

30 June 2025

Council Approval Group
Attn: Jane Kerr
PO Box 7228
Leura NSW 2780
Ph: 1300 008 138
Email: jane@councilapproval.com.au

Dear Jane,

Development application for a three lot subdivision at 336 Glenrock Rd, Cavan

In accordance with your instructions, I have conducted a pasture assessment to accompany a development application for a three lot subdivision at 336 Glenrock Rd, Cavan (refer Figure 1 overleaf).

The extent of the pasture assessment report includes the following for Lot B and Lot C:

- The proposed building envelopes;
- Access roads to each of the Building Envelopes.

No pasture assessment was completed for Lot A, given that an existing dwelling exists on this Lot.

Each pasture assessment involved recording the relative amount of exotic and native species at 10 random samples across each of the blocks using a 40 cm x 40 cm quadrat. This has been tabulated overleaf and shows that Lots B and C (and the accompanying access roads) are dominated by introduced/exotic pasture species with a minor proportion of native plant species. This indicates that vegetation clearing will not exceed the permitted threshold under the NSW Biodiversity Offsets Scheme and no further vegetation assessment is required.

If you have any queries, please do not hesitate to contact me.

Regards,



Roger Garnsey M. Ag. Sc., B. Rur. Sci. (Hons.)

Pasture assessment for 336 Glenrock Rd, Cavan.

AREA SAMPLED	Sample	Native species (%)	Exotic species (%)	Pasture species
LOT B: Building Envelope (BE)	1	40	60	Microlaena, wallaby grass, pin rush, flatweed, sub clover
	2	70	30	Microlaena, flatweed, sub clover
	3	20	80	Wallaby grass, flatweed, sub clover, annual ryegrass
	4	0	100	Yorkshire fog grass, sub clover, flatweed, sorrel
	5	10	90	Wallaby grass, flatweed, sub clover
	6	0	100	Couch grass, flatweed, sorrel, sub clover
	7	30	70	Microlaena, wallaby grass, flatweed, sorrel
	8	50	50	Wallaby grass, flatweed, sorrel
	9	30	70	Microlaena, wallaby grass, Yorkshire fog grass, flatweed, sub clover
	10	50	50	Microlaena, couch grass, sub clover, sorrel
AVERAGE LOT B: BE		30	70	
LOT B: Access road	1	50	50	Wallaby grass, couch grass, sub clover, flatweed
	2	70	30	Kangaroo grass, flatweed, couch grass, sorrel
	3	70	30	Wallaby grass, couch grass, flatweed, sub clover
	4	10	90	Microlaena, wallaby grass, flatweed, chickweed
	5	30	70	Wallaby grass, couch grass
	6	70	30	Wallaby grass, couch grass, flatweed, sub clover
	7	50	50	Microlaena, wallaby grass, flatweed, chickweed, sub clover
	8	70	30	Microlaena, wallaby grass, flatweed, chickweed, sub clover
	9	10	90	Wallaby grass, silver grass, flatweed, sub clover
	10	30	70	Wallaby grass, flatweed, sub clover
AVERAGE LOT B: ACCESS ROAD		46	54	
LOT C: Building Envelope (BE)	1	20	80	Wallaby grass, St John's wort, silver grass, sub clover
	2	80	20	Wallaby grass, flatweed, silver grass, sub clover
	3	30	70	Wallaby grass, St John's wort, silver grass, annual ryegrass
	4	80	20	Kangaroo grass, St John's wort, flatweed
	5	50	50	Kangaroo grass, St John's wort, saffron thistle, silver grass, flatweed
	6	50	50	Kangaroo grass, St John's wort, sub clover, red grass, flatweed
	7	30	70	Microlaena, red grass, Yorkshire fog grass, pin rush, St John's wort
	8	30	70	Microlaena, St John's wort, silver grass
	9	30	70	Kangaroo grass, St John's wort, silver grass, flatweed
	10	30	70	Kangaroo grass, St John's wort, silver grass, flatweed
AVERAGE LOT C: BE		43	57	
LOT C: Access road	1	70	30	Wallaby grass, red grass, African lovegrass, sorrel
	2	70	30	Wallaby grass, paspalum, pin rush, flatweed
	3	50	50	Microlaena, silver grass, flatweed, sub clover
	4	30	70	Microlaena, couch grass, flatweed, silver grass

	5	30	70	Microlaena, couch grass, saffron thistle, silver grass
	6	20	80	Wallaby grass, red grass, paspalum, flatweed
	7	50	50	Kangaroo grass, red grass, silver grass, flatweed, sorrel
	8	70	30	Microlaena, silver grass, flatweed, sub clover
	9	50	50	Red grass, Kangaroo grass, African lovegrass, sorrel, silver grass
	10	30	70	Kangaroo grass, red grass, flatweed, sorrel
AVERAGE LOT C: ACCESS ROAD		47	53	

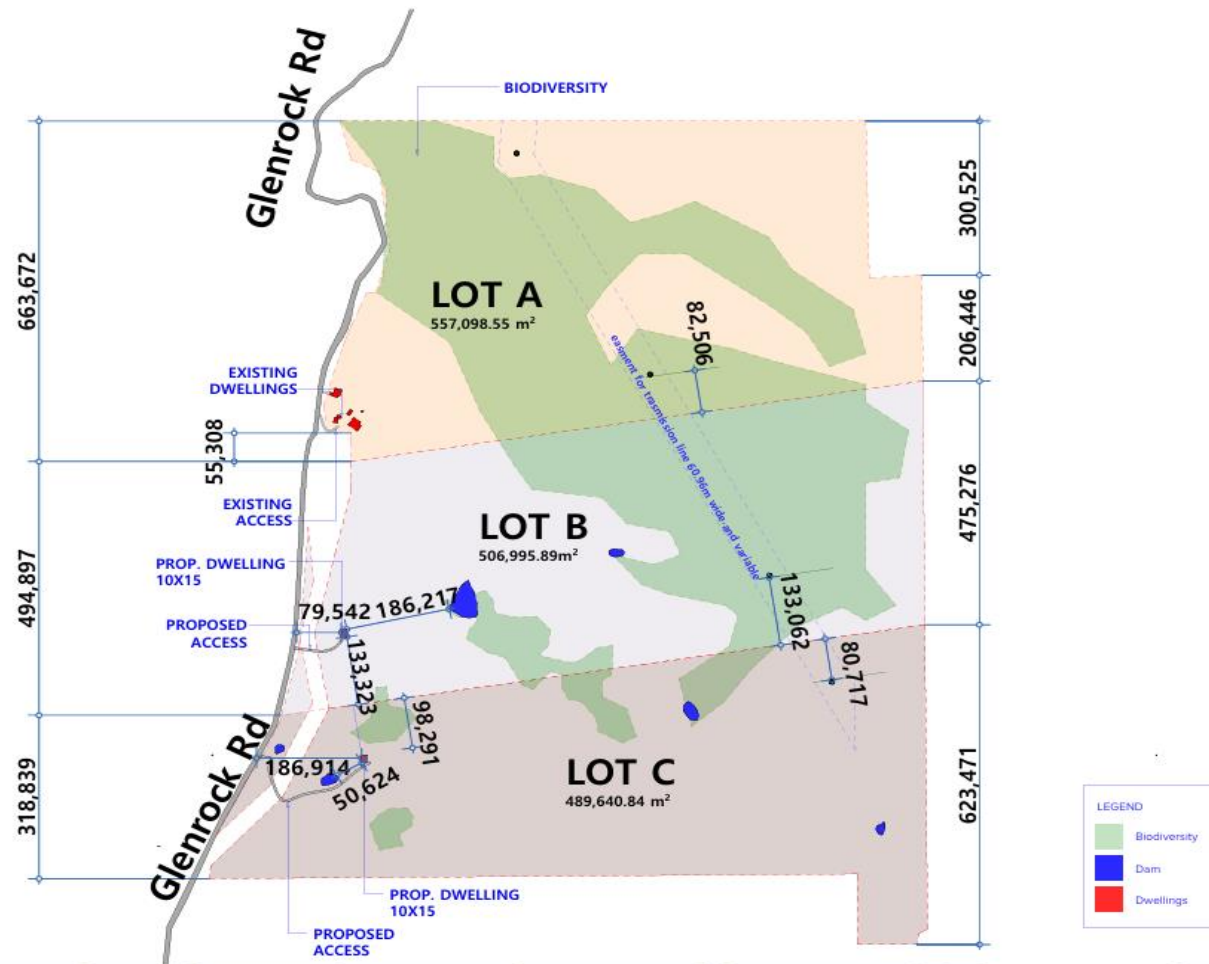


Figure 1: Proposed three lot subdivision at 336 Glenrock road, Cavan.