely to be utilised by a local population.
- “Moderate” = suitable habitat for the species is present onsite, but no evidence of a species detected and relatively high number of recent records (5-20 years) in the locality or species is highly mobile.
- “Low” = suitable habitat for a species is present onsite but limited or highly degraded, no evidence of a species detected and relatively low number of recent records in the locality.
- “Not present” – suitable habitat for the species is not present onsite or adequate survey has determined species does not occur in the study area.

A significance assessment was conducted for all BC / EPBC Act listed species considered to have a “moderate” or higher likelihood of occurrence within the study area.

3. Results

This section outlines the results of the desktop assessment and field survey.

3.1. Literature and database review

3.1.1. Commonwealth Matters of National Environmental Significance (MNES)

The Protected Matters Search Tool (PMST) returned several MNES, and other protected matters listed under the EPBC Act that may occur within or near the study area. Refer to **Appendix B** for the species listed in the database search results and the likelihood of occurrence assessment. The relevance of these potential MNES to the study area is summarised in **Table 4**.

Table 4: Commonwealth Matters of National Environmental Significance (MNES)

Category	Matter	Relevance to Project
World Heritage Places	0	Not applicable
National Heritage Places	0	Not applicable
Wetlands of International Importance (Ramsar Wetlands)	0	Not applicable
Great Barrier Reef Marine Park	0	Not applicable
Commonwealth Marine Area	0	Not applicable
Listed Threatened Ecological Communities	3	One Threatened Ecological Community listed as endangered: <i>Upland Wetlands of the New England Tablelands (New England Tableland Bioregion) and the Monaro Plateau (South Eastern Highlands Bioregion)</i> Two Threatened Ecological Communities listed as Critically Endangered: <i>White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland</i> <i>Natural Temperate Grassland of the South Eastern Highlands</i>
Listed Threatened Species	22	Species include 5 plants, 10 birds, 4 mammals, 1 frog and 2 reptiles likely or known to occur within 5km of the study area.
Listed Migratory Species	3	Species include 3 migratory birds likely or known to occur within 5km of the study area.
Other Matters Protected by the EPBC Act		
Commonwealth Land	2	Includes two areas of commonwealth land utilised for communications, UT and the arts (Telstra Corporation Ltd), and banking (Commonwealth Trading Bank of Australia)
Commonwealth Heritage Places	0	Not applicable
Listed Marine Species	7	Species include 7 overfly marine birds which are known or likely to occur within 5km of the study area.
Whales and other cetaceans	0	Not applicable
Critical Habitats	0	Not applicable
Commonwealth Reserves Terrestrial	0	Not applicable
Australian Marine Parks	0	Not applicable
Habitat Critical to the Survival of	0	Not applicable

Category	Matter	Relevance to Project
Marine Turtles		
Extra Information		
State and Territory Reserves	1	• Coolumbooka Nature Reserve
Regional Forest Agreements	2	• Eden RFA • Southern RFA
Nationally Important Wetlands	0	Not applicable
EPBC Act Referrals	4	The EPBC Act Referrals system identifies the recorded locations of referrals submitted to the Department under the EPBC Act 1999. These EPBC Act referrals are not located within the project area. The project will not interact with existing EPBC Act Referrals. Therefore, no further assessment is required.
Key Ecological Features (Marine)	0	Not applicable
Biologically Important Areas	0	Not applicable
Bioregional Assessments	0	Not applicable
Geological and Bioregional Assessments	0	Not applicable

3.1.2. Bombala LEP 2012

No areas of the site is mapped as containing ‘terrestrial biodiversity’ under the LEP, therefore the considerations outlined in Section 6.3 – *Terrestrial Biodiversity* are not referenced in this report.

The general aims of the LEP should still be applied during the development of the site, primarily, preservation, conservation and general enhancement of the ecological integrity of the LGA.

3.1.3. State Environmental Planning Policy (Koala Habitat Protection) 2021

State Environmental Planning Policy (SEPP) (Biodiversity and Conservation), Chapter 4 – Koala Habitat Protection 2021 applies to all land zones in the Snowy Monaro LGA.

According to Part 2 of the Koala Habitat SEPP 2021, before a council may grant consent to a development application to carry out development on the land, the council must assess whether the development is likely to have any impact on koalas or koala habitat. If the council is satisfied that the development is likely to have low or no impact on koalas or koala habitat, the council may grant consent.

Step 1: *Is the land highly suitable habitat (where highly suitable habitat means that 15% or more of the total number of trees within any Plant Community Type (PCT) are the regionally relevant species of those listed in the SEPP).*

- There is one koala feed tree species listed in Schedule 2 of the SEPP present in the very eastern corner of the site, which is identified as Ribbon Gum (*Eucalyptus viminalis*). Individuals of this species cover a very small portion of the site, much less than 15%.

Step 2: *Is the land considered to be core koala habitat, where core koala habitat is: (a) an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas are recorded as being present at the time of assessment of the land as highly suitable koala habitat, or (b) an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas have been recorded as being present in the previous 18 years.*

- Under the Koala Habitat Protection SEPP 2021, 'core koala habitat' is defined as '*an area of land with a resident population of koalas, evidence by attributes such as breeding females, being females with young, and recent sightings of an historical records of a population*'.
- For this report, historical koala occupation of the site is determined by considering koala records within the last 18 years, using records from the NSW BioNet and *Atlas of Living Australia* (ALA), within a 5km radius of the site. There have been 3 records of koalas within 5km of the site over the last 18 years, with all of these being wildlife rehabilitation records. The low records of koalas, coupled with the absence of a resident population within the study area suggests that the study area is not core koala habitat.

Based on this information, whilst there are several individual Ribbon Gum trees in the southeast of the site, they consist of less than 15% of the total number of trees in the site. There are also very limited records of koalas in the surrounding areas. Whilst there is potentially suitable habitat located further east of the site, the site itself is not considered core koala habitat, and the proposed development is not anticipated to have a significant impact on any local koala population.

3.1.4. Vegetation Type

Based on the NSW State Vegetation Type Map (SEED, 2025), there are two PCTs mapped within the eastern area of the site.

PCT 3220 Southeast Tableland Ranges Brown Barrel Fern Forest

- Vegetation Class: Southern Escarpment Wet Sclerophyll Forests
- Vegetation Formation: Wet Sclerophyll Forests (Shrubby sub-formation)
- IBRA: South East Corner; South Eastern Highlands
- IBRA Subregion: South East Coastal Ranges; Bungonia; Kybayan-Gourock; Monaro
- Associated TEC: None

PCT 3220 description:

A very tall moist sclerophyll open forest of sheltered slopes on high cool ranges along the eastern edge of the southern tablelands. This PCT is sampled extensively from Tallaganda south along the Gourock and Kybayan Ranges to Glenbog and south along the South Coast Range to Nalbaugh and Bondi Gulf, with outliers in the north-east at Monga, Wyanbene and on Minuma Range. It occurs at elevations of 700-1400 metres asl, with means of 800-1200mm rainfall and 15-60 frost days annually, primarily on sandstone and granitic substrates, with occasional samples from nearby metasedimentary or acid volcanic rocks.

A very tall mid-dense canopy very frequently contains *Eucalyptus fastigata*, occasionally with *Eucalyptus radiata* or *Eucalyptus viminalis*. An occasional very sparse small tree layer has scattered *Acacia melanoxylon* and a sparse layer of shrubs commonly includes scattered *Leucopogon lanceolatus* and *Acacia dealbata*, and occasionally *Coprosma quadrifida*. The ground layer is typically mid-dense to dense and is very frequently dominated by *Pteridium esculentum* and *Poa meionectes*, with a suite of associated plants commonly including *Dianella tasmanica*, *Lomandra longifolia*, *Senecio prenanthoides*, *Coronidium scorpioides*, *Clematis aristata*, *Glycine clandestina*, *Microlaena stipoides*, *Viola hederacea*, *Lagenophora stipitata*, *Poranthera microphylla*, *Stellaria pungens*, *Gonocarpus tetragynus*, *Veronica calycina*, *Acaena novae-zelandiae*, *Asperula scoparia* and *Dichondra repens*.

In the north of its range this community may grade into PCT 3651 on dry exposed aspects, while in the south it is replaced by PCT 3217 on similar sheltered slopes at slightly lower, warmer elevations along the escarpment rim to the east.

PCT Monaro Kangaroo Grass Woodland-Grassland Complex

- Vegetation Class: Temperate Montane Grasslands
- Vegetation Formation: Grasslands
- IBRA: Australian Alps; South East Corner; South Eastern Highlands
- IBRA Subregion: Snowy Mountains; South East Coastal Ranges; Kybayan-Gourock; Monaro; Murrumbateman
- Associated TEC: *Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion* (20346)

PCT 3413 description:

A closed to mid-dense dry grassland to grassy open woodland of rolling gentle slopes on moderately dry, cool margins of the Monaro and Kybayan-Gourock subregions of the south-east South Eastern Highlands bioregion, and foot slopes of upper valleys of the Murrumbateman subregion in the ACT. This PCT is found from the southern Monaro around Delegate north to Bungendore and Braidwood, and from Cathcart and Wyanbene west to Byadbo and Yaouk.

It occurs at elevations of 650-1250 masl, with means of 600-950mm precipitation and 30-80 frost days annually, primarily on Abercrombie Formation sandstones and on granitic rocks with scattered records from other substrates.

This PCT is characterised by a mid-dense to dense tall grassy ground layer that almost always includes a high cover of *Themeda triandra*, commonly with *Poa sieberiana* and *Poa labillardierei* var. *labillardierei* and occasionally *Microlaena stipoides*, *Elymus scaber* and/or *Poa meionectes*. Common forbs include *Scleranthus biflorus*, *Solenogyne gunnii*, *Asperula conferta*, *Plantago varia*, *Leptorhynchus squamatus*, *Chrysocephalum apiculatum* and *Acaena ovina*, with occasional *Geranium antrorsum*, *Hydrocotyle laxiflora*, *Hypericum gramineum*, *Oxalis perennans*, *Rumex brownii* or *Schoenus apogon*. Trees are rarely present however may include scattered *Eucalyptus pauciflora* or very rarely *Eucalyptus stellulata*, while shrubs are generally absent or may very rarely be present as isolated individuals.

This plant community type may grade into adjacent remnants of various southern tableland grassy woodlands including PCTs 3341, 3301 and 3347.

Associated TEC description:

Monaro Tablelands Cool Temperate Grassy Woodland is a woodland to low open woodland community. It is characterised by a sparse to very sparse tree (woodland to open woodland) layer dominated by *Eucalyptus pauciflora* (Snow Gum) either as a single species or with any of *Acacia melanoxylon* (Blackwood), *E. rubida* (Candlebark), *E. stellulata* (Black Sallee) and/or *E. viminalis* (Ribbon Gum) as co-dominants. Other tree species may occur within the community, although very infrequently and always as canopy sub-dominants.

The tree layer becomes shorter and sparser with declining moisture availability or increasing levels of soil water logging. Tree cover may be reduced or absent due to historic land management practices. A continuous ground layer is usually present, although this may vary in composition and cover. The ground layer is typically dominated by *Themeda triandra* (syn. *T. australis*, Kangaroo Grass) and *Poa sieberiana* (Snow Grass), although a relatively wide range of frequently encountered species also make a substantial contribution to the ground cover. These include *Microlaena stipoides* (Weeping Grass), *Anthosachne scabra* (syn. *Elymus scaber*; Tall Wheatgrass), *Poa labillardierei* (River Tussock), *Hydrocotyle laxiflora* (Stinking Pennywort), *Scleranthus biflorus* (Knawel), *Oxalis perennans*, *Plantago varia* (Variable Plantain), *Euchiton japonicus* (Creeping Cudweed), *Hypericum gramineum* (Small St. John's Wort), *Desmodium varians* (Slender Tick-trefoil), *Geranium solanderi* (Native

Geranium), *Acaena echinata*, *Gonocarpus tetragynus*, *Dichondra repens* (Kidney Weed), *Solenogyne gunnii*, *Asperula conferta* (Common Woodruff), *Asperula scoparia* (Prickly Woodruff), *Chrysocephalum apiculatum* (Common Everlasting) and *Chrysocephalum semipapposum* (Clustered Everlasting).

The community can also occur as secondary grassland where trees have been removed but the understorey composition remains largely intact. The composition can be difficult to separate from natural temperate grassland, with landscape cues such as the presence of snow gum in a similar landscape position used as a guide.

3.1.5. Threatened flora and fauna

A review of the NSW BioNet Atlas and EPBC Act PMST identified 5 threatened flora species and 22 threatened fauna species that are known or considered likely to occur within 10km of the study area. A habitat assessment and review of recent records was undertaken to determine the likelihood of occurrence and whether a significant impact assessment was required. Many of the threatened flora and fauna species excluded from further consideration are species that do not have suitable habitat in the study area and thus are not likely to be affected by the proposed works.

The likelihood of occurrence analysis, presented at **Appendix B**, reduced the primarily list to zero threatened species with a likelihood of occurrence higher than 'low'. Significance assessments under the BC and EPBC Acts were therefore not conducted.

3.1.6. Migratory fauna species

The following EPBC Act listed migratory bird species are either known to, or considered likely to, potentially utilise habitat within a 5km range of the study area:

- Fork-tailed Swift (*Apus pacificus*)
- Latham's Snipe (*Gallinago hardwickii*)
- White-throated Needletail (*Hirundapus caudacutus*)

Given the extensive suitable habitat within the wider locality of the site, the quality of the vegetation to be impacted by the proposed works, and the migratory nature of these species, impacts on suitable foraging and breeding habitat is considered to be minimal.

3.2. Field survey

A daytime field survey was conducted on 21 February 2025 by WE Ecologist Jock McNaughton. Weather conditions on the day were overcast, cool and raining.

Table 5: Survey weather conditions

Date	Temp (C°)		Rainfall (mm)	Wind		Humidity
	Min	Max		Direction	Speed (km/h)	
21/03/2025	15.5	17.1	9.0	S	30	NA

3.2.1. Flora

The vegetation on site consist of both native and exotic flora species. Tree species on site are primarily exotic, with species such as Black and White Poplar (*Populus alba* and *P. nigra*) covering large areas of the site, and Monterey Cypress (*Cupressus macrocarpa*), Monterey Pine (*Pinus radiata*) dominating the riparian areas along the drainage line. Native tree species primarily consist

of Blackwood Acacia (*Acacia melanoxylon*) and Ribbon Gums (*Eucalyptus viminalis*) and are mostly located in the southeast of the site.

Most of the groundcover species were exotic, including species such as Horseweed (*Erigeron canadensis*), Common Sow-thistle (*Sonchus oleraceus*), and Orchard Grass (*Dactylis glomerata*).

Two weeds of national significance (*Nassella trichotoma* and *Rubus fruticosus*) are also present in the western and eastern areas of the site. There are several native groundcover flora species present, such as River Tussock (*Poa labillardierei*), Kangaroo Grass (*Themeda triandra*) and Solanders Geranium (*Geranium solderi*).

No threatened flora species were recorded during the survey, and none have been recorded within the study area over the last 20 years. A list of flora species identified during the survey is provided at **Appendix C**.

3.2.2. Vegetation and ecological communities

The flora on site is mapped as two separate communities, including PCT 3413 *Monaro Kangaroos Grass Woodland-Grassland Complex* and PCT 3220 *Southeast Tableland Ranges Brown Barrel Forest*. The field survey suggests that an Urban Native / Exotic (UNE) community is also present, covering the majority of the site, especially along the drainage line. PCT 3220 *Southeast Tableland Ranges Brown Barrel Forest* is considered to have a limited presence throughout the site.

PCT 3413 *Monaro Kangaroos Grass Woodland-Grassland Complex* is interspersed throughout the central and eastern areas of the site. It is however in poor condition and has undergone historical maintenance (mowing etc.). The assemblage of vegetation in the far eastern area of the site resembles the TEC *Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion* (MTCTGW). This TEC is associated with PCT 3413 and is known to occur in the wider Bombala area. Several species which are characteristic of this TEC are present both partially within and adjacent to the eastern corner of the site, including Ribbon Gum (*Eucalyptus viminalis*), Blackwood Acacia (*Acacia melanoxylon*), Solanders Geranium (*Geranium Solanderi*), River Tussock (*Poa labillardieri*) and Kangaroo Grass (*Themeda Triandra*). This assemblage of species continue further to the east. An approximate distribution of the vegetation communities across the site is provided in **Figure 5**. A Test of Significance under the BC Act was conducted for this TEC and is presented in **Appendix D**.

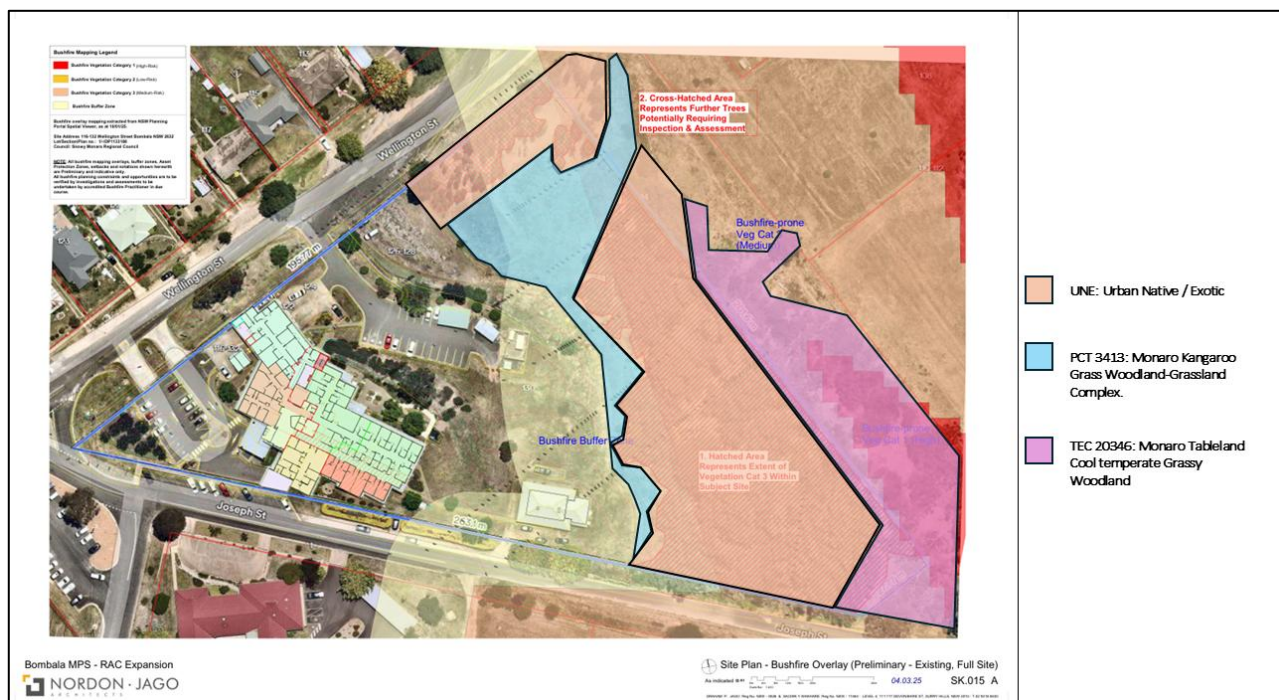


Figure 6: Vegetation communities throughout the site

3.2.3. Fauna and fauna habitat

The fauna identified on site during the survey consisted of various native bird species, including Sulphur-crested Cockatoos (*Cacatua galerita*), Eastern Rosellas (*Platycercus esimus*), Red Wattle Birds (*Anthochaera arunculata*) and Black-faced Cuckooshrike (*Coracina novaehollandiae*). Grey Kangaroos (*Macropus giganteus*) and Swamp Wallabies (*Wallabia bicolor*) were also seen grazing directly adjacent to the site. No exotic fauna species were directly identified on or adjacent to the site. A full list of fauna species identified during the survey is provided at **Appendix C**.

Whilst the flora species on site consisted primarily of exotic species, many of these native bird species were seen utilising the large areas of Black and White Poplar trees as foraging habitat.

There were also several areas of potential fauna habitat along the eastern boundary of the site, including burrows, fallen and hollow logs and large, mature native trees. These features provide potential foraging, roosting, breeding and nesting resources for local native fauna species. There were no rock outcrops, caves overhangs, crevices or permanent waterbodies identified on the site.

Table 6: Fauna habitat features in the study area

Habitat features	Fauna species
Shrubs and groundcover	Habitat and foraging resources for diurnal birds, reptiles, ground mammals
Leaf litter	Foraging resources for reptiles, gastropods, birds and mammals
Juvenile and mature trees	Habitat, nesting, and foraging resources for birds, Megachiropteran bats and arboreal mammals
Fallen timber	Habitat, nesting, and foraging resources for birds, Microchiropteran bats, reptiles and mammals

3.2.4. Survey limitations

The field survey data collected during the survey period is representative of species occurring within the study area for that occasion. Due to effects of fire, breeding cycles, migratory patterns, camouflage, weather conditions, time of day, visibility, predatory and / or feeding patterns, increased species frequency or richness may be observed within the study area outside the nominated survey period.

Targeted surveys would need to be repeated over several seasons, during the evening and at dawn, to more adequately capture the diversity of flora and fauna that could occur within the study area. Habitat assessments based on the habitat features for various species of interest, including regionally significant and threatened species, were used to overcome this survey limitation.

A full fauna survey following *Threatened Species Survey and Assessment Guidelines* (OEH 2020) was not undertaken as sufficient detail to determine the likelihood of occurrence of threatened and migratory species for the purpose of this report was achieved through an opportunistic survey, the random meander technique (Cropper, 1993) and visual habitat assessment.

The flora survey aimed to record as many species as possible. However, a definitive list of the flora within the study area cannot be gathered without systematic traverses and surveys across several seasons. Additional species may be recorded during a longer survey over various seasons. Some species cannot always be accurately identified during a brief survey, generally due to a lack of suitable flowering and/or fruiting material. The techniques used in this investigation are considered adequate to gather the data necessary to validate the vegetation communities and vegetation condition in the study area and assess the likelihood of occurrence of any threatened flora species.

4. Impact assessment

All applications to Council for development or clearing approvals must set out how impacts on biodiversity will be avoided, minimised or mitigated. This includes applications that do not trigger entry into the Biodiversity Offsets Scheme.

Both direct and indirect impacts for the proposed works have been considered in the impact assessment below.

4.1. Avoidance

The project requires the clearing and ongoing management of large areas of the site. The trees labelled as having a 'very low retention value' (Arbor Express, 2025) have little ecological value and can be removed as part of the works. These are numbered as trees 25 through to 303, with several trees labelled as having a 'low' retention value in between. The dominant species is *Populus alba*.

It is recommended however, that three *Eucalyptus viminalis* trees in the southeast corner of the site are retained, as they may form part of the nearby TEC. These have been numbered as 226, 267 and 275 in the arboricultural report.

Several fauna habitat features are also present along the eastern boundary of the site. These include fallen timber, burrows and mature trees. Any direct impacts to these features are to be avoided as most practically possible during the works, as they provide various habitat for the local native fauna.

4.2. Direct impacts

Direct impacts are those impacts that directly affect habitat and individuals. Direct impacts considered for this assessment are vegetation and habitat removal.

Large areas of the site have historically undergone regular maintenance. It also consists primarily of exotic flora species. These internal areas have been classified as either UNE or Temperate Montane Grasslands and are both considered suitable for removal as required.

It is noted however, that several native bird species were observed utilising this exotic vegetation as foraging habitat during the field survey. Its removal is anticipated to directly impact these resident bird species, although the impacts are deemed to be minimal given the extensive areas of more suitable habitat in the wider locality.

The recommendations (**Section 5**) and mitigation measures (**Section 6**) outlined in this report are to be implemented in order to minimise the effects of the direct impacts when establishing the APZ.

4.3. Indirect impacts

Indirect impacts associated with the proposed residential development may include:

- Weed spread and edge effects associated with construction.
- Damage to native vegetation adjacent to the proposed development.
- Increase in surface water runoff, sedimentation and nutrients during and following construction.
- Increase in noise and disturbance to fauna in adjacent vegetation.

Construction edge effects refer to changes in environmental conditions and species composition at the boundary between a construction area and a natural ecosystem. This is especially important regarding the vegetation community to the east of the site. Measures recommended to reduce weed spread and construction edge effects associated with the proposed development and APZ clearing are listed in **Section 5** and **Section 6** of this report.

Impacts associated with changed water runoff include an increase in sedimentation and erosion rates during construction. Following the clearing of vegetation, the drainage line which runs southeast to northwest on the site is vulnerable to increased rates of sedimentation and erosion.

Increases in noise and disturbance to local fauna adjacent to the site is considered to be minimal, given the location of the APZ from the adjacent large area of native vegetation. However, works should still be contained to normal daylight working hours.

5. Recommendations

This section details recommendations to avoid and minimise impacts on biodiversity values associated with the proposed development. Measures that are recommended to be implemented before, during and post development, are provided below.

- The areas on site which have been classified as UNE and PCT 3413 are suitable for clearing as required in order to establish the APZ for the proposed development. This includes all trees

labelled as having a 'very low' and 'low' retention value in the arboricultural report (trees 25 – 303).

- The bushfire assessment report (Black Ash, 2026) states that the site is to be managed as an IPA and no APZs are to extend past the site boundaries, with many of the native flora species throughout the site being retained, and the exotic flora species being identified for clearing. Native trees for retention include several *Eucalyptus viminalis* individuals. These are numbered 226, 267 and 275 by the arboricultural assessment.
- Trees that are being retained on the site should be protected with appropriate tree protections to prevent damage during construction.
 - Tree protection must be in accordance with an approved Tree Protection Plan (TPP) prepared with consideration of Australian Standard AS 4970-2009 *Protection of Trees of Development Sites*.
 - During construction, an adequate fence or similar structure must be placed around any trees or vegetation that is to be retained in accordance with the approved TPP.
 - Tree protection zones identified by an approved TPP must not be used by vehicles or machinery, for stockpiling or storage of materials, or any other construction activities. This will help protect the tree from soil compaction and potential contamination.
- Any unidentified habitat that is directly impacted by the proposed works (i.e. tree hollows, fallen timber/logs, rocks etc.) is to be relocated to a suitable location close to its original location, preferably to the east in areas of more intact native vegetation.
- In the unlikely event that unexpected threatened species are identified during the development, works should cease, and an ecologist be contacted.
- The works should be scheduled outside of predicted heavy rain periods.
- Erosion controls should be inspected regularly (daily during workdays) and after rainfall. Damaged controls should be fixed immediately. Accumulated sediment or waste material is to be removed from within the sediment controls regularly and disposed of at a licensed waste facility.
- Erosion and sediment controls are to be left in place until after the works are completed.
- Any areas outside the subject site that are disturbed in any way (vegetation removal, soil disturbance) should be rehabilitated through appropriate revegetation works with local native flora species.
- Weed control management should be put in place as follows:
 - Ensure construction vehicles and earthmoving equipment are clean (and if necessary, are cleaned to remove soil and weed seed) before entering or leaving the study area.
 - Monitor soil disturbance in the work area and control any weeds as soon as they emerge.
 - Consider planting native species that are indigenous to the local area in landscaping.
 - Ensure garden plantings do not include other potentially invasive plant species.
 - Any exotic vegetation removed from the site should be disposed of at an approved facility.

6. Mitigation measures

Impacts and the associated mitigation measures are presented below in **Table 7**.

Table 7: Impacts and mitigation measures

Impact	Mitigation measure	Significance after mitigation
Directly impacting BC Act listed TECs	Vegetation clearing does not extend past the eastern boundary of the site	Not significant
Construction related impacts occurring outside the construction area	Construction fencing being in place surrounding the construction area	Not significant
Areas of retained vegetation surrounding the site, specifically to the east, being impacted by works	Implementation of no-go-zones for plant and equipment	Not significant
Sedimentation of nearby drainage line	Use of silt fences	Not significant

7. Conclusions

This report provides an assessment of the ecological value of the existing flora and fauna within the site located at 116-132 Wellington Street, Bombala NSW. It considers the impacts of the proposed clearing required due to renovation works of the Bombala MPS in relation to current environmental and ecological planning legislation.

The proposed development involves the expansion of the existing Bombala MPS to accommodate an additional 20 residential aged care bedrooms, as well as associated living areas, carpark, and three self-contained staff accommodation units. Bushfire protective control measures involve the clearing of vegetation to the east of the site in order to establish an appropriate APZ. Several individual native trees are being retained, with primarily exotic weeds and trees being removed to meet APZ requirements.

No areas of the site are mapped as high biodiversity on the NSW Biodiversity Values Map, nor are they mapped as Terrestrial Biodiversity by the Bombala LEP. The proposed area of native vegetation to be cleared is also below the NSW Biodiversity Offset Scheme threshold under the BC Act. Under these conditions, the proposed development does not trigger the NSW Biodiversity Offset Scheme.

The vegetation on site is classified as PCT 3413 *Monaro Kangaroo Grass Woodland-Grassland Complex*, and PCT 3220 *Southeast Tableland Ranges Brown-Barrel Fern Forest*. The field survey suggested that only PCT 3413 is present and in a very poor condition, along with Urban Native / Exotic (UNE) type vegetation.

PCT 3413 *Monaro Kangaroo Grass Woodland-Grassland Complex* is associated with the BC Act listed TEC *Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion*. The field survey identified several flora species which are characteristic of this TEC, specifically in the far eastern area of the site, both within and directly adjacent to the site boundary. It is understood that this area of the site will not be directly impacted by the APZ requirements.

The field survey identified that most of the site and the area within the APZ consisted of exotic flora species, with the mapped PCTs both in poor condition. Most of the vegetation was situated along a drainage line that ran southeast to northwest through the site and consists of predominantly exotic species. Several native bird species were observed throughout this vegetation. The presence of extensive native vegetation to the east of the site is anticipated to lessen the impact of the removal of this exotic vegetation. The field survey did not record any BC or EPBC Act listed threatened flora or fauna species.

A Test of Significance under the BC Act was conducted for the TEC *Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion*, which concluded that no significant impact is anticipated as a result of the proposed works and the associated APZ.

The mitigation measures outlined in this report are considered sufficient to minimise the impacts of the proposed development and preserve the ecological values both within and adjacent to the site.

This assessment has adequately considered threatened species and communities both within and surrounding the study area in the context of the proposed development by:

- Conducting a field survey.
- Adopting the precautionary principle in the assessment of threatened species.
- Designating appropriate recommendations to minimise potential impacts to threatened species and communities that may transiently occur within the study area, as well as any other flora and fauna.

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Appendix A: Photographs – 116-132 Wellington Street, Bombala NSW



Photograph 1: View of the northern boundary of the site and part of the grassland in the foreground.



Photograph 2: View of the extensive Poplar trees in the north of the site.



Photograph 3: Example of the maintenance received by some of the vegetation on the site.



Photograph 4: View of the exotic vegetation in the central eastern portion of the site.



Photograph 5: View across the central eastern area of the site, facing east.



Photograph 6: View along the eastern boundary of the site, facing southeast.



Photograph 7: View of the southeast corner of the site, facing southeast.



Photograph 8: Further view of the southeast corner of the site.



Photograph 9: English Ivy growing over a eucalypt, adjacent to the site boundary.



Photograph 10: Extensive Black and White Poplar growing in the east of the site.



Photograph 11: Example of potential fauna habitat to the southeast of the site.



Photograph 12: View of the open woodland vegetation further to the southeast of the site.

Appendix B: Threatened flora and fauna species – likelihood assessment

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
<i>Litoria castanea</i> (Yellow-spotted Tree Frog)	Amphibian	E4A CE	This species distribution is split into northern and southern populations. The southern population has a restricted distribution between Canberra and Bombala on the Southern Tablelands at altitudes between 700-800m. The southern population has been decimated in recent years, with no confirmed records of the southern population since 1980.	0	0	Low Suitable habitat is known or likely to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Aphelocephala leucopsis</i> (Southern Whiteface)	Bird	V V	This small passerine bird is found throughout southern Australia, except for Tasmania, in dry, open forest and woodlands.	0	0	Low Suitable habitat is likely to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Callocephalon fimbriatum</i> (Gang-gang Cockatoo)	Bird	E1, P E	Gang-gang Cockatoos are distributed from southern Victoria through southern and central eastern NSW. It is known from records as far north as Coffs Harbour and as far west as Mudgee. In warmer months, it is generally found in tall mountain forests and woodlands. In cooler months, it moves to lower altitudes to drier and more open eucalypt forests and woodlands, or dry forest in coastal areas. It favours	2	0	Low Only two observational records over the last 20 years made to the north of the site. Potentially suitable habitat to the east of the site.	No This species was not detected during the field survey. No significant impact on this species or any critical habitat is anticipated as a result of the proposed development.

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
			old growth forest and woodlands for nesting and roosting.				
<i>Climacteris picumnus victorae</i> (Brown Treecreeper (eastern subspecies))	Bird	V, P V	The Brown Treecreeper is endemic to eastern Australia where it is found on the inland plains and slopes of the Great Dividing Range. It is also less commonly found on coastal plains and ranges. It prefers eucalypt woodlands and dry open forests, usually with an open, grassy understorey and not with a dense shrub layer. It is a sedentary bird and nests in hollows of standing dead or live trees and tree stumps.	1	0	Low One observational record made along the Bombala River to the northwest. Limited suitable habitat within the site.	No This species was not detected during the field survey. No significant impact on this species or any suitable habitat is anticipated as a result of the proposed development.
<i>Daphoensitta chrysoptera</i> (Varied Sittella)	Bird	V, P N/L	This small songbird is sedentary and inhabits most of mainland Australia, with exception to treeless deserts and open grasslands. Whilst its population size in NSW is uncertain, its distribution ranges from the coastline to the far west. It inhabits eucalypt forests and woodlands, especially those containing rough-barked species and mature smooth-barked gums with dead branches, mallee and <i>Acacia</i> woodland.	1	1	Low One recent observational record made of a flock flying between patches of remnant vegetation. There is limited suitable habitat on the site, more so adjacent to it.	No This species was not detected during the field survey. No significant impact on this species or any suitable habitat is anticipated as a result of the proposed development.
<i>Gallinago Hardwickii</i> (Latham's Snipe)	Bird	V V, M	This migratory bird visits Australia during its non-breeding season and has been recorded along the east coast of Australia from Cape York Peninsula through to southeastern South Australia. In Australia, it inhabits permanent and ephemeral wetlands up to 2000m above sea level. The wetland are usually freshwater with low, dense vegetation.	0	0	Low Suitable habitat is likely to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
							the proposed development.
<i>Grantiella picta</i> (Painted Honeyeater)	Bird	V V	This species is found throughout Queensland, NSW, Victoria, South Australia and the Northern Territory. It is found in dry, open forests and woodlands and is strongly associated with mistletoe. It can also be found along river, on plains with scattered trees and on farmland with remnant vegetation.	0	0	Low Suitable habitat is known or likely to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Hirundapus caudacutus</i> (White-throated Needletail)	Bird	V V	This species is widespread in eastern and southeastern Australia, being recorded in all regions of Queensland, NSW and Victoria and extending inland to the western slopes of the Great Dividing Range. It spends its non-breeding season in Australasia. It is almost exclusively aerial, therefore conventional habitat descriptions are inapplicable.	0	0	Low Potentially suitable habitat is known within 5km of the study area; however, species is primarily aerial and may utilise a wide range of different habitats.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Melanodryas cucullata cucullata</i> (Southeastern Hooded Robin)	Bird	E1 E	This large robin is widespread across temperate Australia, except for the drier deserts and wetter coastal areas. It is rarely found on the coast. It prefers lightly wooded country, usually open eucalypt woodland, <i>Acacia</i> scrub and mallee, often in or near clearings/open areas. It requires structurally diverse habitats featuring eucalypts, saplings, small shrubs and a ground layer of moderately tall native grass.	0	0	Low Suitable habitat is known or likely to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
<i>Neophema chrysostoma</i> (Blue-winged Parrot)	Bird	V V	This species of parrot is mostly found in southeastern Australia, throughout Tasmania, Victoria, South Australia and NSW. It is occasionally identified in southern Queensland and the Northern Territory. It inhabits a range of habitats, including coastal, sub-coastal and inland areas, through to arid zones where they favour grasslands and grassy woodlands. They are also known to occur in open urbanised vegetated areas, such as golf courses and paddocks.	0	0	Low Suitable habitat is known or likely to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Petroica boodang</i> (Scarlet Robin)	Bird	V, P N/L	The Scarlet Robin is found from southeast Queensland to southeast South Australia. Populations are also known from Tasmania and southwest Western Australia. It lives in dry eucalypt forests and woodlands with an open and grassy understorey and scattered shrubs. It lives in both mature and regrowth vegetation and occasionally in mallee or wet forest communities and tea-tree swamps.	1	1	Low One observational record made in roadside vegetation to the north of the site. Limited suitable habitat in the site. More so adjacent to the site.	No This species was not detected during the field survey. No significant impact on this species or any suitable habitat is anticipated as a result of the proposed development.
<i>Pycnoptilus floccosus</i> (Pilotbird)	Bird	V, P V	The Pilotbird is found in wet sclerophyll forests and temperate rainforests from the Wollemi and Blue Mountains National Parks in NSW, through to the Dandenong Ranges in Victoria. It is a sedentary bird and requires dense undergrowth with abundant debris.	0	1	Low Suitable habitat is known or likely to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Stagonopleura guttata</i>	Bird	V, P V	The Diamond Firetail's distribution ranges from central Queensland to the Eyre Peninsula in South Australia. It	1	0	Low	No

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(Diamond Firetail)			is widely distributed throughout NSW, however less common in coastal districts. It prefers grassy eucalypt woodlands, including Box-Gum woodlands and Snow Gum woodlands. It also occurs in open forest, mallee, natural temperate grasslands, lightly wooded farmland and riparia areas (rivers and creeks).			One observational record to the north of the site in the Platypus Reserve on Bombala River. Suitable habitat adjacent to the study area.	This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Galaxias terenasus</i> (Round-snout Galaxias)	Fish	N/L E	The Round-snout Galaxias is endemic to freshwater rivers in the mid-catchment of the Snowy River and East Gippsland catchments of south-eastern Australia in NSW and Victoria. In NSW, the species occurs in the Snowy, MacLaughlin, Delegate/Bombala rivers and the upper Genoa River.	0	0	Low The drainage line on site is ephemeral and would not support this species. There is suitable habitat within 5km of the site. There are, however, no known records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Prototroctes maraena</i> (Australian Grayling)	Fish	E1 V	Currently, the Australian Grayling occurs in streams and rivers on the eastern and southern flanks of the Great Dividing Range, from Sydney, southwards to the Otway Ranges of Victoria and in Tasmania. The species is found in fresh and brackish waters of coastal lagoons, from Shoalhaven River in NSW to Ewan Ponds in South Australia. It is diadromous, spending part of its lifecycle in freshwater and at least part of the larval and/or juvenile stages in coastal seas. Adults (including pre spawning and spawning adults) inhabit cool, clear,	0	0	Low The drainage line on site is ephemeral and would not support this species. There is suitable habitat within 5km of the site. There are, however, no known records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
			freshwater streams with gravel substrate and areas alternating between pools and riffle zones.				
<i>Dasyurus maculatus subsp. maculatus</i> (Spotted-tail Quoll)	Mammal	V E	This species is found in eastern NSW, eastern Victoria, southeast and northeast Queensland and Tasmania. It's known from a range of habitat types, including rainforest, open forest, woodlands, coastal heath and inland riparian forest. Quolls utilise hollow-bearing trees, fallen logs and other animals' burrows as den sites.	0	0	Low Suitable habitat is known to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Petauroides volans</i> (Southern Greater Glider)	Mammal	E1, P E	Thee Southern Greater Glider is the largest gliding possum in eastern Australia and occurs in eucalypt forests and woodlands from Queensland south through to NSW and into Victoria. It feeds exclusively on eucalypt buds, leaves and flowers. They shelter in tree hollows and will utilise multiple hollows in their range of 1 to 3ha.	0	0	Low Suitable habitat is known to occur within 5km of the study area. However, there are no records of this species.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Petaurus australis australis</i> (Yellow-bellied Glider)	Mammal	V V	The Yellow-bellied Glider is found along the eastern coast to the western slopes of the Great Dividing Range, from southern Queensland to Victoria. It occurs in tall, mature eucalypt forest generally in areas with high rainfall and nutrient rich soils. Forest type preference changes with latitude and elevation; mixed coastal forests to dry escarpment forests in the north and moist coastal gullies and creek flats to tall montane forests in the south.	0	0	Low Suitable habitat is likely within 5km of the study area. Limited habitat in the study area. No known records.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT) (Koala)	Mammal	E1 E	Koala populations in NSW are found on the Central and North Coasts, Southern Highlands, the Southern and Northern Tablelands, Blue Mountains, southern coastal forests, and on the plains west of the Great Dividing Range. Koalas inhabit eucalypt woodlands and forests, feeding on the foliage of over 70 eucalypt species and 30 non-eucalypt species. They spend majority of their time in trees; however, they will descend and traverse open ground to move between trees.	3	3	Low Three recent records, with two being wildlife rehabilitation records. Potentially suitable habitat to the east of the site.	No This species was not detected during the field survey. No signs of this species (i.e. scratch marks, scats etc) was detected. Caution should be executed during development to ensure no koalas are utilising the vegetation adjacent to the site at the time.
<i>Pteropus poliocephalus</i> (Grey-headed Flying Fox)	Mammal	V, P V	Grey-headed Flying Foxes occur in subtropical and temperate rainforests, tall sclerophyll forest and woodlands, heaths and swamps, as well as urban gardens and cultivated fruit crops. They are generally found within 200km of the eastern coastline of Australia, from Rockhampton in Queensland to Adelaide in South Australia. They feed on nectar and pollen of native trees, in particular <i>Eucalyptus</i> , <i>Melaleuca</i> and <i>Banksia</i> .	7	4	Low Records consist of wildlife rehabilitation records made throughout the general area of Bombala. All are recent, however.	No No significant impact on this species is anticipated as a result of the proposed development. No evidence of a camp within the study area.
<i>Dampiera fusca</i> Kydra Dampiera	Plant	E1 N/L	This perennial subshrub's distribution is highly restricted, being only known to occur on and near the eastern edge of the Southern Tablelands in NSW. They germinate in large numbers after fires and rapidly colonise areas and setting seed within two years post fire. They are most commonly recorded in montane	57	Approximately 50.	Low All records made from known population within Coolumbooka NP to the southeast of the site, in heath habitat.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
			heath, amongst rock platforms and interspersed with closed heath.				the proposed development.
<i>Dodoneae procumbens</i> (Trailing Hop-bush)	Plant	V V	This small prostrate shrub has a wide yet patchy distribution across southeastern Australia, occurring in NSW, Victoria and SA. In NSW, this species is restricted to a small area between Tarago and Bungee Peak in the Southern Tablelands. Overall, it is known from approximately 55 populations and at least 5,000 individual plants. It grows in low-lying, often winter-wet areas in woodland, low open forests, heathland and grasslands, on sands and clays.	0	0	Low Suitable habitat is known or likely to occur within 5km of the site. However, there are no records of this species in that area.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Leucochrysum albigans subsp. tricolor</i> (Hoary Sunray)	Plant	E1 E	This perennial, everlasting daisy is endemic to southeastern Australia, where it is currently known from three separate areas in Tasmania, Victoria and southeastern NSW and ACT. It occurs in a wide variety of grassland, woodland and forest habitats, generally on relatively heavy soils. It is also known from modified habitats such as semi-urban areas and roadsides.	2	2	Low Two flora records made to the north of the site in more suitable habitat. Limited suitable habitat on site, more suitable habitat present adjacent to the site.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Thesium australe</i> (Austral Toadflax)	Plant	V V	Austral Toadflax occurs in New South Wales, the Australian Capital Territory, Queensland and Victoria. In New South Wales, Austral Toadflax occurs on the coast, tablelands and western slopes. It is semi-parasitic on roots of a range of grass species, notably Kangaroo Grass (<i>Themeda triandra</i>). It occurs in subtropical, temperate and subalpine climates over a wide range of	0	0	Low Suitable habitat is known or likely to occur within 5km of the site. However, there are no records	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
			altitudes. It occurs on soils derived from sedimentary, igneous and metamorphic geology on a range of soils including black clay loams to yellow podzolic and peaty loams.			of this species in that area.	the proposed development.
<i>Westringia kydrensis</i> (Kydra Westringia)	Plant	E1 E	This species of erect shrub occurs in heath on rocky areas at Kydra Reefs, an area southeast of Cooma in NSW. It is also known from heathland with larger shrubs of <i>Allocasuarina nana</i> and <i>Banksia canei</i> .	19	14	Low All records made from known population within Coolumbooka NP to the southeast of the site, in heath habitat.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Xerochrysum palustre</i> (Swamp Everlasting)	Plant	N/L V	This perennial herb is found in swamps and bogs, often dominated by heaths, in Kosciuszko NP and the eastern escarpment south of Badja. It is also known from eastern Victoria.	0	0	Low Suitable habitat is known or likely to occur within 5km of the site. However, there are no records of this species in that area.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.
<i>Aprasia parapulchella</i> (Pink-tailed Worm Lizard)	Reptile	V V	It occurs under rocks in grassland and woodland in southeastern Australia. It spends a considerable amount of time in burrows. Sites where the species is found generally include rocky outcrops or scattered partly buried rocks.	0	0	Low Suitable habitat is known or likely to occur within 5km of the site. However, there are no records of this species in that area.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.

Scientific Name (Common Name)	Fauna/ flora type	EPBC Act Status, BC Act Status	Distribution and Habitat	Records within 5km of study area within the last 20 years	Records within 5km of study area within the last 5 years	Likelihood of occurrence (potential habitat to be disturbed)	Impact Assessment Required
<i>Tympanocryptis osbornei</i> (Monaro Grassland Earless Dragon)	Reptile	E1 E	This small lizard occurs on natural temperate grasslands and native pastures on the Monaro Basalt Plains between Cooma and southwest of Nimmitabel. It is restricted to a small number of sites dominated by Wallaby Grasses, Spear Grasses, Poa Tussocks, Red Grasses and occasionally Kangaroo Grass. It utilises small burrows of other animals for shelter.	0	0	Low Suitable habitat is known or likely to occur within 5km of the site. However, there are no records of this species in that area.	No This species was not detected during the field survey. No significant impact on this species is anticipated as a result of the proposed development.

BC Act Key: E1 = endangered, E2= endangered population, E4 = Extinct, E4A = critically endangered, V = vulnerable, N/L = not listed, P = protected

EPBC Act Key: M = migratory, CE = critically endangered, E = endangered, V = vulnerable, N/L = not listed

Appendix C: Flora and fauna list

Flora				
Family	Scientific Name	Common Name	Native / Exotic	Weed of National Significance
Acanthaceae	<i>Acanthus mollis</i>	Bear's Breeches	Exotic	No
Adoxaceae	<i>Sambucus nigra</i>	Common Elder Berry	Exotic	No
Aquifoliaceae	<i>Ilex aquifolium</i>	Common Holly	Exotic	No
Araliaceae	<i>Hedera helix</i>	English Ivy	Exotic	No
Asphodeloideae	<i>Kniphofia uvaria</i>	Tritomea	Exotic	No
Asteraceae	<i>Erigeron canadensis</i>	Horseweed	Exotic	No
Asteraceae	<i>Gamochaeta coarctata</i>	Gray Everlasting	Exotic	No
Asteraceae	<i>Hypochaeris glabra</i>	Smooth Cats Ear	Exotic	No
Asteraceae	<i>Sonchus oleraceus</i>	Common Sow-thistle	Exotic	No
Asteraceae	<i>Taraxacum sp.</i>	Dandelion	Exotic	No
Boraginaceae	<i>Echium plantagineum</i>	Purple Vipers Bugloss	Exotic	No
Celastraceae	<i>Euonymus eropaeus</i>	Common Spindle Tree	Exotic	No
Fabaceae	<i>Acacia melanoxylon</i>	Blackwood Acacia	Native	NA
Geraniaceae	<i>Geranium solanderi</i>	Solanders Geranium	Native	NA
Hypericaceae	<i>Hypericum perforatum</i>	St. John's Wort	Exotic	No
Iridaceae	<i>Iris pseudacorus</i>	Yellow Iris	Exotic	No
Juncaceae	<i>Juncus usitatus</i>	Common Rush	Native	NA
Myrtaceae	<i>Eucalyptus viminalis</i>	Ribbon Gum	Native	NA
Oleaceae	<i>Ligustrum vulgare</i>	Wild Privet	Exotic	No
Pinopsida	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	No
Pinopsida	<i>Pinus radiata</i>	Monterey Pine	Exotic	No
Plantaginaceae	<i>Plantago lanceolata</i>	Ribwort Plantain	Exotic	No
Poaceae	<i>Dactylis glomerata</i>	Orchard Grass	Exotic	No
Poaceae	<i>Eragrostis curvula</i>	Weeping Lovegrass	Exotic	No

Flora				
Family	Scientific Name	Common Name	Native / Exotic	Weed of National Significance
Poaceae	<i>Nassella trichotoma</i>	Serrated Tussock	Exotic	Yes
Poaceae	<i>Poa labillardierei</i>	River Tussock	Native	NA
Poaceae	<i>Themeda triandra</i>	Kangaroo Grass	Native	NA
Polygonaceae	<i>Rumex pulcher</i>	Fiddle Dock	Exotic	No
Rosaceae	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	No
Rosaceae	<i>Rosa rubiginosa</i>	Sweet Briar Rose	Exotic	No
Rosaceae	<i>Rubus fruticosus</i>	Blackberry	Exotic	Yes
Salicaceae	<i>Populus alba</i>	White Poplar	Exotic	No
Salicaceae	<i>Populus nigra</i>	Black Poplar	Exotic	No

NA = Not Applicable

Fauna				
Fauna Type	Family	Scientific Name	Common Name	Native / Exotic
Bird	Artamidae	<i>Gymnorhina tibicen</i>	Magpie	Native
Bird	Cacatua	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	Native
Bird	Cacatuidae	<i>Eolophus roseicapilla</i>	Pink Galah	Native
Bird	Campepgagidae	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo Shrike	Native
Bird	Corvidae	<i>Corvus coronoides</i>	Australian Raven	Native
Bird	Meliphagidae	<i>Anthochaera carunculata</i>	Red Wattlebird	Native
Bird	Psittaculidae	<i>Platycercus eximius</i>	Eastern Rosella	Native
Bird	Ptilonorhynchidae	<i>Ptilonorhynchus violaceus</i>	Satin bowerbird	Native
Mammal	Macropodidae	<i>Wallabia bicolor</i>	Swamp Wallaby	Native
Mammal	Macropodidae	<i>Macropus giganteus</i>	Eastern Grey Kangaroo	Native
Reptile	Scincidae	<i>Eulamprus quoyii</i>	Eastern Water Skink	Native

Appendix D: BC Act-Test of Significance

The following BC Act listed Threatened Ecological Community is deemed to have a moderate likelihood of occurring within 5km of the study area.

Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion - BC Act Status: Critically Endangered Ecological Community (CEEC)

Biodiversity Conservation Act 2016 – Test of Significance for BC Act listed <i>Monaro Tableland Cool Temperate Grassy Woodland in the South Eastern Highlands Bioregion</i> (MTCTGW)		
(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,	MTCTGW is not a threatened species.	
(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	The proposed development will not directly impact any MTCTGW such that its local occurrence is to be placed at risk of extinction.
	(ii) 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 proposed development will not modify any local MTCTGW in a way that will place its local occurrence at risk of extinction.
(c) in relation to the habitat of a threatened species or ecological community:	(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and	The proposed vegetation clearing does not remove or modify any habitat that is classified as MTCTGW.
	(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and	The proposed vegetation clearing will not fragment any areas of MTCTGW.

	(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,	The habitat to be removed as part of the vegetation clearing is not important to the long-term survival of MTCTGW. It is currently occupied by exotic flora 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),	There are no areas of declared outstanding biodiversity value within the study area.	
(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	No Key Threatening Processes as listed in Schedule 4 of the BC Act are relevant to the proposed redevelopment.	
Conclusion	The proposed APZ clearing requires the removal of approximately 0.48ha of primarily exotic vegetation. PCT 3413, which is directly associated with MTCTGW, is present in poor condition throughout the site and has been historically maintained. The proposed required vegetation removal will not directly impact any vegetation which may potentially form part of this TEC. In summary: • Several flora species which are characteristic of this TEC are present in the far eastern corner of the site. • This area of the site is not expected to be directly impacted by the proposed works. • The proposed works will primarily impact exotic flora species and will not fragment any vegetation which may be a part of this TEC. • The proposed works will not put this TEC at risk of extinction or have an adverse effect on its long-term condition. • Further assessment, such as a BDAR, is not considered necessary.	



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