

# BIODIVERSITY ASSESSMENT LETTER REPORT

## PROPOSED REZONING FOR VARIOUS LOTS IN GULGONG, NSW



**CLIENT:** de Witt Consulting c/- Melinda Westaway

**DATE:** 8 May 2025

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- Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) for access to the Protected Matters Search Tool of the Australian Government.
- NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) , for access to the BioNet Atlas of NSW Wildlife.

de Witt Ecology staff involved in this project were:

- Alan Midgley (Fieldwork and Reporting)
- Lauren Cockbain (GIS)
- Alejandro Barreto (Report Review)

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8 May 2025

de Witt Consulting c/- Melinda Westaway  
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Dear Melinda,

**Re: Preparation of a Biodiversity Assessment Letter Report for a Proposed Rezoning for Various Lots in Gulgong, NSW**

### **BACKGROUND**

de Witt Ecology has been engaged by de Witt Consulting c/- Melinda Westaway to undertake a biodiversity assessment for a rezoning proposal. The proposal is to rezone land from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size from 100ha to 12ha at the following locations:

- 2794 Henry Lawson Drive, Gulgong NSW 2852 (Lot 415 DP755433) (northern site),
- 2787 Henry Lawson Drive, Gulgong NSW 2852 (Lot 56 DP755433) (central site), and
- 94 Canadian Lead Road, Gulgong NSW 2852 (Lot 129 DP755433) (southern site).

Refer to Figure 1 for the area of the proposed rezoning and the current working subdivision concept plan. The subdivision concept plan is also provided in Appendix 5.

The study area is within the Mid-Western Local Government Area (LGA) and is zoned RU1 Primary Production, under the Mid-Western Regional Local Environmental Plan (LEP) 2012. The surrounding land uses consist of rural activities such as stock management and grazing. Further west of the study area exists the township of Gulgong.

The planning proposal has progressed past Gateway and Department of Planning, Housing and Infrastructure (DPHI) have issued their Gateway Determination. Prior to exhibition, the planning proposal is to be amended to include the findings of a biodiversity assessment report.

Initial advice from Council was that the Planning Proposal could be submitted without a biodiversity assessment report due to the generally cleared nature of vegetation/obvious ability to avoid but would need a form of assessment prior to finalisation.

The Planning Proposal states that it is unlikely to cause impact to native vegetation (being areas of Biodiversity Values (BV) mapping, terrestrial biodiversity mapping or pockets of native vegetation such as the grassy woodlands PCTs). It was stated that future subdivision can avoid these areas and minimise vegetation removal.

The objective of this biodiversity assessment is to determine the presence of common and threatened flora, fauna or ecological communities (biota) within the study area. This data will assist in indicating whether the proposed rezoning / concept subdivision is considered appropriate from a biodiversity perspective.

## METHOD

### DATABASE AND LITERATURE REVIEW

Prior to completing the field investigation, information provided by Liberty Pannowitz of de Witt Consulting as well as other key information was reviewed, including:

- Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) Protected Matters Search Tool, for matters protected by the EPBC Act
- NSW BioNet - the database for the BioNet Atlas and BioNet Vegetation Classification (NSW Department of Climate Change, Energy, the Environment and Water), for items listed under the BC Act.
- NSW Department of Primary Industries (DPI) Spatial Data Portal for NSW *Fisheries Management Act 1994* listed threatened species, populations and communities.
- NSW Department of Primary Industries (DPI) *Biosecurity Act 2015* (Biosecurity Act) for Priority-listed weeds for the Central Tablelands Local Land Services (LLS) region.
- NSW State Vegetation Type Map (SVTM) (NSW Government 2025).

### FIELD INVESTIGATION

A field investigation of the study area was undertaken on 1<sup>st</sup> and 2<sup>nd</sup> April 2025 by Senior Ecologist Alan Midgley. Vegetation within the study area was surveyed using a combination of vegetation rapid data points (RDPs), random meander technique (Cropper 1993) and BAM plots over approximately twelve (12) person hours. Locations of site features including hollow-bearing trees (HBTs), nests, notable weed occurrences, dams, RDPs, BAM plots, Plant Community Types (PCTs) and Threatened Ecological Communities (TECs) were recorded using a GPS-enabled tablet.

A habitat-based assessment was completed to determine the presence of suitable habitat for common species as well as threatened species previously recorded (NSW DCCEEW 2025a) or predicted to occur (Commonwealth DCCEEW 2025) within a 50 kilometre buffer of the study area. The likelihood of occurrence of common and threatened species most likely to be present within the study area were determined according to species descriptions, life history, habitat preference and soil preference.



## RESULTS

Based on preliminary ecological research, the study area has nearby records of threatened flora, fauna and ecological communities (biota) listed under the EPBC Act and BC Act. Threatened flora and fauna species records have not been previously recorded specifically within the study area.

### VEGETATION COMMUNITIES

The field investigation identified four vegetation communities within the study area. The structure, floristic composition and condition of these communities is described in Table 1-4 along with an indicative photograph of this community. A list of flora recorded within the study area is provided in Appendix 3.




Table 1: Description of PCT 81 - Western Grey Box - cypress pine shrub grass shrub tall woodland in the Brigalow Belt South Bioregion

PCT 81 - Western Grey Box - cypress pine shrub grass shrub tall woodland in the Brigalow Belt South Bioregion		
PCT (NSW DCCEEW 2025)	Western Grey Box - cypress pine shrub grass shrub tall woodland in the Brigalow Belt South Bioregion	Moderate-good condition: 
PCT ID	81	Low condition: 
Conservation significance	<b>BC Act:</b> Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions – Listed as Endangered <b>EPBC Act:</b> Grey Box ( <i>Eucalyptus microcarpa</i> ) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia – Listed as Endangered.	
Condition	Within the study area, this PCT occurs in two separate conditions. Low condition areas consist of native grassland with occasional remnant and regrowth Eucalypt trees. Moderate-Good condition areas consist of isolated grassy woodland with a more intact tree canopy layer.	
Landscape Position (extract from PCT profile)	Occurs on well drained alluvial brown sandy loam to loam soil derived from sedimentary and volcanic substrates in valley flats and drainage depressions on alluvial plains or rises.	
Structure (extract from PCT profile)	Tall Western Grey Box ( <i>Eucalyptus microcarpa</i> ) woodland commonly 20 m high, often with scattered White Cypress Pine ( <i>Callitris glaucophylla</i> ), Bullock ( <i>Allocasuarina luehmannii</i> ) and Kurrajong ( <i>Brachychiton populneus</i> ). Other trees may include Black Cypress Pine ( <i>Callitris endlicheri</i> ), Narrow-leaved Ironbark ( <i>Eucalyptus crebra</i> ), Yellow Box ( <i>Eucalyptus melliodora</i> ) and Rough-barked Apple ( <i>Angophora floribunda</i> ). Usually contains a very sparse shrub layer composed of Small-leaf Bluebush ( <i>Maireana microphylla</i> ) with wattle species such as Hakea Wattle ( <i>Acacia hakeoides</i> ), Western Silver Wattle ( <i>Acacia decora</i> ) and Green Wattle ( <i>Acacia deanei</i> ) along with <i>Cassinia</i> spp., <i>Dodonaea</i> spp., Senna form taxon 'zygophylla' and Blackthorn ( <i>Bursaria spinosa</i> ). The ground cover is mid-dense to dense and is dominated by grass and forb species. Native grass species include Speargrass ( <i>Austrostipa scabra</i> ), Slender Bamboo Grass ( <i>Austrostipa verticillata</i> ), Wallaby Grass ( <i>Rytidosperma fulvum</i> ) and <i>Enteropogon acicularis</i> . The decumbent shrub Winter Apple ( <i>Eremophila debilis</i> ) may be a common species in the ground cover. Forbs include Climbing Saltbush ( <i>Einadia nutans</i> subsp. <i>nutans</i> ), Kidney Weed ( <i>Dichondra repens</i> ), Purple Burr-daisy ( <i>Calotis cuneifolia</i> ), Yellow Burr-daisy ( <i>Calotis lappulacea</i> ), Common Everlasting ( <i>Chrysocephalum apiculatum</i> ), <i>Oxalis perennans</i> , Corrugated Sida ( <i>Sida corrugata</i> ), <i>Senecio pinnatifolius</i> var. <i>lanceolatus</i> , Showy Copper-wire Daisy	



	( <i>Podolepis jaceoides</i> ), <i>Solanum parvifolium</i> , Pale Vanilla-lily ( <i>Arthropodium milleflorum</i> ) and Slender Violet-bush ( <i>Hybanthus monopetalus</i> ). The climbers Purple Coral Pea ( <i>Hardenbergia violacea</i> ) and <i>Glycine tabacina</i> are often present.
<b>Over storey</b>	Where this PCT occurs in the study area in moderate-good condition it consists of remnant native trees in the over-storey, including Grey Box ( <i>Eucalyptus microcarpa</i> ) and infrequent Yellow Box ( <i>Eucalyptus melliodora</i> ). In low condition areas, occasional remnant trees of the equivalent species occurs.
<b>Mid storey</b>	Where this PCT occurs in the study area in moderate-good condition it consists of remnant native trees in the mid-storey, including Grey Box ( <i>Eucalyptus microcarpa</i> ) and infrequent Yellow Box ( <i>Eucalyptus melliodora</i> ) and Kurrajong ( <i>Brachychiton populneus</i> ). In low condition areas, occasional remnant trees of the equivalent species occurs.
<b>Groundcover</b>	Where this PCT occurs in the study area in moderate-good and low condition it consists of a groundcover composed of a mix of native species including Red Grass ( <i>Bothriochloa macra</i> ), Slender Rat's Tail Grass ( <i>Sporobolus creber</i> ), Common Couch ( <i>Cynodon dactylon</i> ), Kangaroo Grass ( <i>Themeda triandra</i> ), Paddock Lovegrass ( <i>Eragrostis leptostachya</i> ), <i>Paspalidium distans</i> , Climbing Saltbush ( <i>Einadia nutans</i> ), Small-leaf Bluebush ( <i>Maireana microphylla</i> ), <i>Rytidosperma</i> spp., <i>Oxalis perennans</i> , Purple Wiregrass ( <i>Aristida ramosa</i> ), Speargrass ( <i>Austrostipa scabra</i> ) and Warrego Grass ( <i>Paspalidium jubiflorum</i> ).
<b>Exotic</b>	Where this PCT occurs in the study area, the groundcover is composed of a low-moderate cover of exotic species including Greater Beggar's Ticks ( <i>Bidens subalternans</i> ), St. Johns Wort, ( <i>Hypericum perforatum</i> ), Khaki Weed ( <i>Alternanthera pungens</i> ), Catsear ( <i>Hypochaeris radicata</i> ), Bathurst Burr ( <i>Xanthium spinosum</i> ), Red-flowered Mallow ( <i>Modiola caroliniana</i> ), Summer Grass ( <i>Digitaria ciliaris</i> ), Blackberry complex ( <i>Rubus fruticosus</i> sp. agg.), African Boxthorn ( <i>Lycium ferocissimum</i> ) and Purpletop ( <i>Verbena bonariensis</i> ).

Table 2: Description of PCT 276 Yellow Box grassy tall woodland on alluvium or parna loams and clays on flats in NSW South Western Slopes Bioregion

PCT 276 Yellow Box grassy tall woodland on alluvium or parna loams and clays on flats in NSW South Western Slopes Bioregion		
PCT (NSW DCCEEW 2025)	Yellow Box grassy tall woodland on alluvium or parna loams and clays on flats in NSW South Western Slopes Bioregion	<p>Moderate-good condition:</p>  <p>Low condition:</p>  <p>Poor condition:</p> 
PCT ID	276	
Conservation significance	<p><b>BC Act:</b> 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 – Listed as Critically Endangered</p> <p><b>EPBC Act:</b> White Box-Yellow Box-Blakely’s Red Gum Grassy Woodland and Derived Native Grassland– Listed as Critically Endangered.</p>	
Condition	<p>Within the study area, this PCT occurs in three separate conditions. Poor condition areas occur in currently or recently grazed paddocks lacking trees. Low condition areas consist of native grassland with occasional remnant and regrowth Eucalypt trees. Moderate-Good condition areas consist of isolated grassy woodland with a more intact tree canopy layer.</p>	

<b>Landscape Position</b> (extract from PCT profile)	Occurs on alluvial or aelian (parna) red-brown loam or clay soils on flats on floodplains or plains in the NSW South-western Slopes Bioregion generally west of the Hume Highway around Wagga Wagga to Temora and north to Wellington.
<b>Structure</b> (extract from PCT profile)	Tall grassy woodland dominated by Yellow Box ( <i>Eucalyptus melliodora</i> ) generally without another tree species or if present they are in low numbers. The shrub layer is either absent or very sparse and includes wattles such as Western Silver Wattle ( <i>Acacia decora</i> ), Hickory Wattle ( <i>Acacia implexa</i> ) and Golden Wattle ( <i>Acacia pycnantha</i> ). The ground cover is generally dense and dominated by grasses including Red Grass ( <i>Bothriochloa macra</i> ), <i>Austrostipa bigeniculata</i> , Wheatgrass ( <i>Elymus scaber</i> var. <i>scaber</i> ) and Windmill Grass ( <i>Chloris truncata</i> ). Forbs include Corrugated Sida ( <i>Sida corrugata</i> ), <i>Goodenia pinnatifida</i> and Fuzzweed ( <i>Vittadinia cuneata</i> ).
<b>Over storey</b>	Where this PCT occurs in the study area in moderate-good condition it consists of remnant native trees in the over-storey, including Yellow Box ( <i>Eucalyptus melliodora</i> ), <i>Eucalyptus albens</i> (White Box) and infrequent Grey Box ( <i>Eucalyptus microcarpa</i> ) and Fuzzy Box ( <i>Eucalyptus conica</i> ). In low condition areas, occasional remnant trees of the equivalent species occurs. Poor condition grassland areas lack trees in the over storey.
<b>Mid storey</b>	Where this PCT occurs in the study area in moderate-good condition it consists of remnant native trees in the mid-storey, including Yellow Box ( <i>Eucalyptus melliodora</i> ), <i>Eucalyptus albens</i> (White Box), Kurrajong ( <i>Brachychiton populneus</i> ) and infrequent Grey Box ( <i>Eucalyptus microcarpa</i> ) and Fuzzy Box ( <i>Eucalyptus conica</i> ). In low condition areas, occasional remnant trees of the equivalent species occurs in the mid-storey. Poor condition grassland areas lack trees in the mid-storey.
<b>Groundcover</b>	Where this PCT occurs in the study area in moderate-good and low condition it consists of a groundcover composed of a mix of native species including Red Grass ( <i>Bothriochloa macra</i> ), Slender Rat's Tail Grass ( <i>Sporobolus creber</i> ), Common Couch ( <i>Cynodon dactylon</i> ), Kangaroo Grass ( <i>Themeda triandra</i> ), Paddock Lovegrass ( <i>Eragrostis leptostachya</i> ), <i>Paspalidium distans</i> , Awnless Barnyard Grass ( <i>Echinochloa colona</i> ), Climbing Saltbush ( <i>Einadia nutans</i> ), Small-leaf Bluebush ( <i>Maireana microphylla</i> ), <i>Rytidosperma</i> spp., <i>Oxalis perennans</i> , Purple Wiregrass ( <i>Aristida ramosa</i> ), Speargrass ( <i>Austrostipa scabra</i> ) and Warrego Grass ( <i>Paspalidium jubiflorum</i> ). Poor condition areas are dominated by Red Grass ( <i>Bothriochloa macra</i> ), Warrego Grass ( <i>Paspalidium jubiflorum</i> ), Slender Rat's Tail Grass ( <i>Sporobolus creber</i> ), Common Couch ( <i>Cynodon dactylon</i> ), Pigweed ( <i>Portulaca oleracea</i> ) and Small Crumbweed ( <i>Dysphania pumilio</i> ).
<b>Exotic</b>	Where this PCT occurs in the study area, the groundcover is composed of a low-moderate cover of exotic species including Greater Beggar's Ticks ( <i>Bidens subalternans</i> ), St. Johns Wort, ( <i>Hypericum perforatum</i> ), Urochloa Grass ( <i>Urochloa panicoides</i> ), Khaki Weed ( <i>Alternanthera pungens</i> ), Catsear ( <i>Hypochaeris radicata</i> ), Bathurst Burr ( <i>Xanthium spinosum</i> ), Red-flowered Mallow ( <i>Modiola caroliniana</i> ), Summer Grass ( <i>Digitaria ciliaris</i> ), Blackberry complex ( <i>Rubus fruticosus</i> sp. agg.), African Boxthorn ( <i>Lycium ferocissimum</i> ) and Purpletop ( <i>Verbena bonariensis</i> ).



Table 3: Description of PCT 426 - Red Box - White Box +/- Red Stringybark hill woodland in the NSW South Western Slopes Bioregion



PCT 426 - Red Box - White Box +/- Red Stringybark hill woodland in the NSW South Western Slopes Bioregion		
PCT (NSW DCCEEW 2025)	Red Box - White Box +/- Red Stringybark hill woodland in the NSW South Western Slopes Bioregion	
PCT ID	426	
Conservation significance	BC Act: Not listed EPBC Act: Not listed	
Condition	Within the study area, this PCT consists of isolated grassy woodland with sparse remnant trees in Moderate-Good condition.	
Landscape Position (extract from PCT profile)	Occurs on shallow loam to clay soils often derived from shale or phyllite substrates on hills from north of Wellington in the north to around Cootamundra in the south in the NSW South-western Slopes Bioregion.	
Structure (extract from PCT profile)	Tall to mid-high woodland dominated by Red Box ( <i>Eucalyptus polyanthemos</i> subsp. <i>polyanthemos</i> ) often with White Box ( <i>Eucalyptus albens</i> ), Kurrajong ( <i>Brachychiton populneus</i> subsp. <i>populneus</i> ) or Red Stringybark ( <i>Eucalyptus macrorhyncha</i> ). Mugga Ironbark ( <i>Eucalyptus sideroxylon</i> ) may be present. The mistletoe Box Mistletoe ( <i>Amyema miquelii</i> ) is often abundant. The shrub layer is sparse to very sparse and includes species such as Hickory Wattle ( <i>Acacia implexa</i> ), Peach Heath ( <i>Lissanthe strigosa</i> subsp. <i>strigosa</i> ), Hoary Guinea Flower ( <i>Hibbertia obtusifolia</i> ) or Showy Parrot-pea ( <i>Dillwynia sericea</i> ). The ground is often bare or mostly covered with litter. Grass species include Speargrass ( <i>Austrostipa scabra</i> subsp. <i>falcata</i> ), Purple Wire-Grass ( <i>Aristida personata</i> ), <i>Austrostipa densiflora</i> , <i>Rytidosperma racemosum</i> var. <i>racemosum</i> , Kangaroo Grass ( <i>Themeda triandra</i> ) and Weeping Grass ( <i>Microlaena stipoides</i> var. <i>stipoides</i> ). The sedge <i>Carex inversa</i> may be present along with species of <i>Juncus</i> . Forb species include Native Carrot ( <i>Daucus glochidiatus</i> ), Ivy Goodenia ( <i>Goodenia hederacea</i> subsp. <i>hederacea</i> ), <i>Einadia polygonoides</i> , <i>Euchiton sphaericus</i> , Blue Bottle-daisy ( <i>Lagenifera stipitata</i> ), <i>Oxalis radicata</i> , Swamp Dock ( <i>Rumex brownii</i> ) and Trailing Speedwell ( <i>Veronica plebeia</i> ).	
Over storey	The over-storey consists of remnant native trees, composed of Red Box ( <i>Eucalyptus polyanthemos</i> ).	
Mid storey	The mid-storey consists of regrowth native trees, composed of Red Box ( <i>Eucalyptus polyanthemos</i> ).	
Groundcover	The groundcover is composed of a mix of native species including Slender Rat's Tail Grass ( <i>Sporobolus creber</i> ), Paddock Lovegrass ( <i>Eragrostis leptostachya</i> ), Small-leaf Bluebush ( <i>Maireana microphylla</i> ), Purple Wiregrass ( <i>Aristida ramosa</i> ), Purple Burr-Daisy ( <i>Calotis cuneifolia</i> ) and Rock Fern ( <i>Cheilanthes sieberi</i> ).	
Exotic	Where this PCT occurs in the study area, the groundcover is composed of a low cover of exotic species including St. Johns Wort ( <i>Hypericum perforatum</i> ) and Red-flowered Mallow ( <i>Modiola caroliniana</i> ).	

Table 4: Description of Managed areas, gardens, exotic trees, structures and occasional native trees

Table 1: Description of managed areas, gardens, exotic trees, structures and occasional native trees		
PCT (NSW DCCEEW 2025)	Managed areas, gardens, exotic trees, structures and occasional native trees	
PCT ID	N/A	
Conservation significance	BC Act: Not listed EPBC Act: Not listed	
Condition	Managed areas, gardens, exotic trees, structures and occasional native trees	
Landscape position	N/A	
Structure	N/A	
Over storey	The remaining native over-storey consists of the occasional remnant native tree Red Box ( <i>Eucalyptus polyanthemos</i> ). The planted native River Red Gum ( <i>Eucalyptus camaldulensis</i> ) also occurs infrequently.	
Mid storey	The remaining native mid-storey consists of the occasional remnant native trees Red Box ( <i>Eucalyptus polyanthemos</i> ) and Kurrajong ( <i>Brachychiton populneus</i> ). The planted native Silky Oak ( <i>Grevillea robusta</i> ) also occurs infrequently.	
Groundcover	This area is comprised of a highly disturbed groundcover layer with few remaining native species including <i>Paspalidium distans</i> and <i>Oxalis perennans</i> .	
Exotic	This area is comprised of a high diversity of exotic species, including Honey Locust ( <i>Gleditsia triacanthos</i> ), Cupressus spp., Patula Pine ( <i>Pinus patula</i> ), Radiata Pine ( <i>Pinus radiata</i> ), Greater Beggar's Ticks ( <i>Bidens subalternans</i> ), Red-flowered Mallow ( <i>Modiola caroliniana</i> ), Blackberry complex ( <i>Rubus fruticosus</i> sp. agg.), African Boxthorn ( <i>Lycium ferocissimum</i> ), Kikuyu Grass ( <i>Cenchrus clandestinus</i> ) and Red-flowered Mallow ( <i>Modiola caroliniana</i> )	

## THREATENED ECOLOGICAL COMMUNITIES

Four separate Threatened Ecological Communities (TECs) were recorded throughout most of the study area (Figure 2):

- Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions (Endangered; *Biodiversity Conservation Act 2016* [BC Act])
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia (Endangered; *Environment Protection and Biodiversity Conservation Act 1999* [EPBC Act]).

These Two TECs are mapped to occur in both grassland and woodland environments, where an overstorey of Grey Box (*Eucalyptus microcarpa*) either dominates or is assumed to have dominated the overstorey prior to historical tree clearing. A groundcover of native grasses and herbs typically dominates these areas.

Similarly, the below two TECs are mapped to occur in both grassland and woodland environments, where an overstorey of Yellow Box (*Eucalyptus melliodora*) and White Box (*Eucalyptus albens*) either dominates or is assumed to have dominated the overstorey prior to historical tree clearing. A groundcover of native grasses and herbs typically dominates these areas.

- 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 (Critically Endangered; BC Act)

- White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Critically Endangered; EPBC Act).

## THREATENED FLORA

Background searches identified 21 threatened flora species recorded (NSW DCCEEW 2025a) or predicted to occur (Commonwealth DCCEEW 2025) within 50 kilometres of the study area. The species considered most likely to have habitat within the study area include Ausfeld's Wattle (*Acacia ausfeldii*), Austral Toadflax (*Thesium australe*) and Pine Donkey Orchid (*Diuris tricolor*).

Threatened flora species were not detected during the field investigation.

## FAUNA HABITAT

Vegetation contained within the study area, including grassland and grassy woodland environments, provides suitable habitat for threatened and non-threatened native fauna known to occur in the wider locality. However, the condition of much of the vegetation is considered as being in poor-low condition, with the tree layer predominantly absent. Mistletoe species present provide foraging opportunities for fauna. Seven hollow-bearing trees were recorded within or fringing the study area, providing potential breeding habitat for fauna.

Fauna species recorded during the field investigation are listed in Appendix 4.

## THREATENED FAUNA

Two suspected nests of Grey-crowned Babbler (*Pomatostomus temporalis*) (Vulnerable; BC Act) were recorded within the study area (Figure 1).

Otherwise, threatened fauna species were not recorded during the field investigation. Refer to Appendix 4 for common fauna species recorded during the field investigation. Background searches identified 66 threatened fauna species recorded or predicted to occur (NSW DCCEEW 2025a, Commonwealth DCCEEW 2025) within 50 kilometres of the study area.

Based on the background research and the habitat values identified during the field investigation, suitable potential habitat for a subset of these species is considered to occur within the study area, including:

- Grey-crowned Babbler (*Pomatostomus temporalis*) – suspected nests recorded within the study area
- White-throated Needletail (*Hirundapus caudacutus*)
- Little Eagle (*Hieraaetus morphnoides*)
- Black Falcon (*Falco subniger*)
- Little Lorikeet (*Parvipsitta pusilla*)
- Brown Treecreeper (eastern subspecies) (*Climacteris picumnus victoriae*)
- Painted Honeyeater (*Grantiella picta*)
- Dusky Woodswallow (*Artamus cyanopterus cyanopterus*)
- Diamond Firetail (*Stagonopleura guttata*)
- Grey-headed Flying-fox (*Pteropus poliocephalus*)
- Yellow-bellied Sheath-tail-bat (*Saccolaimus flaviventris*)
- Large-eared Pied Bat (*Chalinolobus dwyeri*)
- Large Bent-winged Bat (*Miniopterus orianae oceanensis*)

## BIODIVERSITY OFFSETS SCHEME ENTRY

The concept subdivision provided (Figure 1) has been considered in understanding potential entry into the Biodiversity Offsets Scheme (BOS).

If the concept subdivision impacts on Biodiversity Values Mapping (Figure 1) OR more than 1 hectare of native vegetation, then it is likely this would trigger entry into the BOS, necessitating the need for a Biodiversity Development Assessment Report (BDAR) and the purchase of biodiversity offset credits. All areas mapped as PCTs in Figure 1 are considered as native vegetation and impact to these areas will contribute to this total. Even poor condition areas in the northern portion of the study area, while heavily degraded by clearing and grazing, are still dominated by native grasses.

However, it is important to note that most of the site is mapped as 'Category 1-exempt land' on the Draft Native Vegetation Regulatory Map (Figure 3). As such, native vegetation on category 1 land is not included in any area clearing calculations when deciding whether a BDAR should be prepared, unless the native vegetation is assessed as a Critically Endangered Ecological Community (CEEC). The northern portion of the study area is mapped as a CEEC and needs to be considered in area clearing calculations related to the concept subdivision. Remaining areas of exempt land can be excluded from area clearing calculations.

Therefore, it is assumed that the concept subdivision will not result in impact to more than 1 hectare of native vegetation when calculated from sources that would contribute to entering the BOS (i.e. CEECs and native vegetation within Category 2-regulated land).

The proposed concept subdivision avoids area of Biodiversity Values Mapping, excluding a small portion in the northern extent of Lot 415 DP755433, where there is marginal overlap (Figure 1). It is assumed that any infrastructure (i.e. fences) within this area will not require clearing of native vegetation, and therefore not trigger the BOS through this pathway.

## PRIORITY WEEDS

The primary object of this Act is to provide a framework for the prevention, elimination and minimisation of biosecurity risks posed by biosecurity matter, dealing with biosecurity matter, carriers and potential carriers, and other activities that involve biosecurity matter, carriers or potential carriers.

The other relevant objects of this Act are as follows:

- To provide a framework for the timely and effective management of the following—
  - pests, diseases, contaminants and other biosecurity matter that are economically significant for primary production industries,
  - threats to terrestrial and aquatic environments arising from pests, diseases, contaminants and other biosecurity matter,
  - public health and safety risks arising from contaminants, non-indigenous animals, bees, weeds and other biosecurity matter known to contribute to human health problems,
  - pests, diseases, contaminants and other biosecurity matter that may have an adverse effect on community activities and infrastructure.

The Biosecurity Act covers pest animals and disease and pathogens potentially harmful to flora and/or fauna, and while not discounting the importance of these components, of particular relevance to the current assessment includes those risks and impacts associated with weeds. A biosecurity risk is defined as the risk of a biosecurity impact occurring, which for weeds includes:

- The introduction, presence, spread or increase of a pest into or within the State or any part of the State.
- A pest plant has the potential to:
  - out-compete other organisms for resources, including food, water, nutrients, habitat and sunlight.
  - harm or reduce biodiversity.

The Biosecurity Act introduces the concept of Priority Weeds. A priority weed is any weed identified in a local strategic plan, for a region that includes that land or area, as a weed that is or should be prevented, managed, controlled or eradicated in the region. A local strategic plan here refers to a local strategic plan approved by the Minister under Division 2 of Part 4 of the *Local Land Services Act 2013*.



The Biosecurity Act also introduces the General Biosecurity Duty, which states:

*All plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable.*

Four Priority Weeds identified in the Central Tablelands Regional Strategic Weed Management Plan 2023-2027 (Central Tablelands LLS 2022), have been recorded in the Study Area, and are listed in Table 5, along with their associated Duty. Where these species occur in more discrete locations they are referred to in Figure 1 where relevant.

**Table 5: Priority weeds within the study area**

Scientific Name	Common Name	General Biosecurity Duty
<i>Lycium ferocissimum</i>	African boxthorn	<p><b>Prohibition on certain dealings</b> Must not be imported into the state, sold, bartered, exchanged or offered for sale.</p> <p><b>Regional Recommended Measure</b> Land managers should mitigate the risk of the plant being introduced to their land. Land managers should mitigate spread of the plant from their land. A person should not buy, sell, move, carry or release the plant into the environment. Land managers should reduce the impact of the plant on assets of high economic, environmental and/or social value.</p>
<i>Rubus fruticosus</i> species aggregate	Blackberry	<p><b>Prohibition on certain dealings</b> Must not be imported into the state, sold, bartered, exchanged or offered for sale.</p> <p>All species in the <i>Rubus fruticosus</i> species aggregate have this requirement, except for the varieties Black Satin, Chehalem, Chester Thornless, Dirksen Thornless, Loch Ness, Murrindindi, Silvan, Smooth Stem, and Thornfree</p> <p><b>Regional Recommended Measure</b> Land managers should mitigate the risk of the plant being introduced to their land. Land managers should mitigate spread of the plant from their land. A person should not buy, sell, move, carry or release the plant into the environment. Land managers should reduce the impact of the plant on assets of high economic, environmental and/or social value.</p>
<i>Gleditsia triacanthos</i>	Honey Locust	<p><b>Regional Recommended Measure</b> Contain recorded populations across the Central Tablelands region. Whole of region: Land managers should mitigate the risk of the plant being introduced to their land. Land managers should mitigate spread of the plant from their land. A person should not buy, sell, move, carry or release the plant into the environment. Land managers should reduce the impact of the plant on assets of high economic, environmental and/or social value. <b>Garden varieties derived from <i>Gleditsia triacanthos</i> var. <i>inermis</i> cultivars are not included in this listing. However, if the grafted top dies then the root stock wildings should be controlled.</b></p>
<i>Hypericum perforatum</i>	St. John's Wort	<p><b>Regional Recommended Measure</b> Land managers should mitigate the risk of the plant being introduced to their land. Land managers should mitigate spread of the plant from their land. A person should not buy, sell, move, carry or release the plant into the environment. Land managers should reduce the impact of the plant on assets of high economic, environmental and/or social value.</p>



## RECOMMENDATIONS AND CONCLUSION

This Biodiversity Assessment Letter Report provides a fit-for-purpose scope for a rezoning proposal. A Concept Subdivision Plan has been prepared and considered as part of this BALR. Whilst the Concept is indicative in nature, it illustrates the potential layout of future lots and boundaries. We can define a conclusion based on the concept provided, understanding that any future subdivision that might differ from that plan would need to consider entry into the BOS and the various triggers. This is both important for Council/the rezoning but also the proponent and any future works proposed on site.

No threatened flora species were recorded during the field surveys, however, two suspected nests of Grey-crowned Babbler (Vulnerable; BC Act) were recorded within the study area. Seven hollow-bearing trees were recorded within or fringing the study area, providing potential breeding habitat for fauna. Equivalent or better-quality areas of habitat occur in the surrounding locality. Four (4) priority weeds were identified within the study area.

While it is not anticipated that areas of BV mapping, terrestrial biodiversity mapping or areas of treed native vegetation will be impacted by the concept subdivision, it still traverses areas which consist predominantly of EECs and CEECs, even where areas of open grassland occur.

However, the provided Concept Subdivision Plan is consistent with the following:

- Avoids impacts to any BV Mapping (assuming it can be avoided in the northern extent of the study area)
- Retain hollow-bearing trees and nests
- Limits impacts to native vegetation (where PCTs are mapped), where practicable
- Limits impacts to areas of CEECs and EECs, where practicable, particularly where treed moderate-good condition occurs
- Avoids triggering entry into the BOS based on the 1ha native vegetation impact trigger.

Any future works (i.e. any future subdivision modification and / or future development applications) within the study area will be required to consider potential entry into the BOS. This will need to factor in BV mapping and native vegetation clearing thresholds in consideration of CEECs and areas of Category 1-exempt land.

We trust this Letter Report provides a fit-for-purpose scope for the current rezoning proposal and informs direction to any works in relation to biodiversity considerations.

Yours sincerely,

de Witt Ecology



Alan Midgley

Senior Ecologist

## REFERENCES

Central Tablelands Local Land Services (LLS) (2022). Central Tablelands Regional Strategic Weed Management Plan 2023-2027.

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NSW DCCEEW (2025b). BioNet Vegetation Classification.

NSW Government (2025). State Vegetation Type Map (SVTM).

## APPENDICES

## APPENDIX 1 – FIGURES

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LEGEND

Study Area


Subdivision Layout

Threatened Ecological Communities

Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions  
(Endangered; BC Act 2016)  
Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia  
(Endangered; EPBC Act 1999)

White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland and Derived Native Grassland  
(Critically Endangered; BC Act 2016)  
White Box-Yellow Box-Blakely’s Red Gum Grassy Woodland and Derived Native Grassland  
(Critically Endangered; EPBC Act 1999)

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ABN 94 638 012 003

FIGURE 2

THREATENED ECOLOGICAL COMMUNITIES

JOB ADDRESS:

HENRY LAWSON DRIVE & CANADIAN LEAD ROAD, GULGONG

CLIENT:

DE WITT CONSULTING c/- MELINDA WESTAWAY

A3 SCALE:

1:5,385

DRAWN:

LC

JOB REF:

EC356

PLAN DATE:

08/05/2025

CHECKED:


AM

ISSUE:

5.0

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**FIGURE 3**     **DRAFT NATIVE VEGETATION REGULATORY MAP**

**JOB ADDRESS:** HENRY LAWSON DRIVE & CANADIAN LEAD ROAD, GULGONG

**CLIENT:** DE WITT CONSULTING c/- MELINDA WESTAWAY

<b>A3 SCALE:</b> 1:5,128	<b>DRAWN:</b> LC	<b>JOB REF:</b> EC356
<b>PLAN DATE:</b> 08/05/2025	<b>CHECKED:</b> AM	<b>ISSUE:</b> 4.0

0

150

300

450 m



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## APPENDIX 2 – PLATES

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Plate 1: Looking southeast along the northern fence line of Lot 56 DP755433 at mature treed vegetation (*Eucalyptus microcarpa*).



Plate 2: Looking west in Lot 129 DP755433 at mature treed vegetation.





Plate 3: Looking north along the eastern fence line of Lot 415 DP755433 at mature treed vegetation (*Eucalyptus albens*) within low condition native grassland.



Plate 4: Looking west in Lot 56 DP755433 at low condition native grassland.





Plate 5: Mistletoes on mature Eucalypts in Lot 56 DP755433.



Plate 6: Looking east in Lot 56 DP755433 at mature treed vegetation (*Eucalyptus polyanthemos*) surrounded by low condition native grassland.





Plate 7: Planted exotic and native trees within Lot 56 DP755433.



Plate 8: Looking south in Lot 129 DP755433 at recently mown low condition native grassland.



Plate 9: Looking southwest from the southern fence line of Lot 129 DP755433 at the interface between recently mown and unmown low condition native grassland.



Plate 10: Looking west along the road reserve / northern fence line of Lot 415 DP755433 at mature treed vegetation (*Eucalyptus melliodora*).





Plate 11: Looking south in Lot 415 DP755433 at poor condition native grassland.



Plate 12: Looking south in Lot 415 DP755433 at exotic lawn, gardens, planted trees and structures.





Plate 13: Exotic vegetation in Lot 415 DP755433.



Plate 14: Notable infestation of exotic vegetation in Lot 415 DP755433, dominated by African Boxthorn and Blackberry.





Plate 15: Moderate-Good condition treed native vegetation in the southern extent of Lot 415 DP755433.

# APPENDIX 3 – FLORA

## Appendix 1.1 Flora species recorded from the study area

Notes to tables:

Status – EPBC Act:	Status – BC Act:
CE – Critically Endangered	E1 – endangered species (Part 1, Schedule 1)
EN – Endangered	E2 – endangered population (Part 2, Schedule 1)
VU – Vulnerable	E4 – presumed extinct (Part 4, Schedule 1)
	E4A – critically endangered
	V – vulnerable (Part 1, Schedule 2)

Table A.1 Flora species recorded from the study area

Family	Scientific Name	Common Name	Exotic	BC Act	EPBC Act	BAM1		RDP1	RDP2	RDP3	RDP4	RDP5	RDP6	RDP7	RDP8	RDP9	RDP10
						Cover	Abun.										
Amaranthaceae	<i>Alternanthera denticulata</i>	Lesser Joyweed				0.1	2.0										
Amaranthaceae	<i>Alternanthera pungens</i>	Khaki Weed	*			0.3	30.0				3.0						
Asteraceae	<i>Bidens subalternans</i>	Greater Beggar's Ticks	*									5.0		40		20	0.3
Asteraceae	<i>Calotis cuneifolia</i>	Purple Burr-Daisy						0.5									
Asteraceae	<i>Calotis lappulacea</i>	Yellow Burr-daisy													0.3		
Asteraceae	<i>Cirsium vulgare</i>	Spear Thistle	*			0.3	20.0							1			0.2
Asteraceae	<i>Conyza bonariensis</i>	Flaxleaf Fleabane	*											2			
Asteraceae	<i>Conyza spp.</i>		*						0.5								1.0
Asteraceae	<i>Gamochaeta purpurea</i>	Purple Cudweed	*														0.1
Asteraceae	<i>Hypochaeris radicata</i>	Catsear	*			0.3	30.0		0.5				3.0				
Asteraceae	<i>Xanthium spinosum</i>	Bathurst Burr	*			1.0	20.0										0.5
Boraginaceae	<i>Echium plantagineum</i>	Patterson's Curse	*			0.2	2.0										
Brassicaceae	<i>Brassica spp.</i>	Brassica	*			0.2	10.0							3			0.3
Chenopodiaceae	<i>Chenopodium album</i>	Fat Hen	*			0.1	2.0							3			
Chenopodiaceae	<i>Dysphania pumilio</i>	Small Crumbweed				2.0	50.0										
Chenopodiaceae	<i>Einadia nutans</i>	Climbing Saltbush									10.0						0.2
Chenopodiaceae	<i>Maireana microphylla</i>	Small-leaf Bluebush						2.0			0.0					2	
Clusiaceae	<i>Hypericum perforatum</i>	St. Johns Wort	*			0.3	20.0	0.5	3.0				8.0		5.0		
Convolvulaceae	<i>Dichondra repens</i>	Kidney Weed						0.2				1.0					
Cupressaceae	<i>Cupressus spp.</i>		*							0.0							
Fabaceae (Caesalpinioideae)	<i>Gleditsia triacanthos</i>	Honey Locust	*							0.0							
Fabaceae (Faboideae)	<i>Glycine tabacina</i>	Variable Glycine													0.3		
Lamiaceae	<i>Marrubium vulgare</i>	White Horehound	*								4.0						
Malvaceae	<i>Brachychiton populneus</i>	Kurrajong								0.0		3.0				2	
Malvaceae	<i>Modiola caroliniana</i>	Red-flowered Mallow	*			1.0	300.0	0.5			2.0			4			0.3
Malvaceae	<i>Sida corrugata</i>	Corrugated Sida						0.3							0.3		
Myrtaceae	<i>Angophora floribunda</i>	Rough-barked Apple									15.0						
Myrtaceae	<i>Eucalyptus melliodora</i>	Yellow Box									20.0					30	
Myrtaceae	<i>Eucalyptus microcarpa</i>	Western Grey Box									10.0	60.0			30.0	5	
Myrtaceae	<i>Eucalyptus polyanthemus</i>	Red Box						10.0		0.0							
Oxalidaceae	<i>Oxalis perennans</i>					0.3	200.0							1			
Pinaceae	<i>Pinus patula</i>	Patula Pine	*							0.0							
Pinaceae	<i>Pinus radiata</i>	Radiata Pine	*							0.0							
Poaceae	<i>Aristida ramosa</i>	Purple Wiregrass						60.0								10	
Poaceae	<i>Austrostipa scabra</i>	Speargrass										3.0					
Poaceae	<i>Bothriochloa macra</i>	Red Grass				15.0	300.0		20.0				20.0				60.0
Poaceae	<i>Bromus catharticus</i>	Prairie Grass	*			0.3	20.0				0.0			5		15	
Poaceae	<i>Cenchrus clandestinus</i>	Kikuyu Grass	*											30			

Family	Scientific Name	Common Name	Exotic	BC Act	EPBC Act	BAM1		RDP1	RDP2	RDP3	RDP4	RDP5	RDP6	RDP7	RDP8	RDP9	RDP10
						Cover	Abun.										
Poaceae	<i>Chloris truncata</i>	Windmill Grass				0.3	20.0										
Poaceae	<i>Cynodon dactylon</i>	Common Couch				5.0	200.0										
Poaceae	<i>Digitaria ciliaris</i>	Summer Grass	*			10.0	300.0										
Poaceae	<i>Echinochloa colona</i>	Awnless Barnyard Grass				20.0	500.0										
Poaceae	<i>Eragrostis cilianensis</i>	Stinkgrass	*														1.0
Poaceae	<i>Eragrostis curvula</i>	African Lovegrass	*									3.0					
Poaceae	<i>Eragrostis leptostachya</i>	Paddock Lovegrass				0.5	30.0	10.0	10.0		3.0		3.0				2.0
Poaceae	<i>Paspalidium distans</i>													10			
Poaceae	<i>Paspalidium jubiflorum</i>	Warrego Grass				25.0	500.0				10.0	2.0				2	20.0
Poaceae	<i>Rytidosperma spp.</i>											4.0				10	
Poaceae	<i>Sporobolus creber</i>	Slender Rat's Tail Grass				3.0	100.0	20.0	70.0		5.0		60.0		1.0	10	30.0
Poaceae	<i>Themeda triandra</i>														70.0	10	
Poaceae	<i>Urochloa panicoides</i>	Urochloa Grass	*			15.0	300.0										
Portulacaceae	<i>Portulaca oleracea</i>	Pigweed				2.0	200.0										
Proteaceae	<i>Grevillea robusta</i>	Silky Oak								0.0							
Pteridaceae	<i>Cheilanthes sieberi</i>	Rock Fern						0.5									
Rosaceae	<i>Rubus fruticosus sp. agg.</i>	Blackberry complex	*											3			
Rubiaceae	<i>Asperula conferta</i>	Common Woodruff				1.0	200.0										
Scrophulariaceae	<i>Verbascum virgatum</i>	Twiggy Mullein	*			0.8	20.0										
Solanaceae	<i>Lycium ferocissimum</i>	African Boxthorn	*											4			
Verbenaceae	<i>Verbena bonariensis</i>	Purpletop	*			0.5	30.0						2.0	5			

## APPENDIX 4 – FAUNA

### Appendix 2.1 Fauna species recorded from the study area

Below is a list of fauna species recorded from the study area during the present assessment.

#### Notes to tables:

<b>Status – EPBC Act:</b> CE – Critically Endangered EN – Endangered VU – Vulnerable	<b>Status – BC Act:</b> E1 – endangered species (Part 1, Schedule 1) E2 – endangered population (Part 2, Schedule 1) E4 – presumed extinct (Part 4, Schedule 1) E4A – critically endangered V – vulnerable (Part 1, Schedule 2)
<b>Status – FM Act:</b> C1 – critically endangered E1 – endangered E2 – endangered E4 – presumed extinct V1 – vulnerable	<b>Status – Non-indigenous species</b> * pest species not native to the area

Table A.4: Vertebrate fauna recorded from the study area (current assessment)

Scientific name	Common name	Exotic	Comm. status	NSW status
<i>Anthochaera carunculata</i>	Red Wattlebird	-	-	-
<i>Corvus coronoides</i>	Australian Raven	-	-	-
<i>Cracticus nigrogularis</i>	Pied Butcherbird	-	-	-
<i>Cracticus tibicen</i>	Australian Magpie	-	-	-
<i>Falco cenchroides cenchroides</i>	Nankeen Kestrel	-	-	-
<i>Grallina cyanoleuca</i>	Magpie-lark	-	-	-
<i>Eolophus roseicapilla</i>	Galah	-	-	-
<i>Manorina melanocephala</i>	Noisy Miner	-	-	-
<i>Oryctolagus cuniculus</i>	Rabbit	*	-	-
<i>Ocyphaps lophotes</i>	Crested Pigeon	-	-	-
<i>Platycercus eximius</i>	Eastern Rosella	-	-	-
<i>Psephotus haematonotus</i>	Red-rumped Parrot	-	-	-
<i>Strepera graculina</i>	Pied Currawong	-	-	-
<i>Threskiornis spinicollis</i>	Straw-necked Ibis	-	-	-
<i>Trichoglossus haematodus</i>	Rainbow Lorikeet	-	-	-
<i>Turdus merula</i>	Eurasian Blackbird	*	-	-



## APPENDIX 5 – CONCEPT SUBDIVISION

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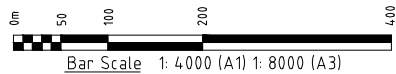




NOTES:

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2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
3. THE BOUNDARIES AND AREAS SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN DERIVED DCDB. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES. DURING THE COURSE OF THIS SURVEY NO INVESTIGATION HAS BEEN UNDERTAKEN TO DETERMINE THE EXISTENCE OF ANY POSSIBLE SUBTERRANEAN ENCROACHMENTS.
- 4.

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ABN 23 104 067 405

TITLE
CONCEPT SUBDIVISION
LOTS 56, 104, 129 & 415 D.P.755433

H		
G		
F		
E		
D		
C	31.03.25	UPDATED PRELIMINARY CONCEPT - FOR DISCUSSIONS ONLY
B	10.09.24	UPDATED PRELIMINARY CONCEPT - FOR DISCUSSIONS ONLY
A	08.04.24	PRELIMINARY CONCEPT - FOR DISCUSSIONS ONLY
Rev	Date	Amendment

JOB ADDRESS: 28 SNELSONS LANE, GULGONG		REVISION	JOB REF:
CLIENT: OSCAR MARIN		C	14046
SCALE: A1 1:4000 A3 1:8000	ORIGIN OF LEVELS	DRAWN BT	SHEET No
SURVEY DATE:	.....	SURVEYOR JL	1/1
PLAN DATE: 31.03.25		CHECKED	
DATUM:		APPROVED JL	
CAD REF:	DRAWING REF: 14046-CONCEPT SUBDIVISION-31.03.25		