

515 Crookwell Road, Kingsdale, NSW 2580

Lot 3 DP 1007433 & Lot 4 DP 1007433

“Preliminary BDAR” Version 2.0 Final 31/03/2023

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ECOPLANNING

Note: this is a draft BDAR and has not been finalised or certified by the assessor. While it provides guidance on the current biodiversity values of the site and an assessment of likely impacts of the proposed subdivision of the land following rezoning, the BDAR will need to be reviewed, updated, finalised and certified prior to submission to support any future DA.

The first version of this preliminary BDAR was prepared 16/03/2022.

Following detailed feedback from Council the report has been revised and resubmitted on three occasions: 16/05/2022, 20/01/2023 & 31/03/2023.

The findings of the latest version (31/03/2023) are broadly supported.

The BAM appears to have been applied correctly.

IBRA = SEH

SubIBRA = MONARO

Mitchell LS = Rockley Plains

The subject land comprises approximately 54.75 hectares and has been used for agricultural purposes. The land is almost entirely cleared of native vegetation, with a small area remaining that has been identified as derived native grassland.

Four BAM plots were used to collect field data in the area identified as being remnant native vegetation. These are described as being BAM plots 2, 7, 8 and 10.

Locations of BAM plots are shown in Figure 3.5 Page 23, and Eastings/Northings in Appendix A.

Field data for BAM plots is presented in Appendix A.

Patch size > 100 ha

% native vegetation cover = 33

Remnant native vegetation on the site has been identified as being *PCT 1334 Yellow Box grassy woodland of the northern Monaro and Upper Shoalhaven area, South Eastern Highlands Bioregion* in a ‘degraded’ condition.

This PCT is representative of CEEC **White Box - Yellow Box - Blakely’s Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions**

The remnant native vegetation has been determined to have a Vegetation Integrity Score of 4.9. This value is very low, but possible due to low native plant species diversity, presence of high threat exotic weeds and low litter cover values.

If the vegetation is representative of a critically endangered ecological community (CEEC) or an endangered ecological community (EEC) and VI score > 15, offsets are required.

Based on the data provided, it is not likely that the VIS for remnant vegetation on the site will be greater than 15, so ecosystem offsets are not required.

Threatened species with potential to be present on the land have been identified and evaluated. Based on advice from Council, targeted surveys were conducted for a number of species with potential to be present, including:

Aprasia parapulchella (Pink-tailed Legless Lizard)

Delma impar (Stripped Legless Lizard)

Diuris aequalis (Buttercup Doubletail Orchid)

Keyacris scurra (Key's Matchstick Grasshopper)

Lepidium hyssopifolium (Aromatic Peppercress)

Rutidosis leptorrhynchoides (Button Wrinklewort)

Suta flagellum (Little Whip Snake)

Swainsona recta (Small Purple-pea)

Swainsona sericea (Silky Swainson-pea)

Synemon plana (Golden Sun Moth)

Tympanocryptis lineata (Canberra Grassland Earless Dragon)

Tympanocryptis osbornei (Monaro Grassland Earless Dragon)

None of these species were found to be present on the land.

The project will involve removal of approximately 0.10 hectares of habitat for Southern Myotis bats and requires retirement of 1 species credit for Southern Myotis.

Following biodiversity surveys, the project plan has been redesigned to avoid impacts on the identified native remnant vegetation, and it is anticipated that only 0.14 hectares (of 4.13 hectares) will be impacted. In the original designs the entirety of this area was planned to be cleared.

Proposed development has also been designed to avoid “*areas on the western, north eastern and north western side of the study area as these areas generally drain towards Lake Sooley, approximately 1 km west of the study area.*”

It's anticipated that additional avoidance measures can be investigated and implemented at the DA stage. Measures that could be considered are a S88b covenant to retain the 3.99 ha of PCT 1334 within the subject land and a Vegetation Management Plan (VMP), for this patch of native vegetation. These measures could ensure future development does not adversely impact native vegetation within the subject land whilst improving the degraded condition of PCT 1334 found within the subject land.”