

14 May 2025

Craig McGaffin
Catalyze Property Consulting Pty Ltd
PO Box 422
Hamilton NSW 2303
Australia

Attention: Craig McGaffin

SUBJECT: Proposed Subdivision – Ecological Assessment

Dear Craig,

Wedgetail Project Consulting Pty Ltd (Wedgetail) was engaged by Geomatic & Property Services Australia Pty Ltd to undertake an ecological assessment of the proposed subdivision proposed of Lot 3 / DP 1203365, Lot 2 / DP 1202319, and Lot 11 / DP 1180243 (the “Subject Land”), Glenroy Rd, Good Hope, New South Wales (NSW), 2582 (see Figure 1). This letter provides a summary of the ecological assessment, including results of a one-day site inspection (completed within the “Study Area” on 2 April 2025), and detailed desktop assessment (**Section 1.1**).

Impacts associated with the subdivision have been assessed in accordance with the Biodiversity Assessment Method (BAM) and *Guidance on applying the Biodiversity Offset Scheme threshold* (**Section 3**) and include:

- Building envelope inclusive of Asset Protection Zone (APZ) and Track (**Figure 2**),
- APZs associated with existing dwellings (**Figure 3** and **Figure 4**), and
- Allowable APZs under the Rural Fire Service’s (RFS) Boundary Clearing Code 2021 (25 m buffer from new land-holding boundary)

Impacts excluded from assessment under the proposal include the following:

- Impacts occurring within Category 1 – exempt land within the meaning of Part 5A of the *Local Land Services Act 2013*, and
- Impacts occurring within areas subject to existing Allowable Activities under *Schedule 5A - Allowable activities for the clearing of native vegetation under the Local Land Services Act 2013*

Vegetation communities within the Subject Land are further detailed in **Section 1.2** of this report. In summary, impacts to vegetation associated with the proposal include the following:

- 0.64 ha of PCT: 3540 – Southwest Foothills Stringybark-Box Grassy Forest,
- 5.10 ha of Exotic Grassland – Category 1 Land,
- 0.29 ha of Exotic Vegetation,

A ‘likelihood of occurrence’ assessment (**Attachment 1**) determined there was a low to moderate likelihood of occurrence for three (3) threatened species, Dusky Woodswallow (*Artamus cyanopterus*), Superb Parrot (*Polytelis swainsonii*), Striped Legless Lizard (*Delmar impar*). Impacts are unlikely to be significant based on the low condition of habitat within the Study Area.

Assessment Pathway and Recommendations

The proposed subdivision **will not** trigger entry into the Biodiversity Offset Scheme (BOS) as;

- The proposal **does not** impact areas mapped on the NSW Biodiversity Values Map
- The proposal **does not** exceed the Native Vegetation Clearing Threshold, and
- The proposal **is not expected** to result in significant impacts to threatened species, populations, or communities as listed under the NSW Biodiversity Conservation Act 2016 (BC Act).

Provided that recommendations are adhered to, the proposed development is unlikely to have a significant impact to threatened species within the Subject Land such that biodiversity and continued longevity of the species are at risk.

If you have any further queries, please do not hesitate to contact the undersigned.

Yours Sincerely,

Rachel Neal

Rachel Neal

Ecologist

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1. ECOLOGICAL ASSESSMENT

1.1 ASSESSMENT METHOD

A one (1) day site inspection was undertaken by one (1) Ecologist on the **2nd April 2025** including;

- Detailed vegetation mapping,
- Vegetation integrity plots; a total of three (3) vegetation plots were completed within the Study Area (**Figure 2**) in accordance with the Biodiversity Assessment Method (BAM)
- Habitat Assessment; hollow bearing tree survey and attributes considered important to fauna including nests, fallen timber/hollow logs, waterbodies, vegetation cover and structural complexity.

In addition to the site inspection a desktop assessment was completed including;

- Plant Community Type (PCT) Determination and Land Category Assessment,
- Database searches of threatened species, populations and ecological communities within a 5 km radius of the Study Area was obtained from the NSW Department of Planning and Environment (DPE) BioNet Atlas (**Attachment 1**) and the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool (PMST) (**Attachment 1**).

The result of this assessment is outlined in the following sections.

1.2 VEGETATION WITHIN THE IMPACT AREA

A total of Three (3) vegetation zones were identified within the Impact Area (**Figure 2, Figure 3** and **Figure 4**) including;

- Vegetation Zone 1: *PCT 3540 Southwest Foothills Stringybark-Box Grassy Forest*
- Vegetation Zone 2: Exotic Grassland – Category 1 Exempt Land
- Vegetation Zone 3: Exotic Vegetation

Each Vegetation Zone within the Impact Area is described further below. Impacts to each vegetation zone are outlined in **Table 1**.

Table 1: Vegetation within the Impact Area

Vegetation Zone	Vegetation Community	Condition Class	Impact Area (ha)
1	<i>PCT 3540 – Southwest Foothills Stringybark-Box Grassy Forest</i>	Low Condition Woodland	0.64
2	Exotic Grassland – Category 1 Land	Exotic	5.10
3	Exotic Vegetation	Exotic	0.29
Total			6.02

Vegetation Zone 1: PCT 3540 Southwest Foothills Stringybark-Box Grassy Forest

This vegetation zone was characterised as a low condition, open woodland dominated by *Eucalyptus macrorhyncha* (Red Stringybark) and *Eucalyptus blakelyi* (Blakely's Red Gum). Midstory is absent, groundcover is predominantly exotic ground cover and few natives including *Anthosachne scabra* (Common Wheatgrass), *Cynodon dactylon* (Common couch), *Dysphania pumilio* (Small Crumbweed) and *Hydrocotyle laxiflora* (Stinking Pennywort) (Plate 1).

PCT 3540: Southwest Foothills Stringybark-Box Grassy Forest was decided to be a better fit than *PCT 3376: Southern Tableland Grassy-Box Woodland* due to the predominance of *Eucalyptus macrorhyncha* and *Eucalyptus blakelyi* within the Subject Land and surrounding locality, that is occasional or rare in the latter mentioned PCT. The shrub layer was absent, and the ground layer sparsely dominated with exotics, though it was determined that the onsite vegetation is a low condition derivative of a Dry Sclerophyll Forest. Historic clearing and ongoing grazing pressures have reduced this PCT to a woodland.

PCT 3540: Southwest Foothills Stringybark-Box Grassy Forest is not associated with any Threatened Ecological Communities (TECs) as listed under the NSW BC Act and Commonwealth's EPBC Act.

This vegetation zone meets the definition of Category 2 – Regulated Land in accordance with Part 5A of the LLS Act, see **Attachment 4** for the results of the Land Category Assessment

Vegetation Zone 2: Exotic Grassland - Category 1 Land

This vegetation zone is dominated by exotics including *Cirsium vulgare* (Spear Thistle), *Carduus tenuiflorus* (Winged Slender Thistle) and *Silybum marianum* (Variegated Thistle) (**Plate 2**). No PCT could be reasonably assigned to this vegetation zone. BAM Plots completed within the vegetation zone indicated the groundcover contains between 0.1% and 6% native cover. As such, the vegetation zone is considered “Exotic Grassland” in accordance with NSW Biodiversity Offset Scheme Grassland Thresholds [2022]), and Category 1 – Exempt Land in accordance with Part 5A of the LLS Act. See **Attachment 4** for the results of the Land Category Assessment undertaken for the vegetation zone.

Vegetation Zone 3: Exotic Vegetation

This vegetation zone pertains to exotic vegetation that does not qualify as Exotic Grassland - Category 1 Land. It is largely representative of blackberry infestations in gullies and along hydrolines, as well as planted exotic vegetation (garden beds and cultivar species) surrounding established dwellings.

Impacts associated with the proposal are summarised in **Table 2**.



Plate 1: Vegetation Zone 1 PCT 3540 Low Condition Woodland



Plate 2: Vegetation Zone 2 Exotic Grassland (Category 1 land)

1.3 HABITAT ASSESSMENT RESULTS

An assessment of key fauna habitat features within the Study Area identified:

- Managed and exotic dominated groundcover,
- Three (3) hollow-bearing trees,
- Marginal fallen timber or logs.

No threatened fauna were recorded during the site inspection.

A “likelihood of occurrence” assessment (**Attachment 1**) determined there was a low to moderate likelihood of occurrence for three (3) threatened species, Dusky Woodswallow (*Artamus cyanopterus*), Superb Parrot (*Polytelis swainsonii*), Striped Legless Lizard (*Delmar impar*).

Impact to these species is further discussed in **Section 2**.

2. IMPACT ASSESSMENT

2.1 IMPACTS TO NATIVE VEGETATION

Vegetation impact areas are detailed in **Table 2** and are inclusive of the associated impacts as part of the Rural Boundary Clearing Code along the new proposed subdivision boundary (**Figure 2**) and Asset Protection Zones surrounding existing dwellings (**Figure 3** and **Figure 4**).

Table 2: Impacts to Native Vegetation

Plant Community Type	Vegetation Zone	Condition Class	Area within Impact Area (ha)
Native Vegetation			
PCT: 3540 – Southwest Foothills Stringybark-Box Grassy Forest	1	Low Condition Woodland	0.64
Native Vegetation Impact Total			0.64
Non-native Vegetation			
Exotic Grassland- Category 1 Land	2	Exotic	5.1
Exotic Vegetation	3	Exotic	0.29
Non-native Vegetation Impact Total			5.39
Total			6.02

2.2 IMPACTS TO FAUNA HABITAT

The proposed action will predominantly impact heavily grazed exotic grassland – Category 1 Land. No hollow bearing trees or otherwise suitable habitat for threatened species exists within the Impact Area.

2.3 IMPACTS TO THREATENED SPECIES

Impact assessments of significance in accordance with the NSW BC Act and the Commonwealth's EPBC Act were completed for species determined to have a moderate or high likelihood of occurrence within the Impact Area.

Species requiring assessment are listed in **Table 3**.

No significant impacts to BC Act or EPBC Act entities are expected to occur because of the proposed development.

Table 3: Threatened species requiring assessment

Threatened Species	BC Act	EPBC Act	Likelihood of Occurrence	BC Act 5 Part Test	EPBC Act Assessment of Sig	Likely Sig Impact?
<i>Artamus cyanopterus</i> <i>Cyanopterus</i> Dusky Woodswallow	V	-	Low-Moderate	Completed	N/A	No
<i>Polytelis swainsonii</i> Superb Parrot	V	V	Low-Moderate	Completed	N/A	No
<i>Delma impar</i> Striped Legless Lizard	V,P	V	Low-Moderate	Completed	N/A	No

3. ASSESSMENT PATHWAY

Application of the BOS triggers for the proposed subdivision is summarised below in **Table 4**.

Table 4: Biodiversity Offset Scheme Triggers

BOS Threshold	Proposed Development
Clearing of native vegetation, or other activity, on land included on the Biodiversity Values Map	BOS not Triggered: Vegetation within the Subject Land is not mapped as containing biodiversity values on the Biodiversity Values Map.
Clearing of native vegetation that exceeds the clearing thresholds	BOS not triggered: The threshold for clearing, above which the Biodiversity Assessment Method (BAM) and Biodiversity Offsets Scheme (BOS) apply, is 1ha or more, for which the total area of cleared native vegetation occurring as part of the proposed development is 0.64 ha. This is inclusive of the associated impacts (Figure 2) as part of the Rural Boundary Clearing Code along the new proposed subdivision boundary and Asset Protection Zones surrounding existing dwellings (Figure 3 and Figure 4). Vegetation Zone 2 defined as Category 1 – Exempt Land, may be cleared without Local Land Services approval and therefore does not contribute to calculations.
Undertaking an activity that is likely to significantly affect threatened species or communities	BOS not triggered: The proposed development is not likely to have a significant impact on threatened species or communities.

Conclusion

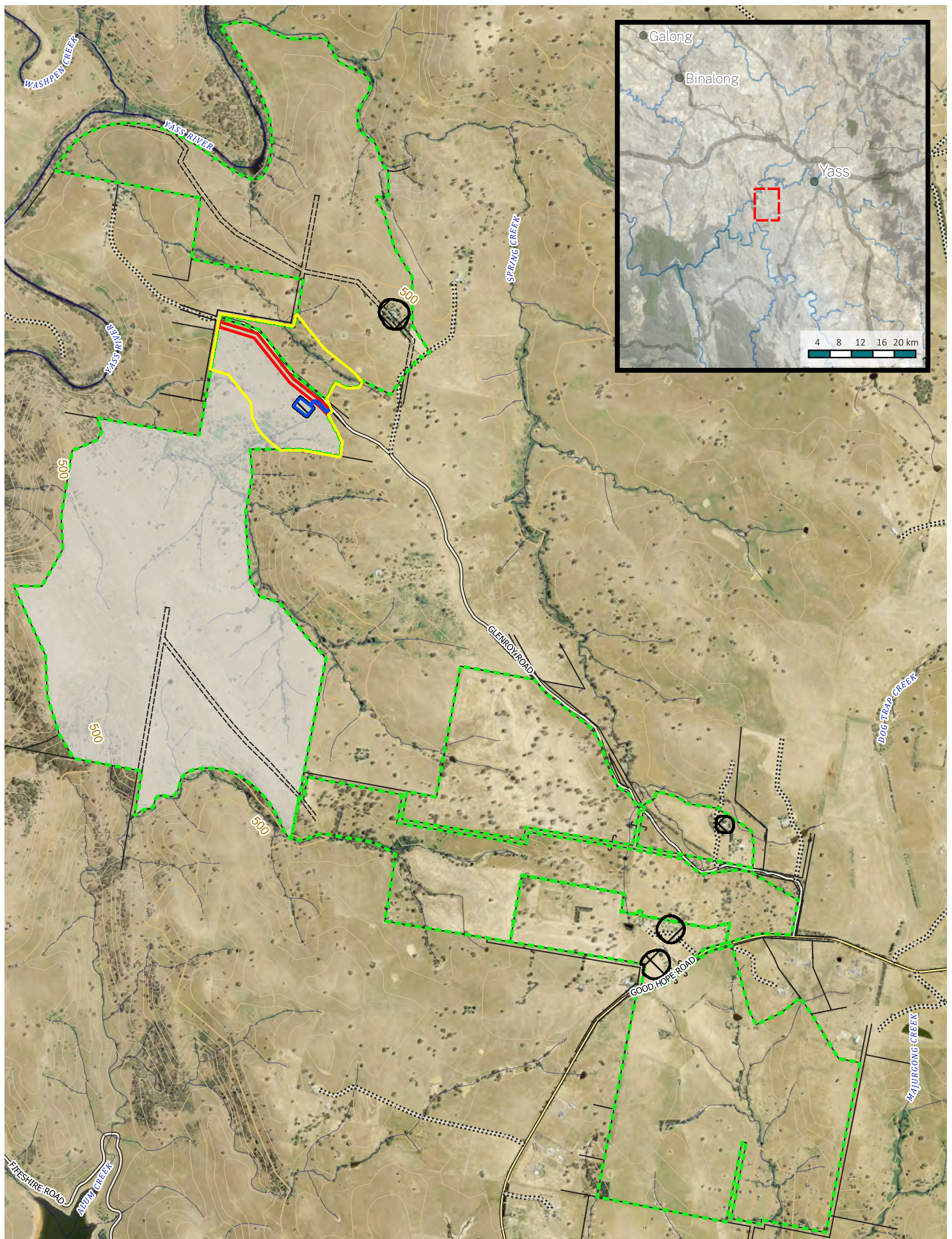
The proposed subdivision will not trigger entry into the BOS and no further assessment is required.

4. CONCLUSION AND RECOMMENDATIONS

An ecological assessment for the subdivision works proposed for Lot 3 / DP 1203365, Lot 2 / DP 1202319, and Lot 11 / DP 1180243 (**Figure 1**), was completed on the 2nd April 2025.

The Study Area is dominated by exotic grassland Category 1- Exempt Land, with remnant patches of low condition *PCT 3540 Southwest Foothills Stringybark-Box Grassy Forest* – Category 2 Regulated Land (**Figure 2**).

Impacts resulting from the proposed subdivision include a building envelope, track, and APZs. The proposal will have minimal impact on ecological values within the Subject Land, will not result in a significant impact on any threatened species and will not require assessment under the BOS.



- | | | |
|-----------------------------------|----------------------|-------------------|
| Study Area | Subject Land | Sub-Arterial Road |
| Building Envelope | Proposed subdivision | Local Road |
| Rural boundary Clearing Code Area | Major watercourse | Track-Vehicular |
| Asset Protection Zone | Minor watercourse | |

Fig. 1. Subject Land



Map Produced: 13/05/2025
Produced By: Keryn Dowling
GDA2020 / MGA zone 55

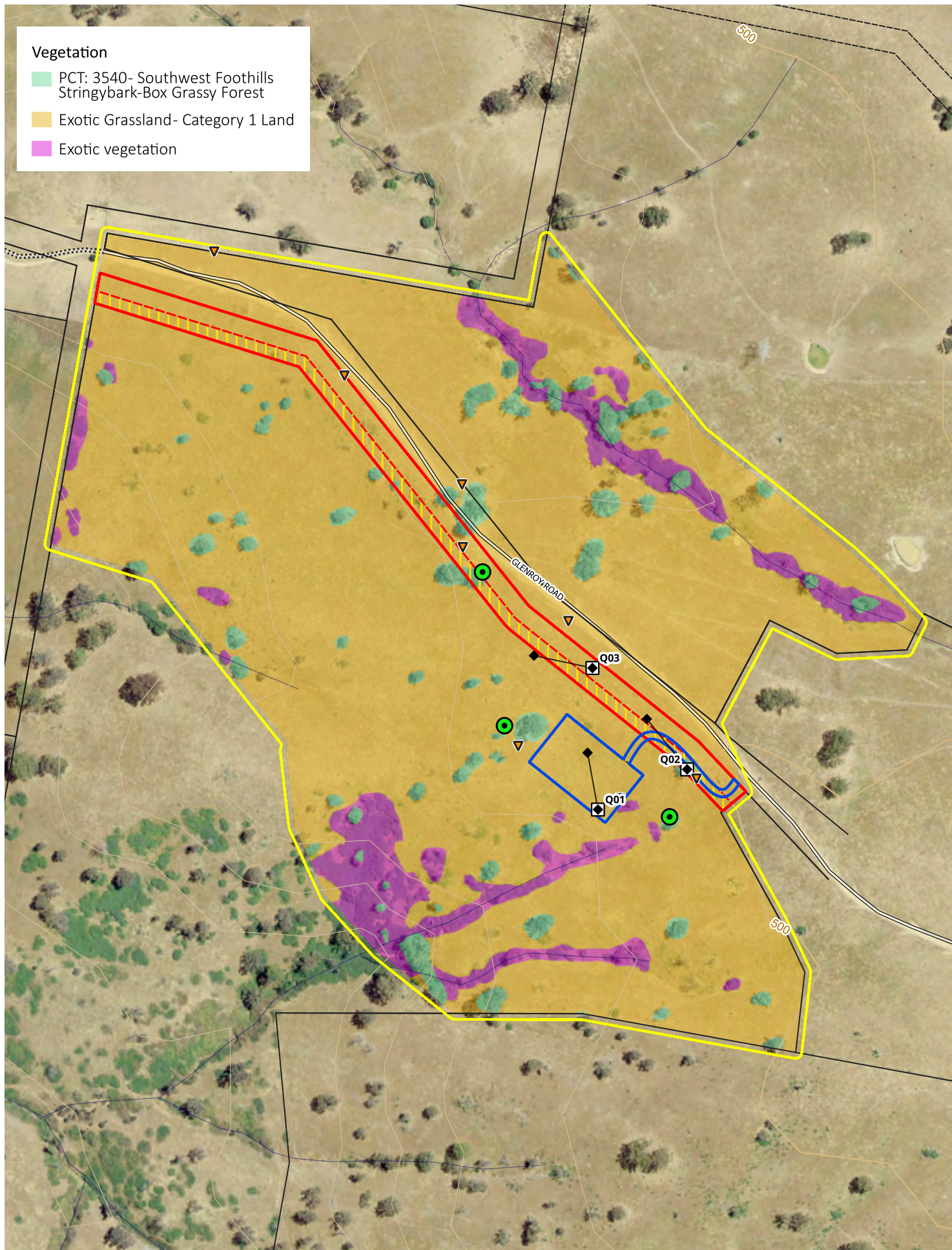


Fig. 2. Study Area

- Study Area
- Building Envelope
- Rural boundary Clearing Code Area
- Rural Infrastructure Clearing- Exclude
- Associated Impacts
- Hollow-bearing Tree

Plot Location

- Start
- End
- Rapid data point

Lot

- Minor watercourse
- Local Road
- Track-Vehicular



Map Produced: 13/05/2025
Produced By: Keryn Dowling
GDA2020 / MGA zone 55

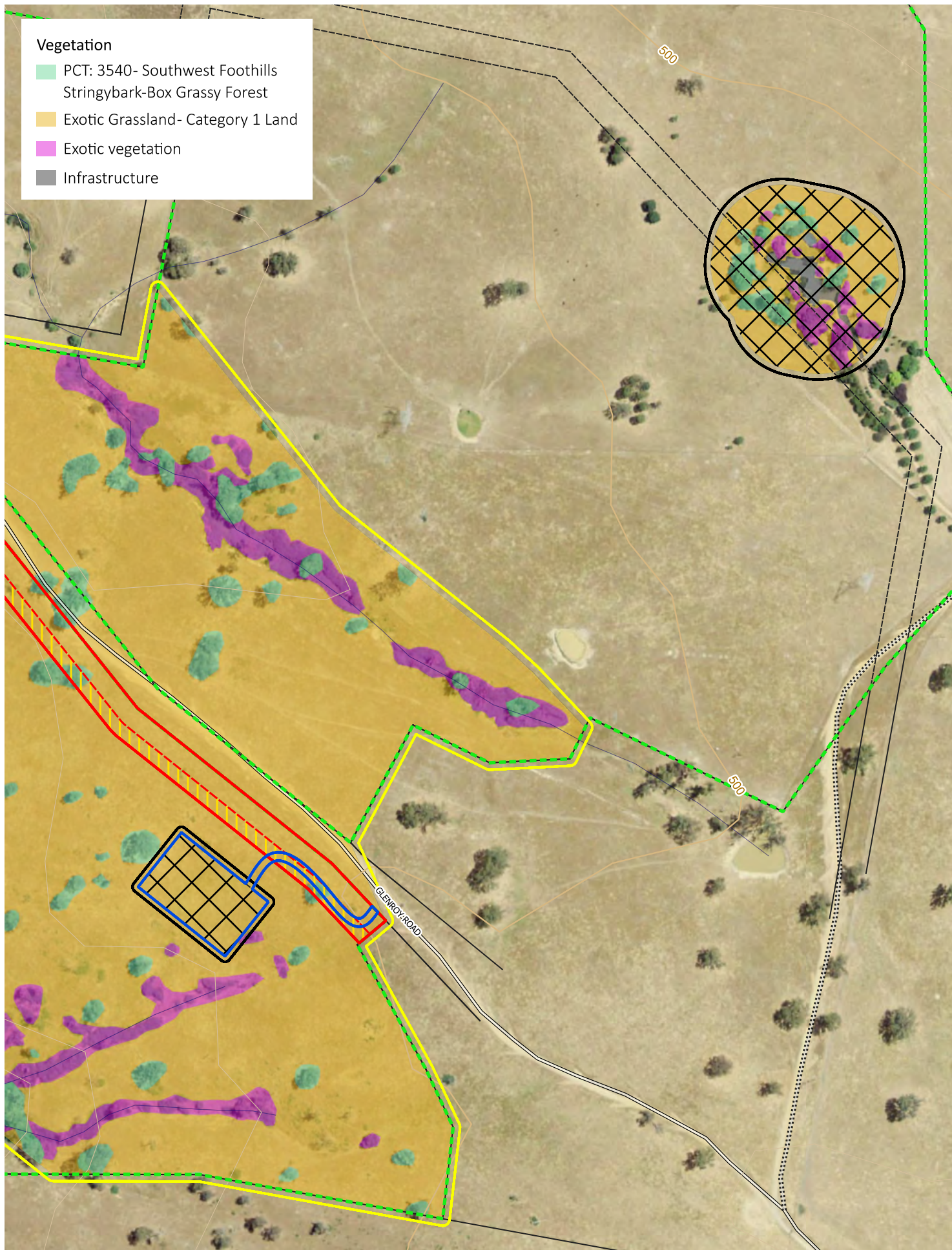


Fig. 3. Asset Protection Zone (North)



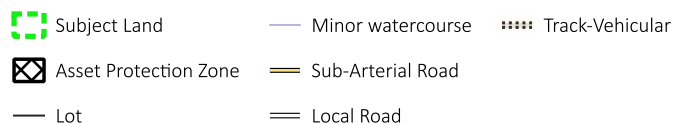
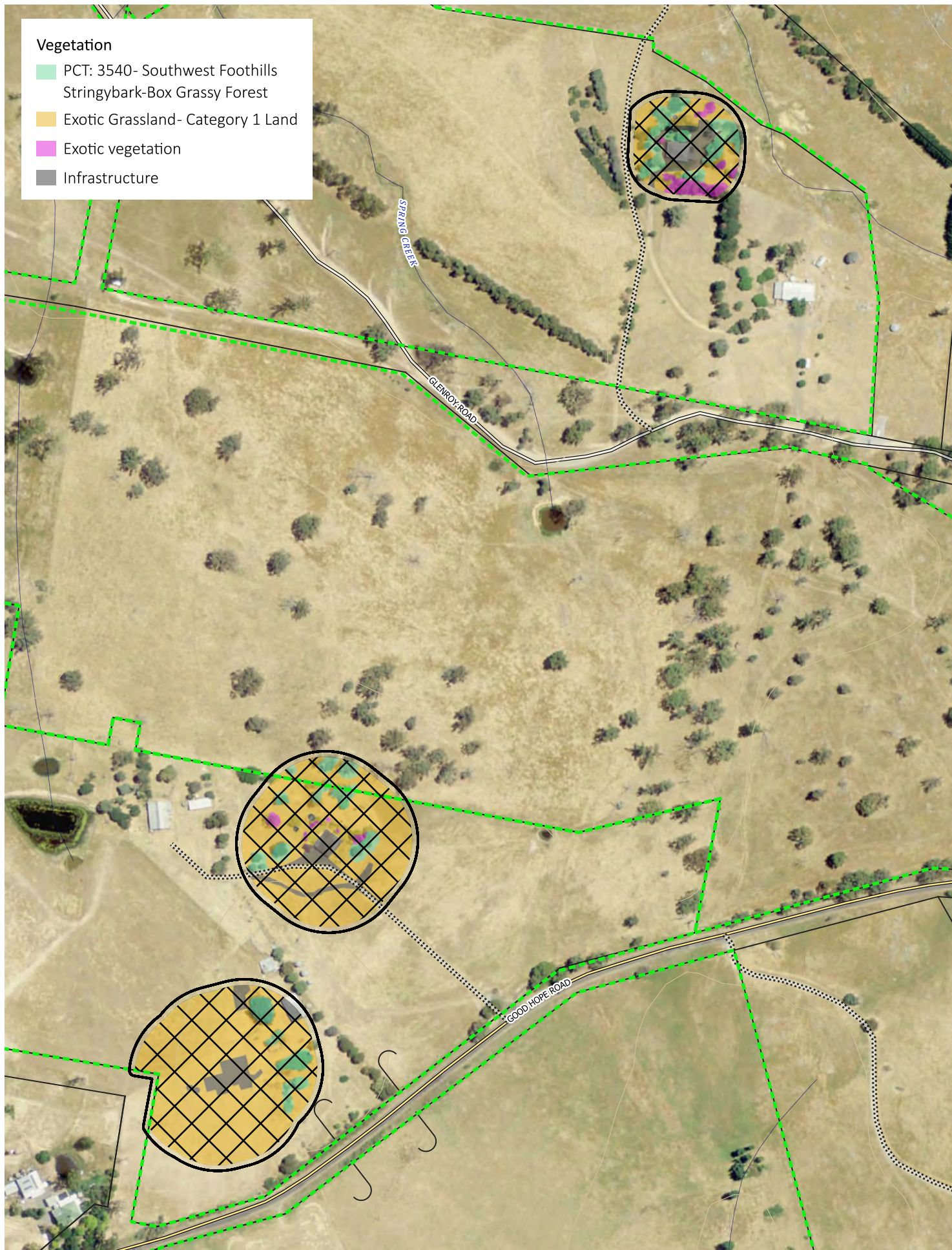


Fig. 3. Asset Protection Zone (South)



5. REFERENCES

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ATTACHMENT 1 – LIKELIHOOD OF OCCURRENCE ASSESSMENT

A list of threatened species, populations and ecological communities that have been reported or modelled to occur from within a five-kilometre radius of the Subject Land was obtained from the following databases:

- NSW Department Climate Change, the Environment, Energy, and Water (DCCEEW), BioNet Atlas, and
- Commonwealth Department of Climate Change, Environment, Energy, and Water (DCCEEW) Protected Matters search tool

Further resources used to inform the threatened species database search included:

- NSW DCCEEW BioNet Threatened Biodiversity Profiles, and
- Commonwealth DCCEEW (2025b). *Species Profile and Threats Database (SPRAT)*.

An assessment was then made of the likelihood of the threatened species, populations, and ecological communities reported or modelled to occur in the locality occurring within the Subject Land or using the habitat within the Subject Land as an essential part of a foraging range.

The table below summarises the likelihood of threatened species and EPBC Act listed migratory species occurring within the Subject Land based on the habitat requirements of each species.

A brief definition of the likelihood of occurrence criteria is provided below:

- **Known** – species identified within the site during surveys;
- **High** – species known from the area (DPIE BioNet Atlas records), suitable habitat (such as roosting and foraging habitat) present within the site;
- **Moderate** – species may be known from the area, potential habitat is present;
- **Low** – species not known from the area and/or marginal habitat is present within the site;
- **Nil** – habitat requirements not met for this species within the site

Table A1 'Likelihood of Occurrence' Table

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
Flora								
	Ammobium craspedioides Yass Daisy	V	V	0	PMST	Very restricted distribution, only on the south-western slopes of NSW, centered on the Yass region. Found in moist or dry forest communities, Box-Gum Woodland and secondary grassland derived from clearing of these communities. Grows in association with a large range of eucalypts (Eucalyptus blakelyi, E. bridgesiana, E. dives, E. goniocalyx, E. macrorhyncha, E. mannifera, E. melliodora, E. polyanthemos, E. rubida). Apparently unaffected by light grazing, as populations persist in some grazed sites. Found in a number of TSRs, Crown reserves, cemeteries and roadside reserves within the region.	Low	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.
	Amphibromus fluitans Floating Swamp Wallaby-grass	V	V	0	PMST	Restricted to south-eastern Australia. Grows mostly in permanent swamps. The species needs wetlands which are at least moderately fertile and which have some bare ground, conditions which are produced by seasonally-fluctuating water levels. Habitats include swamp margins in mud, dam and tank beds in hard clay and in semi-dry mud of lagoons with Potamogeton and Chamaeraphis species. Flowering time is from spring to autumn (Nov to March).	No	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.
	Caladenia concolor Crimson Spider Orchid	E	V	0	PMST	The current NSW Scientific Committee listing incorporates two populations which have each been described as separate species by D.L. Jones. One of these populations comprises a few hundred plants on private property near Bethungra and the other of about 100 plants occurs in Burrinjuck Nature reserve. The other occurrences of the Crimson Spider Orchid in NSW are from the Nail Can Hill Crown Reserve near Albury. The species also occurs at two localities in Victoria near Beechworth and Chiltern. Habitat is regrowth woodland on granite ridge country that has retained a high diversity of plant species, including other orchids.	No	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
	<i>Lepidium aschersonii</i> Spiny Peppergrass	V	V	0	PMST	Approximately 50% of <i>L. aschersonii</i> records for Australia are from NSW, where it occurs in the central-western slopes and north-western plains. Found on ridges of gilgai clays dominated by Brigalow (<i>Acacia hapophylla</i>), Belah (<i>Casuarina cristata</i>), Buloke (<i>Allocasuarina luehmannii</i>) and Grey Box (<i>Eucalyptus microcarpa</i>). Often the understory is dominated by introduced plants. Vegetation structure varies from open to dense, with sparse grassy understory and occasional heavy litter.	No	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.
	<i>Leucochrysum albicans</i> subsp. <i>tricolor</i> Hoary Sunray	E	E	0	PMST	Currently known from three geographically separate areas in south-eastern Australia. In NSW it occurs in an area roughly bounded by Albury, Bega and Goulburn. Occurs in a wide variety of grassland, woodland and forest habitats, generally on heavy soils. Can occur in modified habitats such as semi-urban areas and roadsides. Highly dependent on the presence of bare ground for germination.	Low	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.
	<i>Prasophyllum petilum</i> Tarengo Leek Orchid	E	E	0	PMST	Only known from five sites in NSW and one site in ACT. Grows in open sites and in grassy woodland in association with River Tussock <i>Poa labillardieri</i> , Black Gum <i>Eucalyptus aggregata</i> and Tea-trees <i>Leptospermum</i> spp. and within the grassy groundlayer dominated by Kanagool Grass under Box-Gum Woodland. Apparently highly susceptible to grazing, being retained only at little-grazed travelling stock reserves and in cemeteries. Flowers October to December. Population density is higher in the open grassland dominated by wallaby grasses <i>Austrodanthonia</i> spp., compared to that within the denser stands of Kangaroo Grass <i>Themeda australis</i> . Highly colonial. Plants retreat into subterranean tubers after fruiting, so are not visible above-ground outside of growing periods.	No	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.
	<i>Senecio macrocarpus</i>	-	V	0	PMST	Occurs in Victoria, S.A. and Tasmania with one locality in NSW. It occurs in grassland, sedgeland, woodland and shrubland, generally on fairly heavy soils. It is a long-lived perennial that may remain green all year, or die off in dry seasons and re-	No	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
						sprout from a sturdy rootstock. Flowers in spring and may continue over summer in good conditions.		locality and not observed during surveys.
	Swainsona recta Small Purple-pea	E	E	0	PMST	Before European settlement Small Purple-pea occurred in the grassy understorey of woodlands and open-forests dominated by Blakely's Red Gum Eucalyptus blakely, Yellow Box, E. melliodora, Candlebark Gum E. rubida, and Long-leaf Box E. goniocalyx. Grows in association with understorey dominants that include Kangaroo Grass Themeda australis, Poa tussocks Poa spp. and spear-grasses Austrostipa spp.; Plants die back in summer, surviving as a rootstocks until they shoot again in autumn. Flowers throughout spring, with a peak in October. Seeds ripen at the end of the year. Individual plants have been known to live for up to 20 years. Generally tolerant of fire, which also enhances germination by breaking the seed coat and reduces competition from other species.	Low	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.
	Thesium australe Austral Toadflax	V	V	0	PMST	The species occurs in very small populations scattered across eastern NSW, along the coast, and from the Northern to Southern Tablelands. Habitat for this species includes grassland on coastal headlands or grassland and grassy woodland away from the coast.	No	Unsuitable habitat within Study Area due to heavy grazing pressures and high exotic ground cover. Species not known in the locality and not observed during surveys.
Birds								
	Actitis hypoleucos Common Sandpiper	-	M	0	PMST	Found along all coastlines of Australia and in many areas inland. Generally the species forages in shallow water and on bare soft mud at the edges of wetlands; often where obstacles project from substrate, e.g. rocks or mangrove roots. Roost sites are typically on rocks or in roots or branches of vegetation, especially mangroves.	No	No suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
	Anthochaera phrygia Regent Honeyeater	E4	CE	0	PMST	In NSW the species is confined to two known breeding areas: the Capertee Valley and Bundarra-Barraba region. Non-breeding flocks are seen occasionally in coastal areas foraging in flowering Spotted Gum and Swamp Mahogany forests. Habitat for the species includes dry open forest and woodlands, particularly Box-Ironbark woodland and riparian forests of River Sheoak, with an abundance of mature trees, high canopy cover and abundance of mistletoes.	No	No suitable foraging or roosting habitat within the Study Area. Species is not known within the locality and not observed during surveys.
	Aphelocephala leucopsis Southern Whiteface	-	V	1	BIONET PMST	Occurs in drier habitats across southern Australia. Preferred habitats are dry open forests and woodland, mallee, mulga and saltbush, especially areas with dead timber, stumps and dead trees. Forages on the ground and low shrubbery for insects and spiders. Builds a doomed nest of grasses and bark.	Low	Marginally suitable habitat. No nests or otherwise suitable breeding habitat and species was not observed during surveys.
	Apus pacificus Fork-tailed Swift	-	M	0	PMST	The Fork-tailed Swift is a non-breeding visitor to all states and territories of Australia. They mostly occur over inland plains but sometimes above foothills or in coastal areas.	No	No suitable habitat within Study Area. Species is not known in the locality and was not observed during surveys.
	Artamus cyanopterus Dusky Woodswallow	V	-	7		Found in woodlands and dry open sclerophyll forests, usually dominated by eucalypts, including mallee associations. It has also been recorded in shrublands and heathlands and various modified habitats, including regenerating forests, very occasionally in moist forests or rainforests. Prefers habitat with an open understorey. Often observed in farmland tree patches or roadside remnants.	Low-Moderate	Suitable habitat and hollows recorded within the Study Area. Species was not observed during surveys.
	Botaurus poiciloptilus Australasian Bittern	E	E	0	PMST	Found in or over water of shallow freshwater or brackish wetlands with tall reedbeds, sedges, rushes, cumbungi, lignum and also in ricefields, drains in tussocky paddocks, occasionally saltmarsh, brackish wetlands.	No	No suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
	Calidris acuminata Sharp-tailed Sandpiper	-	M	0	PMST	In Australasia, the Sharp-tailed Sandpiper prefers muddy edges of shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh or other low vegetation.	No	No suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Calidris ferruginea Curlew Sandpiper	E	CE,M	0	PMST	The species occurs along the entire coast of NSW, particularly in the Hunter Estuary, and freshwater wetlands in the Murray-Darling Basin. Breeds in Siberia and migrates to Australia (as well as Africa and Asia) for the non-breeding period, arriving between August and November, and departing between March and mid-April. It generally occupies littoral and estuarine habitats, and in New South Wales can be found mainly in intertidal mudflats of sheltered coasts.	No	No suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Calidris melanotos Pectoral Sandpiper	-	M	0	PMST	In Australasia, the Pectoral Sandpiper prefers shallow fresh to saline wetlands. The species is found at coastal lagoons, estuaries, bays, swamps, lakes, inundated grasslands, saltmarshes, river pools, creeks, floodplains and artificial wetlands.	No	No suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Callocephalon fimbriatum Gang-gang Cockatoo	V	E	2	BioNet PMST	In spring and summer, generally found in tall mountain forests and woodlands, particularly in heavily timbered and mature wet sclerophyll forests. In autumn and winter, the species often moves to lower altitudes in drier more open eucalypt forests and woodlands, particularly box-gum and box-ironbark assemblages, or in dry forest in coastal areas and often found in urban areas. May also occur in sub-alpine Snow Gum (Eucalyptus pauciflora) woodland and occasionally in temperate rainforests.	Low	Marginally suitable breeding habitat due to some paddock trees, though Study Area is heavy grazed and primarily exotic, with otherwise unsuitable habitat features. Species were not observed during surveys.
	Calyptorhynchus lathami lathami	V,P,2	V	0	PMST	A small brown – black cockatoo with a large bill, short crest, and a coloured tail panel. Males typically have red tail panels and females have yellow to orange. Feeds almost exclusively on the	No	No suitable breeding or roosting habitat within the Study Area. Species

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
	South-eastern Glossy Black-Cockatoo					seeds of several species of she-oak (Casuarina and Allocasuarina species) therefore inhabiting open forests and woodlands. The species is uncommon although widespread throughout suitable forest and woodland habitats, from the central Queensland coast to East Gippsland in Victoria, and inland to the southern tablelands and central western plains of NSW, with a small population in the Riverina.		not known within the locality and not observed during surveys.
	Climacteris picumnus victoriae Brown Treecreeper (eastern subspecies)	V,P	0	1	BioNet PMST	Small grey-brown bird with black streaking on the lower breast/belly and black bars on the undertail. Inhabits Box-Gum woodlands and dry open forest of inland slopes and plains. Preferred woodlands dominant by stringybarks or other rough-barked eucalypts. Forages in trees and on the ground. Endemic to eastern Australia, occurring from the coast to inland plains and western slopes of the great dividing range. Nests in tree or stump hollows greater than 6cm.	Low	Marginally suitable breeding or roosting habitat within the Study Area though not observed during surveys.
	Falco hypoleucos Grey Falcon	V,P,2	V	0	PMST	Medium-sized, compact, pale falcon with a heavy, thick-set, deep-chested appearance. The species is sparsely distributed in NSW, chiefly throughout the Murray-Darling Basin, with the occasional vagrant east of the Great Dividing Range. Usually restricted to shrubland, grassland and wooded watercourses of arid and semi-arid regions, although it is occasionally found in open woodlands near the coast.	Low	Marginally suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Grantiella picta Painted Honeyeater	V	V	0	PMST	The species is nomadic, occurring in low densities across most of NSW. Highest concentrations and almost all breeding occur on inland slopes of the Great Dividing Range. Habitat for the species includes Boree, Brigalow and Box Gum woodlands and Box-Ironbark forests.	No	No suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Hirundapus caudacutus White-throated Needletail	P	V,M	0	PMST	Widespread in eastern and south-eastern Australia. In Australia, the White-throated Needletail is almost exclusively aerial, from heights of less than 1 m up to more than 1000 m above the ground.	Low	May forage aerially though no suitable breeding or roosting habitat within the Study Area. Species not known within the locality and

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
								not observed during surveys.
	Lathamus discolor Swift Parrot	E	CE	0	PMST	A migratory species that travels to the mainland from March to October, the species breeds in Tasmania from September to January. Principal over-winter habitat is box-ironbark communities on the inland slopes and plains. Eucalyptus robusta, Corymbia maculata and C. gummifera dominated coastal forests are also important habitat.	No	No suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Melanodryas cucullata cucullata Hooded Robin (south-eastern form)	V	-	0	PMST	Widespread, found across Australia, except for the driest deserts and the wetter coastal areas - northern and eastern coastal Queensland and Tasmania. The south-eastern form (subspecies cucullata) is found from Brisbane to Adelaide and throughout much of inland NSW. Prefers lightly wooded country, usually open eucalypt woodland, acacia scrub and mallee, often in or near clearings or open areas. Requires structurally diverse habitats featuring mature eucalypts, saplings, some small shrubs and a ground layer of moderately tall native grasses.	Low	Marginally suitable breeding or roosting habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Motacilla flava Yellow Wagtail	-	M	0	PMST	The yellow wagtail typically forages in damp grassland and on relatively bare open ground at edges of rivers, lakes and wetlands, but also feeds in dry grassland and in fields of cereal crops.	No	No suitable habitat features or waterbodies within the Study Area. Species not known within the locality and not observed during surveys.
	Neophema chrysostoma Blue-winged Parrot	-	V	0	PMST	Occurs in south-eastern Australia, breeding in Tasmania, and only occurs sporadically across NSW. Throughout their range they favour grasslands and grassy woodlands. They are often found near wetlands and can also be seen in altered environments such as airfields, golf courses and paddocks. Diet includes Wallaby grass Austrodanthonia.	Low	Marginally suitable foraging habitat within the Study Area. Species not known within the locality and not observed during surveys.

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
	Petroica boodang Scarlet Robin	V	-	7	BioNet	Lives in dry eucalypt forests and woodlands. The understorey is usually open and grassy with few scattered shrubs. It occasionally occurs in mallee or wet forest communities, or in wetlands and tea-tree swamps. Habitat usually contains abundant logs and fallen timber: these are important components of its habitat. Mainly breed between the months of July and January.	Low	No suitable habitat features within the Study Area though not observed during surveys.
	Petroica phoenicea Flame Robin	V	-	1	BioNet	Prefers clearings or areas with open understoreys. Occasionally occurs in temperate rainforest, and also in herbfields, heathlands, shrublands and sedgelands at high altitudes. In winter lives in dry forests, open woodlands and in pastures and native grasslands, with or without scattered trees.	Low	Marginally suitable habitat within the Study Area though species not observed during surveys.
	Polytelis swainsonii Superb Parrot	V	V	6	BioNet PMST	On the South-western Slopes of NSW their core breeding area is roughly bounded by Cowra and Yass in the east, and Grenfell, Cootamundra and Coolac in the west. Birds breeding in this region are mainly absent during winter, when they migrate north to the region of the upper Namoi and Gwydir Rivers. The other main breeding sites are in the Riverina along the corridors of the Murray, Edward and Murrumbidgee Rivers where birds are present all year round. It is estimated that there are less than 5000 breeding pairs left in the wild. Inhabits Box-Gum, Box-Cypress-pine and Boree woodlands and River Red Gum forest. Recorded nesting in the hollows of large trees (dead or alive) in tall riparian River Red Gum forest and in open Box-Gum woodland or isolated living or dead paddock trees. Species known to be used are Blakely's Red Gum, Yellow Box, Apple Box and Red Box. Superb Parrots nest in tree hollows with an entrance diameter of 6 cm or wider, and that are at least 3.5 m above the ground. Nest in small colonies, often with more than one nest in a single tree. Breed between September and January, with nesting typically from October to late December.	Low-Moderate	Suitable roosting habitat within the Study Area though species was not observed during surveys. Suitable hollows in paddock trees within the Study Area.

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
						May forage up to 10 km from nesting sites, primarily in grassy box woodland. Feed in trees and understorey shrubs and on the ground and their diet consists mainly of grass seeds and herbaceous plants.		
	Rostratula australis Australian Painted Snipe	E	E	0	PMST	Normally found in permanent or ephemeral shallow inland wetlands, either freshwater or brackish. The species nests on the ground amongst tall reed-like vegetation near water. Habitat for the species includes the fringes of swamps, dams and nearby marshy areas with cover of grasses, lignum, low scrub or open timber.	No	No suitable within habitat the Study Area. Species not known within the locality and not observed during surveys.
	Stagonopleura guttata Diamond Firetail	V	V	0	PMST	Found in grassy eucalypt woodlands, including Box-Gum Woodlands and Snow Gum (Eucalyptus pauciflora) Woodlands. Also occurs in open forest, mallee, Natural Temperate Grassland, and in secondary grassland derived from other communities. Often found in riparian areas (rivers and creeks), and sometimes in lightly wooded farmland. Groups separate into small colonies to breed, between August and January.	No	No suitable habitat within the Study Area. Species not known within the locality and not observed during surveys.
Mammals								
	Chalinolobus dwyeri Large-eared Pied Bat	V	V	0	PMST	The species occurs from the coast to the western slopes of the divide. The largest numbers of records are from sandstone escarpment country in the Sydney Basin and Hunter Valley. The species roosts in caves and mines and most commonly recorded from dry sclerophyll forests and woodlands. In southern Sydney appears to be largely restricted to the interface between sandstone escarpments and fertile valleys.	No	No suitable habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Dasyurus maculatus Spotted-tailed Quoll	V	E	0	PMST	Found in eastern NSW, eastern Victoria, south-east and north-eastern Queensland, and Tasmania the species has been recorded across a range of habitat types, including rainforest, open forest, woodland, coastal heath and inland riparian forest, from the sub-alpine zone to the coastline	No	No suitable habitat within the Study Area. Species not known within the locality and not observed during surveys.

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
	Miniopterus orianae oceanensis Large Bent-winged Bat	V	-	1	BioNet	Prefers areas where there are caves, old mines, old buildings, stormwater drains and well-timbered areas. Distribution limit: N-Border Ranges National Park. S-South of Eden.	No	No suitable habitat within the Study Area and not observed during surveys.
	Petauroides volans Southern Greater Glider	E	E	0	PMST	The species occurs in eucalypt forests and woodlands along the east coast of Australia from north east Queensland to the Central Highlands of Victoria. Feeds exclusively on eucalypt leaves, buds, flowers and mistletoe. Occupy a relatively small home range with an average size of 1 to 3 ha .	No	No suitable habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Phascolarctos cinereus Koala	E	E	0	PMST	Fragmented distribution throughout eastern Australia from north-east Queensland to the Eyre Peninsula in South Australia. In NSW it mainly occurs on the central and north coasts with some populations in the west of the Great Dividing Range. Inhabit eucalypt woodlands and forests feeding on the foliage of more than 70 eucalypt species and 30 non-eucalypt species, but in any one area will select preferred browse species.	No	No suitable habitat within the Study Area. Species not known within the locality and not observed during surveys.
	Pteropus poliocephalus Grey-headed Flying-fox	V	V	1	BioNet PMST	Generally this species is found within 200 km of the eastern coast of Australia, from Rockhampton in Queensland to Adelaide in South Australia. Inhabit subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps as well as urban gardens and cultivated fruit crops. Roosting camps are generally located within 20 km of a regular food source and are commonly found in gullies, close to water, in vegetation with a dense canopy.	No	No suitable habitat within the Study Area and no camps detected. Species not observed during surveys.
Amphibians								
	Crinia sloanei Sloane's Froglet	E	E	0	PMST	Sloane's Froglet has been recorded from widely scattered sites in the floodplains of the Murray-Darling Basin, with the majority of records in the Darling Riverine Plains, NSW South Western Slopes and Riverina bioregions in New South Wales. It is typically associated with periodically inundated areas in grassland, woodland and disturbed habitats. Sloane's Froglet lives and breeds in temporary and permanent waterbodies including oxbows off creeks and rivers, farm dams, large and small natural wetlands, constructed frog ponds and temporary	No	No waterbodies or otherwise suitable habitat features within the Study Area. Species not known within the locality and not observed during surveys.

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
						puddles. It prefers wetlands that contain riparian and aquatic vegetation.		No further assessment required.
	Litoria booroolongensis Booroolong Frog	E	E	0	PMST	Live along permanent streams with some fringing vegetation cover such as ferns, sedges or grasses. Adults occur on or near cobble banks and other rock structures within stream margins. Breeding occurs in spring and early summer.	No	No waterbodies or otherwise suitable habitat features within the Study Area. Species not known within the locality and not observed during surveys.
	Litoria raniformis Southern Bell Frog	E	V	0	PMST	The species exists only in isolated populations in the Coleambally Irrigation Area. Habitat for the species is usually in or around permanent or ephemeral Black Box/Lignum/Nitre Goosefoot swamps, Lignum/Typha swamps and River Red Gum swamps or billabongs along floodplains and river valleys.	No	No waterbodies or otherwise suitable habitat features within the Study Area. Species not known within the locality and not observed during surveys.
Reptiles								
	Aprasia parapulchella Pink-tailed Legless Lizard	V,P	V	1	BioNet PMST	Inhabits sloping, open woodland areas with predominantly native grassy groundlayers, particularly those dominated by Kangaroo Grass (Themeda australis). Sites are typically well-drained, with rocky outcrops or scattered, partially-buried rocks. Commonly found beneath small, partially-embedded rocks and appear to spend considerable time in burrows below these rocks.	No	No suitable habitat within the Study Area and not observed during surveys.
	Delma impar Striped Legless Lizard	V,P	V	0	PMST	Found primarily in natural temperate grasslands and secondary grasslands nearby with significant content of exotic grasses and/ or surface rock. Distribution limit: ACT and surrounds.	Low-Moderate	Species is not known in the locality and not detected during surveys, though habitat within the Study Area is marginally suitable.
Insect								

	Species	Status*		Records**	Source***	Habitat	LoO	Summary
		BC	EPBC					
	Synemon plana Golden Sun Moth	V	V	0	PMST	Found in the area between Queanbean, Gunning, Young and Tumut. Occurs in Natural Temperate Grasslands and grassy Box-Gum Woodlands in which groundlayer is dominated by wallaby grasses <i>Austrodanthonia</i> spp. which are typically low and open - the bare ground between the tussocks is thought to be an important microhabitat feature for the Golden Sun Moth, as it is typically these areas on which the females are observed displaying to attract males. Habitat may contain several wallaby grass species, which are typically associated with other grasses particularly spear-grasses <i>Austrostipa</i> spp. or Kangaroo Grass <i>Themeda australis</i> .	No	No suitable habitat within the Study Area. Species is not known within the locality and not observed during surveys.

* Status. *Biodiversity Conservation Act 2016* (BC), *Environment Protection and Biodiversity Conservation Act 1999* (EPBC), M (Migratory), V (Vulnerable), E (Endangered), CE (Critically Endangered), E3 (Endangered Ecological Community), E4B (Critically Endangered Ecological Community)

** Records. # (number of records within locality), P (Predicted), K (known to occur with the locality).

*** Source. Bionet (NSW Department of Planning and Environment (DPE) BioNet Atlas), PMST (Protected matter database search tool).

ATTACHMENT 2 – ASSESSMENT OF SIGNIFICANCE

Biodiversity Conservation Act 2016

As per Section 7.3 of the BC Act, the following is to be considered for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats:

5-Part Test		Species	TEC
(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.	X	-
(b)	in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:		
(b) (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	-	X
(b) (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.	-	X
(c)	in relation to the habitat of a threatened species or ecological community:		
(c) (i)	the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and	X	X
(c) (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	X	X
(c) (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,	X	X
(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),	No AOBVs present	
(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.	X	X

Threatened Avian Species

Small Woodland Birds

- Dusky Woodswallow - *Artamus cyanopterus*
- Superb Parrot - *Polytelis swainsonii*

(a) adverse effect on lifecycle	The proposal will impact approximately 0.64 ha of low condition woodland, however no hollow-bearing trees were recorded within the Impact Area. As such, the proposal is unlikely to significantly impact the lifecycle of the above species.
(c) (i) habitat removal or modify	The proposal will impact approximately 0.64 ha of low condition woodland, however, no hollow bearing trees were recorded within the Impact Area. The proposal will result in the removal of potential foraging habitat for both species listed above, however it is unlikely to significantly impact either species.
(c) (ii) fragment or isolate	The proposal will removal of 0.64 ha of low condition woodland. However, considering the highly fragmented landscape, the proposal is unlikely to result in further fragmentation of habitat for species listed above as to significantly impact either species.
(c) (iii) habitat importance	The proposal will impact approximately 0.64 ha of low condition woodland, however no hollow-bearing trees were recorded within the Impact Area. As such, the proposal is unlikely to significantly impact habitat considered important to the survival of the species within the locality.
(e) KTPs	The proposal will result in the clearing of 0.64 ha of low condition woodland, contributing to the Key Threatening Process of " <i>clearing of native vegetation</i> ". Owing to the small extent of impacts to low condition vegetation considered potential foraging habitat, the proposal is unlikely to significantly contribute to this KTP.
Conclusion	The proposed action will impact approximately 0.64 ha of low condition woodland, however no hollow bearing trees were recorded within the Impact Area. As such, the proposal is likely to only result in impacts to potential foraging habitat for both species listed above. The proposal is unlikely to result in a significant impact on either of the listed species.

Threatened Reptile Species

- Striped Legless Lizard – *Delmar impar*

(a) adverse effect on lifecycle	The Study Area is heavily grazed by sheep, with a low cover of native tussock grasses, and no evidence of surface rock that would represent suitable habitat for the species. As such, the proposal is unlikely to significantly impact the lifecycle of the above species.
(c) (i) habitat removal or modify	The proposal will impact exotic grassland and approximately 0.64 ha of low condition woodland representative of broadly suitable habitat for the species. While the proposal will result in modification of this broadly suitable habitat, impacts are largely associated with tree and shrub cover (based on APZ management requirements) and will have minimal impacts to the groundlayer inhabited by the species. As such, the proposal is unlikely to remove or modify habitat for the species to the extent that it would result in a significant impact to the species.
(c) (ii) fragment or isolate	The proposal will impact exotic grassland and approximately 0.64 ha of low condition woodland representative of broadly suitable habitat for the species. The proposal will not result in an increase in habitat fragmentation or isolation for the species.
(c) (iii) habitat importance	The Study Area is heavily grazed by sheep, with a low cover of native tussock grasses, and no evidence of surface rock that would represent suitable habitat for the species. As such, the proposal is unlikely to significantly impact habitat important to the species.
(e) KTPs	The proposal will result in the clearing of 0.64 ha of low condition woodland, contributing to the Key Threatening Process of “ <i>clearing of native vegetation</i> ”. Owing to the small extent of impacts to low condition vegetation considered potential foraging habitat, the proposal is unlikely to significantly contribute to this KTP.
Conclusion	The proposed action will impact exotic grassland and approximately 0.64 ha of low condition woodland. As such, the proposal is likely to only result in impacts to potential low condition, broadly suitable habitat for the species. The proposal is unlikely to result in a significant impact on the species.

ATTACHMENT 3 – FLORISTIC LIST

Family	Scientific Name	Common Name	Form	Q01		Q02		Q03	
				C	Ab	C	Ab	C	Ab
Polygonaceae	<i>Acetosella vulgaris</i>	Sheep Sorrel	HTW	5	50	5	50	5	50
Poaceae	<i>Anthosachne scabra</i>	Wheatgrass, Common Wheatgrass	Grass & grasslike (GG)	2	30	1	50		
Poaceae	<i>Avena barbata</i>	Bearded Oats	Exotic	0.1	2	0.2	6		
Nyctaginaceae	<i>Boerhavia dominii</i>	Tarvine	Forb (FG)			0.1	5	0.1	20
Asteraceae	<i>Carduus tenuiflorus</i>	Winged Slender Thistle	Exotic	5	30	5	30	1	15
Asteraceae	<i>Carthamus lanatus</i>	Saffron Thistle	HTW	3	20	5	50	5	30
Poaceae	<i>Cenchrus clandestinus</i>	Kikuyu Grass	HTW	5	100	1	100	15	1000
Asteraceae	<i>Cirsium vulgare</i>	Spear Thistle	Exotic	10	100	5	20	5	20
Cucurbitaceae	<i>Cucumis myriocarpus</i> <i>subsp. myriocarpus</i>	Paddy Melon	Exotic			10	50		
Poaceae	<i>Cynodon dactylon</i>	Common Couch	Grass & grasslike (GG)	2	100	1	100		
Apiaceae	<i>Daucus carota</i>	Wild Carrot	Exotic			0.1	1		
Chenopodiaceae	<i>Dysphania pumilio</i>	Small Crumbweed	Forb (FG)	0.1	50	2	500	5	100
Poaceae	<i>Eragrostis brownii</i>	Brown's Lovegrass	Grass & grasslike (GG)			1	10	0.1	3
Myrtaceae	<i>Eucalyptus blakelyi</i>	Blakely's Red Gum	Tree (TG)			2	1		
Apiaceae	<i>Hydrocotyle laxiflora</i>	Stinking Pennywort	Forb (FG)			2	500		
Poaceae	<i>Phalaris aquatica</i>	Phalaris	Exotic	0.5	20				
Poaceae	<i>Poa sieberiana</i>	Snowgrass	Grass & grasslike (GG)	2	50			0.2	10
Rosaceae	<i>Rosa rubiginosa</i>	Sweet Briar	HTW	0.1	1				
Rosaceae	<i>Rubus fruticosus sp. agg.</i>	Blackberry complex	HTW	0.2	3				
Polygonaceae	<i>Rumex brownii</i>	Swamp Dock	Forb (FG)	0.1	10				
Asteraceae	<i>Silybum marianum</i>	Variegated Thistle	Exotic	5	30	5	50	5	20
Fabaceae (Faboideae)	<i>Trifolium subterraneum</i>	Subterranean Clover	Exotic	10	150	10	150	10	150
Scrophulariaceae	<i>Verbascum thapsus</i> <i>subsp. thapsus</i>	Great Mullein	Exotic					0.1	2

ATTACHMENT 4 – LAND CATEGORY ASSESSMENT

Category 2-regulated land criteria

Examine category 2-regulated land criteria in the table below - land is category 2-regulated land if one or more criteria in Table 2 are met.

When considering these criteria, native vegetation that comprises grasslands or other non-woody vegetation is taken to have been cleared if the native vegetation was significantly disturbed or modified (section 60J(2), LLS Act). Criteria listed in clause 114 of the LLS Regulation was used to determine whether native vegetation has been significantly disturbed or modified between 1 January 1990 and 25 August 2017 (commencement of Part 5A, LLS Act) (Appendix C of the guide).

Native Vegetation “significantly disturbed or modified”

Clause 114 of the Local Land Services Regulation 2014

Determining whether native vegetation has been significantly disturbed or modified (s 60J (2))

1. *Native vegetation that comprises grasslands or other non-woody vegetation is taken to have been significantly disturbed or modified (and therefore cleared) only if—*
 - a. *there has been a detectable variation (from information obtained from aerial or satellite imagery) in the structure or composition, or both, of non-woody vegetation, and*
 - b. *that variation is consistent with management of pasture or crops for agricultural purposes, and*
 - c. *that variation has been sustained for at least 12 months on more than one occasion before the commencement of Part 5A of the Act, and*
 - d. *that variation has not been caused only by grazing on the land, and*
 - e. *that variation occurred (from information obtained from aerial or satellite imagery) between 1 January 1990 and the date of commencement of Part 5A of the Act.*
2. *During the transitional period referred to in section 60F of the Act, the information that may be used for the purposes of this clause includes information obtained from a source other than from aerial or satellite imagery, but only if the landholder has prepared a record of the information and a map showing the areas to which it applies. The landholder is required to retain the record and map for at least 5 years after any clearing that is carried out in reliance on that information.*

Criteria for designation of category 2-regulated land

Reference	Category 2-regulated land criteria	Applicable criteria	Information
Section 60I(1)(a) LLS Act	The land was not cleared of native vegetation as at 1 January 1990 Note: Land is not to be designated category 2-regulated land if section 60H(2) or (3) requires the land to be designated as category 1-exempt land (section 60I(3), LLS Act; see Table 3)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	The land was cleared prior to 1 January 1990 (see imagery from November 1989).
Section 60I(1)(b) LLS Act	The land was unlawfully cleared of native vegetation after 1 January 1990 Note: Land is not to be designated category 2-regulated land if section 60H(2) or (3) requires the land to be designated as category 1-exempt land (section 60I(3), LLS Act; see Table 3)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	The land was cleared prior to 1 January 1990 (see imagery from November 1989).
Section 60I(2)(a) LLS Act	The land contains native vegetation that was grown or preserved with the assistance of public funds (other than for forestry purposes)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	Not Applicable
Section 60I(2)(e) LLS Act	The land contains grasslands that are not low conservation value grasslands	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	Vegetation Zones 1 and 2 comprises of Low Conservation Value Grassland (i.e “contains less than 50% of indigenous species of vegetation”).
Clause 113(1)(g) LLS Regulation	The land contains low conservation grasslands beneath the canopy or drip line of woody vegetation (that satisfies category 2-regulated land criteria)	☒ Applicable ☒ Not applicable ☐ Insufficient data or information	Vegetation Zone 1 contains low conservation grasslands beneath the canopy or drip line of woody vegetation. Vegetation Zone 2 is categorised by low conservation grasslands, without woody vegetation.
Clause 109(2) LLS Regulation	The land contains ground cover that is not grasslands or low conservation value	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	

Reference	Category 2-regulated land criteria	Applicable criteria	Information
Clause 108(5) LLS Regulation Section 60I(2)(i) LLS Act	The land is identified as a proximity area for: - coastal wetlands - littoral rainforest (State Environmental Planning Policy (Coastal Management) 2018)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	
Clause 113(1)(a) LLS Regulation	The land is, or was previously, subject to a: - private native forestry plan (Part 5B of the LLS Act) - private native forestry plan (Forestry Act 2012) - property vegetation plan for the purposes of forestry operations (Native Vegetation Act 2003)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	
Clause 113(1)(c) LLS Regulation	The land was subject to a conservation property vegetation plan or an incentive property vegetation plan before the repeal of the Native Vegetation Act 2003. Note: Land that continues to be subject to a plan is category 2-sensitive regulated land (clause 108(2)(e), LLS Regulation)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	
Clause 113(1)(l) LLS Regulation	The land is a travelling stock reserve (excluding the Western Division of the state)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	
Conclusion			
The land within Vegetation Zone 1 of Subject Land DOES meet the definition of Category 2-regulated land. The land within Vegetation Zone 2 of Subject Land DOES NOT meet the definition of Category 2-regulated land.			

Category 1-exempt land criteria

If criteria for category 2-regulated land in Table 2 are not met, examine category 1-exempt land criteria in the table below - land is category 1-exempt land if one or more criteria in the table below are met.

When considering these criteria, native vegetation that comprises grasslands or other non-woody vegetation is taken to have been cleared if the native vegetation was significantly disturbed or modified (section 60J(2), LLS Act). Refer to criteria listed in clause 114 of the LLS Regulation (set out in Appendix C) for determining whether native vegetation has been significantly disturbed or modified between 1 January 1990 and 25 August 2017 (commencement of Part 5A, LLS Act).

Criteria for designation of category 1-exempt land

Reference	Category 1-exempt land criteria	Applicable criteria	Information
Section 60H(1)(a) LLS Act	The land was cleared of native vegetation as at 1 January 1990 Note: Land is not category 1-exempt land if the land was unlawfully cleared after 1 January 1990 (section 60H(4)(b), LLS Act)	☒ Applicable ☐ Not applicable ☐ Insufficient data or information	The land was cleared prior to 1 January 1990 (see imagery from November 1989).
Section 60H(1)(b) LLS Act	The land was lawfully cleared of native vegetation between 1 January 1990 and 25 August 2017 (when Part 5A of the LLS Act commenced) Note: Land is not category-1 exempt land if section 60I(2) requires the land to be designated as category 2-regulated land (section 60H(4)(a), LLS Act)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	The land was cleared prior to 1 January 1990 (see imagery from November 1989).
Section 60H(2)(a) LLS Act	The land contains low conservation value grasslands; however, land is not to be designated as category 1-exempt land if the land was unlawfully cleared of native vegetation after 1 January 1990 (section 60H(4)(c), LLS Act)	☒ Applicable ☐ Not applicable ☐ Insufficient data or information	Vegetation Zone 2 within the Subject Land is considered low conservation value grassland.
Clause 109(1) LLS Regulation	The land contains only low conservation value ground cover (not being grasslands)	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	
Section 60H(2)(b) LLS Act	The land contains native vegetation that was identified as regrowth in a property vegetation plan referred to in section 9(2)(b) of the Native Vegetation Act 2003	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	

Reference	Category 1-exempt land criteria	Applicable criteria	Information
Section 60H(3) LLS Act	The land is biodiversity certified under Part 8 of the BC Act or under any Act repealed by that Act	☐ Applicable ☒ Not applicable ☐ Insufficient data or information	
Conclusion			
The land within Vegetation Zone 2 of the Subject Land does meet the definition of Category 1-exempt land			

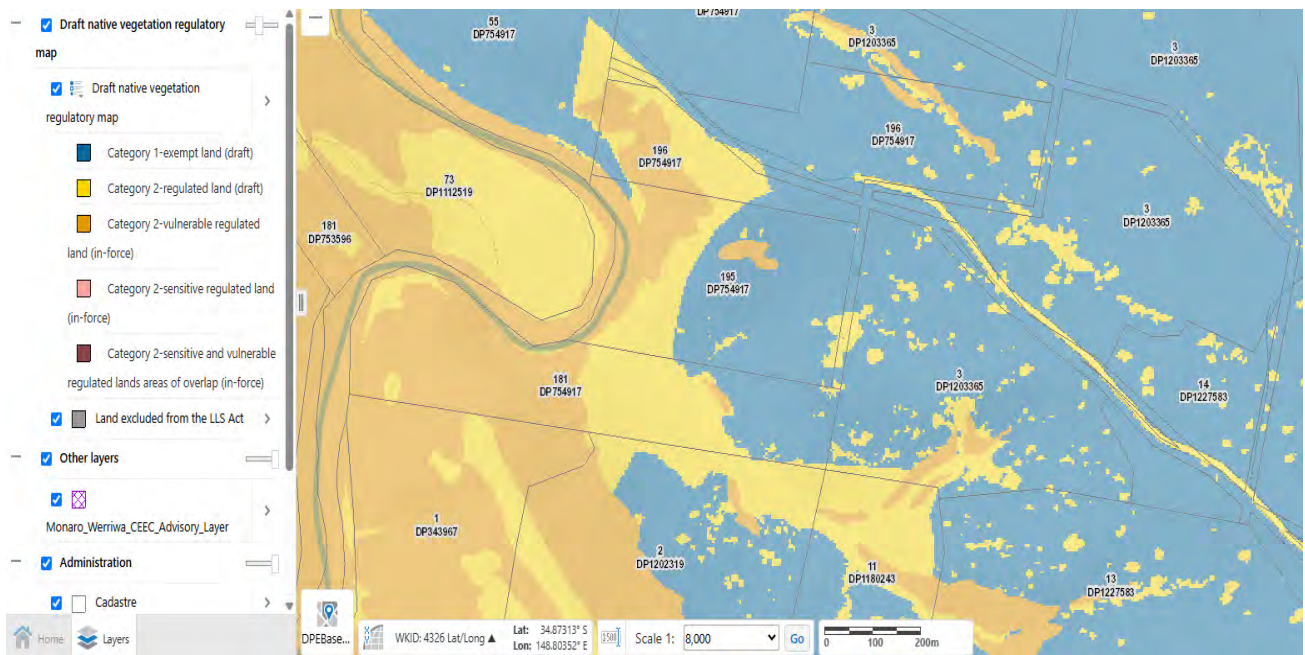


Plate 3: Current Draft Native Vegetation Regulatory Mapping (April 2025)



Plate 4: Historic imagery from November 1989