

15th February 2023

Robert Harwood Architects
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Att: Robert Harwood
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Hayes Environmental Pty Ltd
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FEE PROPOSAL:

Lot 35 DP 878862 Miles Franklin Drive, Talbingo
Proposed Residential Subdivision
Biodiversity Assessment

PRELIMINARY APPRAISAL OF THE SITE

Lot 35 DP 878862 (the subject property) is 15.25 hectares in size. It is zoned RU5 Village under Tumut LEP 2012, with a minimum lot size of 225m².

The property consists of open grassland with scattered trees. Existing infrastructure includes a network of roads, fences and levelled pads, with several structures. Regional vegetation maps indicate that the property contains patches of PCT 283 *Apple Box – Blakeleys Red Gum moist valley and footslopes grass-forb open forest of the NSW South Western Slopes Bioregion*.

This PCT (plant community type) is part of the grassy box-gum woodland complex that is listed as critically endangered under both the *NSW Biodiversity Conservation Act 2016* and the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999*. The PCT may persist as derived native grassland in areas where all woody tree and shrub layers have been removed.

A site inspection by Ms Rebecca Hogan in 2006 recorded that many of the trees present are exotic plantings. Botanical field survey is required to identify the presence and extent of native vegetation (including grassland) and confirm the plant community type/s present.

The property may provide habitat for a range of threatened plant and animal species. A list of relevant species for assessment would be derived from the PCT/s identified on the property and application of various regional, geographic and habitat constraints. Field surveys are required during appropriate seasons to demonstrate absence of relevant species. It is often the case that field surveys are required at intervals over a period of six months or more to meet legislated survey guidelines.

In relation to the Biodiversity Offset Scheme Entry Threshold (BOSET):

- i. No part of the property is currently mapped on the Biodiversity Values Map.
- ii. The area of clearing criteria is 0.25ha. This means that if the project would impact upon 0.25ha of native vegetation (which includes native grassland), then the project would exceed BOSET on the area criteria and a BDAR would be required.

A handwritten signature in blue ink, appearing to read "Rhogan", is written over a horizontal green line.

If the BOS thresholds are not exceeded, it would be necessary to conduct a test of significance of likely impacts on threatened species or ecological communities. This would require field survey to determine the presence or absence of relevant species.

Due to the level of uncertainty in relation to the type and extent of impact on native vegetation, it is recommended that a preliminary biodiversity assessment be conducted to determine whether BOSET would be exceeded, whether the streamlined assessment module would apply, and correspondingly, the type of biodiversity assessment report required. A further fee proposal would be provided once the results of the preliminary assessment are known and a forward strategy can be decided.

PROJECT MANAGER

Ms Rebecca Hogan

Bachelor of Science (environmental biology), UTS Sydney, 1996
Master of Engineering Management, UTS Sydney, 2000
Biodiversity Assessment Method Accredited Assessor (BAAS17090)
Scientific Licence, s132c of the NP&W Act 1974 (SL100778)
DPI Animal Care & Ethics Committee Approval
Public Liability and Professional Indemnity Insurance

Experience Summary:

Rebecca Hogan has been conducting environmental surveys in eastern NSW for 26 years, establishing Hayes Environmental in 1998 to specialise in flora and fauna planning and assessment for developments within the greater Sydney, Southern Highlands, and Southern Tablelands regions.

Rebecca has experience across a wide range of development projects, from small private constructions, to significant residential and urban renewal projects, infrastructure projects such as roads, pipelines and telecommunications towers, and mine development and rehabilitation. Rebecca also has experience with Stewardship Site assessments, for creation of Biodiversity Credits.

Rebecca enjoys seeing a project through from inception, identifying constraints and opportunities, participating in planning discussions with the project team and stakeholders, to assessment and reporting, representation at Council or Government Department meetings, and if required, provision of expert evidence in the NSW Land & Environment Court.

Rebecca works within a network of professional associates, to set up project teams that are tailored to the specific needs of each project, engaging specialist field ecologists as required.

PROJECT BOTANIST

Mr Daniel Clarke

Bachelor of Science with First Class Honours (Botany), University of Sydney, 2010
Certificate IV in General Horticulture, 2005
Certificate II in Bushland Regeneration, 2000
Graduate Plant Science Internship, National Herbarium of NSW, Royal Botanic Gardens, 2009
Scientific Licence, s132c of the NP&W Act 1974 (SL101495)



Experience Summary:

Daniel Clarke has been carrying out contract botanical services for Hayes Environmental since 2016.

Daniel has 20 years of experience working as a field botanist, starting his career in the bushland regeneration industry, supervising work groups across the greater Sydney region, and working part-time for TAFE NSW providing training for the *Conservation and Land Management* and *General Horticulture* courses.

Daniel was part of the team contracted by OEH to conduct standardised plot surveys and ground-truthing for the Wingecarribee Plant Community Type mapping project. Daniel is contracted on a regular basis to undertake targeted threatened plant surveys and plant material collections for the DPIE Saving our Species program and for the Australian National Botanic Gardens.

APPROACH & FEES

Hayes Environmental proposes the following:

Stage 1	* Botanical survey by Mr Daniel Clarke to identify and map areas of native vegetation within the property.	\$2,400.00
	* Site inspection by Ms Rebecca Hogan, including identifying and mapping habitat features suitable for threatened fauna species.	\$2,000.00
	* Identification of Plant Community Types (PCTs), database searches, confirmation of relevant threatened species, GIS mapping and calculations.	\$2,000.00
	* Preparation of a brief letter to set out the findings, identify and map biodiversity constraints (if any), and provide advice as to the requirements for biodiversity assessment, including options that could reduce the biodiversity impact and associated costs, where possible.	\$500.00
Subtotal		\$6,900.00
GST		\$690.00
TOTAL for Stage 1		\$7,590.00
Stage 2	* Additional field surveys to target relevant threatened species.	\$tba
Stage 3	* Preparation of a biodiversity assessment report for lodgement with Council could vary from approximately \$5,000 for a basic Flora and Fauna Assessment report, to approximately \$20,000 for a more comprehensive Biodiversity Development Assessment Report (BDAR).	\$tba



PAYMENT TERMS

For commencement of works, a written acceptance of this fee proposal is required, with pre-payment of a deposit (50% of fees = \$3,795.00 including GST), as nominated in the payment schedule below.

Payment schedule:	Amount	Invoice Due
1. Upon acceptance of fee proposal (50% of Stage 1 fees)	\$3,795.00 inc GST	prior to commencement of work.
2. Upon completion of Stage 1 work (50% of Stage 1 fees)	\$3,795.00 inc GST	within 14 days of date of invoice and prior to continuation of work.

Payments by direct deposit to:

Hayes Environmental – BDCU: BSB 802101 Account 100081724

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