

23 May 2026

Diverse Project Solutions
Attn: Claudia Edwards
7 Adele Street, Yass NSW 2582
Postal: PO Box 5, Yass NSW 2582
cc. Ryan Cappello

Dear Claudia,

**Development application for a three-lot subdivision at Lot 4 DP1086437 and
Lot 130 DP754908 613 Tallagandra Lane, Sutton**

In accordance with your instructions, I have conducted a pasture assessment to accompany a development application for a three-lot subdivision at Lot 4 DP1086437 and Lot 130 DP754908 613 Tallagandra Lane, Sutton.

The extent of the pasture assessment report includes:

- The two proposed building envelopes in Lot 1 and Lot 3;
- Access roads to each of the Building Envelopes.

Each 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 all Lots and accompanying access tracks are dominated by introduced species, currently sown to a forage oats crop.

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 a three-lot subdivision at 613 Tallagandra Lane, Sutton.

AREA SAMPLED	Sample	Native species (%)	Exotic species (%)	Pasture species
LOT 1: Building Envelope (BE)	1	0	100	Oats, silver grass, capeweed
	2	0	100	Oats, silver grass, capeweed
	3	0	100	Oats, silver grass, capeweed, flatweed
	4	0	100	Oats, silver grass, capeweed
	5	0	100	Oats, silver grass, capeweed, sub clover, flatweed
	6	0	100	Oats, silver grass, capeweed, flatweed
	7	0	100	Oats, silver grass, capeweed, annual ryegrass
	8	0	100	Oats, silver grass, capeweed
	9	0	100	Oats, silver grass, capeweed
	10	0	100	Oats, silver grass, capeweed
AVERAGE LOT 1: BE		0	100	
LOT 1: Access road	1	0	100	Oats, silver grass, capeweed
	2	0	100	Oats, silver grass, capeweed, flatweed, sub clover, annual ryegrass
	3	0	100	Oats, silver grass, capeweed
	4	0	100	Oats, silver grass, capeweed
	5	0	100	Oats, silver grass, capeweed
	6	0	100	Oats, silver grass, capeweed, annual ryegrass
	7	0	100	Oats, silver grass, capeweed, annual ryegrass
	8	0	100	Oats, silver grass, capeweed, annual ryegrass
	9	0	100	Oats, silver grass, capeweed, annual ryegrass
	10	0	100	Oats, silver grass, capeweed, annual ryegrass
AVERAGE LOT 1: ACCESS ROAD		0	100	
LOT 3: Building Envelope (BE)	1	0	100	Oats
	2	0	100	Oats, erodium, marshallow
	3	0	100	Oats, capeweed, erodium
	4	0	100	Oats
	5	0	100	Oats, annual ryegrass
	6	0	100	Oats, capeweed, annual ryegrass
	7	0	100	Oats, capeweed
	8	0	100	Oats, annual ryegrass, erodium, marshmallow
	9	0	100	Oats
	10	0	100	Oats, annual ryegrass
AVERAGE LOT 3: BE		0	100	
LOT 3: Access road	1	0	100	Oats, capeweed, erodium, capeweed, marshmallow
	2	0	100	Oats, annual ryegrass
	3	0	100	Oats
	4	0	100	Oats

	5	0	100	Oats, erodium, annual ryegrass
	6	0	100	Oats, erodium, marshmallow
	7	0	100	Oats, capeweed, erodium, annual ryegrass
	8	0	100	Oats, capeweed, annual ryegrass
	9	0	100	Oats, capeweed
	10	0	100	Oats
AVERAGE LOT 3: ACCESS ROAD		0	100	