PRELIMINARY BIODIVERSITY DEVELOPMENT ASSESSMENT REPORT (FEBRUARY 2023)

Proposed rezoning for residential use, Lots 70, 73 & 77 DP 1006688, 407 & 457 Crookwell Road, Kingsdale

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REVIEW COMMENTS

The proposal is to rezone the land from RU6 Transition to R2 Low Density Residential and R5 Large Lot Residential to allow future subdivision into residential lots.

The land is mapped in the SEED Extant PCT layer as being mostly cleared and not containing native vegetation. A part of Lot 70 DP 1006688 is mapped as containing PCT 3376 Southern Tableland Grassy Box Woodland.

The preliminary BDAR reports that this community mapping represents recently updated PCT classification, and that the BAM calculator has not at this time been updated, so that the previously accepted (and equivalent) PCT 1330 Yellow Box – Blakely's Red Gum grassy woodland on the tablelands, South Eastern Highlands Bioregion is used in the Preliminary BDAR.

The Preliminary BDAR field surveys have confirmed that most of the land has been historically cleared for agricultural use. An area of remnant woodland comprising approximately 1.4 hectares on Lot 70 DP 1006688 has been confirmed to contain remnant PCT 3376/1330 Box Gum Woodland with a vegetation integrity score of 34.7 and this area is proposed to be set aside and entirely included in a 1.9 hectare conservation reserve.

Part of the area proposed to be developed contains derived grassland with a mixture of native and exotic grassland species present. Approximately 12.1 hectares of this vegetation has been identified, of which approximately 11.4 hectares is proposed to be cleared. The grassland areas contain a mix of native and exotic species, but on the whole exotic species dominate the area and has a very low vegetation integrity score (10.7).

A small portion of PCT 3376 woodland in poor condition is proposed to be cleared, comprising approximately 0.7 hectares.

Based on the findings of the preliminary BDAR the proposed activity as described will require 8 ecosystem offset credits for PCT 1330 (or equivalent), 7 species credits for Koala and 59 species credits for Key's Matchstick Grasshopper. These species are assumed present as they have not been adequately surveyed in the current assessment. It is considered highly unlikely that Koalas are present on the site, however there is a high likelihood that Key's Matchstick Grasshopper is present. Further surveys would be required to establish if either Koalas or Key's Matchstick Grasshoppers are present.

The findings of the preliminary BDAR are supported by outcomes of site inspections and desktop survey conducted by GMC Environment and Biodiversity Assessment Officer. Vegetation present on the site, its condition and is distribution are consistent with the information presented in the Preliminary BDAR.

The proposed activity has applied the hierarchy of avoid, minimize, mitigate as required under the NSW BC Act & Regulation. The areas of highest biodiversity value on the land have been identified and the proposed subdivision concept plan has been modified to avoid protect these areas.

In addition the Preliminary BDAR proposes additional measures to protect remnant trees on the site, including creating of larger lots where remnant trees are present (to avoid clearing of those trees and to maintain canopy connectivity). It is proposed to implement covenants on these lots protecting remnant trees on each lot.

In addition the Preliminary BDAR recommends rezoning the proposed conservation reserve to RE1 and implementation of a conservation covenant to protect the area from future development.

Desktop and field surveys have been conducted correctly and in line with requirements of the BAM. Field surveys have been conducted at the appropriate time of year.

BAM plot data has been provided and is consistent with outcomes expected following site inspection. NSW listed threatened species and Commonwealth MNES with potential to be present have been identified and evaluated.

The Preliminary BDAR has identified and evaluated potential impacts of the proposed rezoning and future subdivision on biodiversity. It is well researched and presented.

The findings of the Preliminary BDAR are supported.