



Our Ref: 1809
Date: 3 December 2019

INSITE PLANNING

ATTENTION: STEPHEN LEATHLEY

Via Email: stephen@insiteplan.com.au

Dear Stephen,

**RE: ECOLOGICAL ASSESSMENT COMMENT
PLANNING PROPOSAL - REZONING
PART LOT 1552 DP1046610, OFF KERLEW STREET, NULKABA**

As requested, Anderson Environment & Planning (AEP) have reviewed the above matter and provide ecological assessment commentary herewith.

The relevant Planning Proposal seeks to rezone a small (approx. 2000m²) part of Lot 1552 DP1046610 (subject site) from the existing R5 Large Lot Residential zone to the RU5 Village zone consistent with the balance of the property. Approximately 100m² of native vegetation, or 2 trees, will be cleared as a result of the Planning Proposal. The remainder of the site supports introduced grassland horse paddocks. See attached plan.

Previously, ecological assessment was conducted by AEP over Lot 1552 in November 2018 to inform a Development Application for subdivision of the RU5 Village zoned section of the site. This assessment concluded that there would be no significant impact under the then 7 Part Test.

The area subject to the current Planning Proposal is small, largely degraded grassland, and supports two trees, none of which have hollows or are notable in any way. On that basis, we believe it is clear that no significant impacts would result from assessment under the new 5 Part Test.

Also, the site is not mapped as Biodiversity Value Land (BVL), and vegetation removal is so small that no area clearing threshold would be triggered. On that basis, a Biodiversity Development Assessment Report (BDAR) is not required for this Planning Proposal.

Should you require any further details, please do not hesitate to contact the writer.

Yours faithfully,
ANDERSON ENVIRONMENT & PLANNING

CRAIG ANDERSON
DIRECTOR
Biodiversity Accredited Assessor: BAAS 1702



Subject Site