

**Our Ref:** 1970  
**Date:** 19 July 2019

**474 PHOENIX PARK RD, LARGS**

**ATTENTION: ERIN DANIEL**

**Via Email:** erin@perceptionplanning.com.au

Dear Erin,

**RE: ECOLOGY CONSIDERATIONS FOR A SITE COMPATIBILITY CERTIFICATE  
474 PHOENIX PARK ROAD, LARGS, NSW.**

As requested, AEP herewith provide details of ecology considerations to inform a Site Compatibility Certificate Application associated with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP) over land at Lot 3, DP 807949, 474 Phoenix Park Road, Largs.

A desktop review was undertaken including regional vegetation mapping search for threatened species Atlas records and Biodiversity values mapping.

From aerial photographic interpretation the site contains approx. ten semi-mature and mature trees associated with the dwellings and sheds on site with the exception being a single mature tree near the dam on the site. The site is currently used for cattle grazing and as such regrowth is considered unlikely to have or be occurring.

Vegetation within the site has not been mapped on the Lower Hunter Vegetation Map and as such is likely to be considered Non-native vegetation.

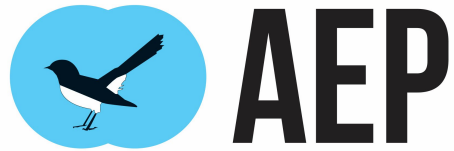
The site does not contain any areas mapped on the Biodiversity values map.

The site is bounded to the North, East and South by grazing land zoned as RU1 – Primary Production with the easternmost point of the Lot adjacent to land zoned R1.

Though the Native Vegetation Act has now been repealed the it is considered that Part 1A section 25 subclause 5(vi):

*if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation,*

is adequately described within the Local Land Services Act 2013 and the BC Act 2016. As such it is likely that the trees or shrubs present may be classified as native vegetation.



Despite such it is considered unlikely that the native vegetation present within the site is of any significance given that the property has been extensively grazed and the vegetation on the site is extremely sparse and degraded.

Atlas records from within 10km of the site indicate that no threatened species have been previously recorded within the site. Recently Grey-headed Flying Fox (*Pteropus poliocephalus*) were recorded to the east of the development though it is not considered likely that they would depend solely on any vegetation within the site.

An MNES records of the area within 5km of the site recorded three Critically Endangered Ecological Communities (CEEC) and one Endangered Ecological Community (EEC) – none of which are mapped as being present on site.

Providing that a Site Compatibility Certificate can be obtained, it is anticipated that a 5 Part would likely come to a conclusion of no significant impact to threatened entities listed under the BC Act or the EPBC Act.

Reference to the Biodiversity Values Map indicates that the site is not mapped as such. See attached map.

The site parent lots have a minimum lot size of 40 hectare. With reference to the *Biodiversity Conservation Regulation 2017*, up to 1ha of native vegetation can be cleared without exceeding the threshold requiring entry into the Biodiversity Offsets Scheme.

Should you require any further details or clarification, please do not hesitate to contact the writer or Craig Anderson (AEP Director – 0418 681 581).

Yours faithfully,

**ANDERSON ENVIRONMENT & PLANNING**

**Ian Benson**  
**Senior Ecologist**



**Attachments:**

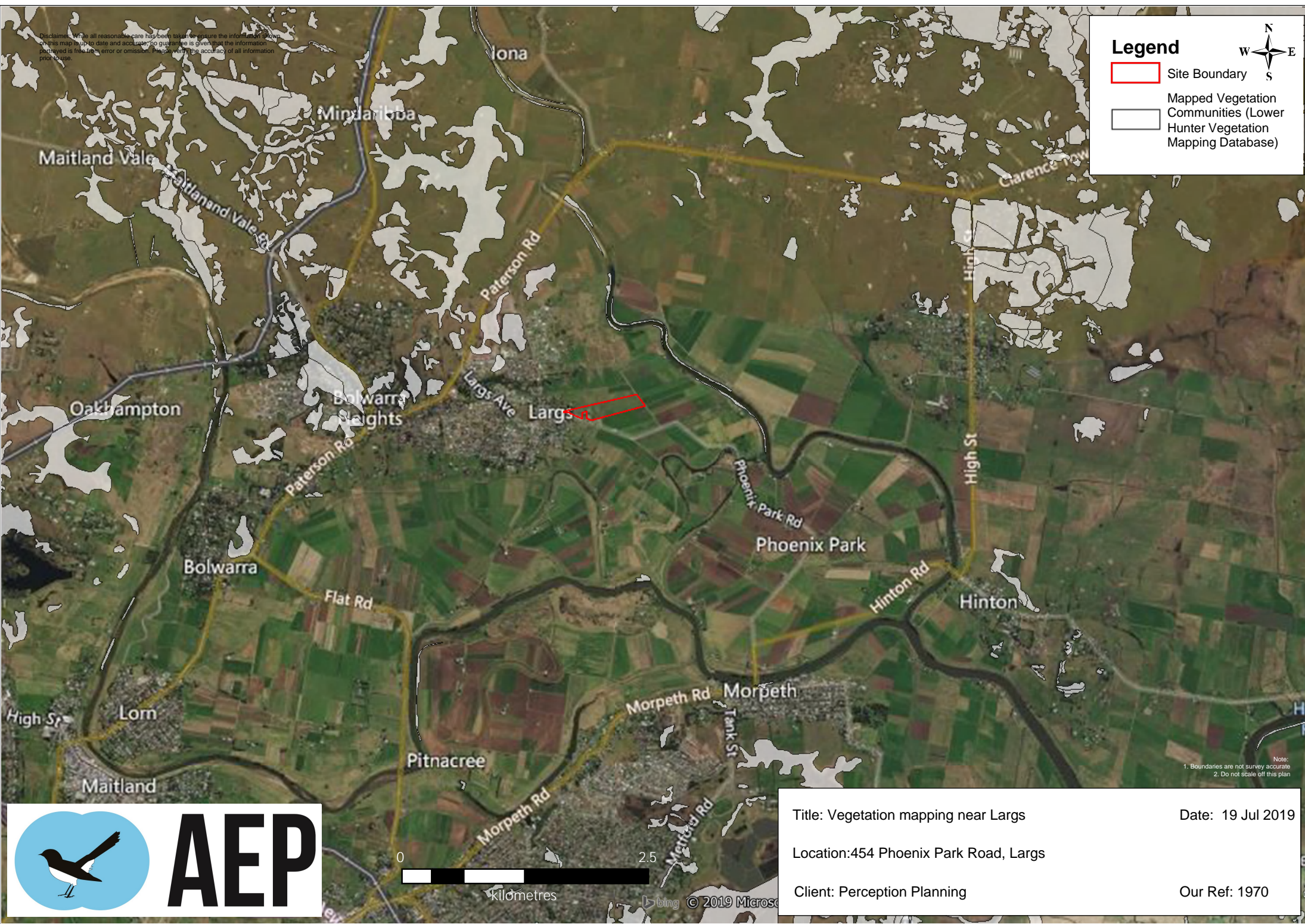
Vegetation Mapping  
Biodiversity Values Mapping



Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

## Legend

-  Site Boundary
-  Mapped Vegetation Communities (Lower Hunter Vegetation Mapping Database)



Notes:  
1. Boundaries are not survey accurate  
2. Do not scale off this plan

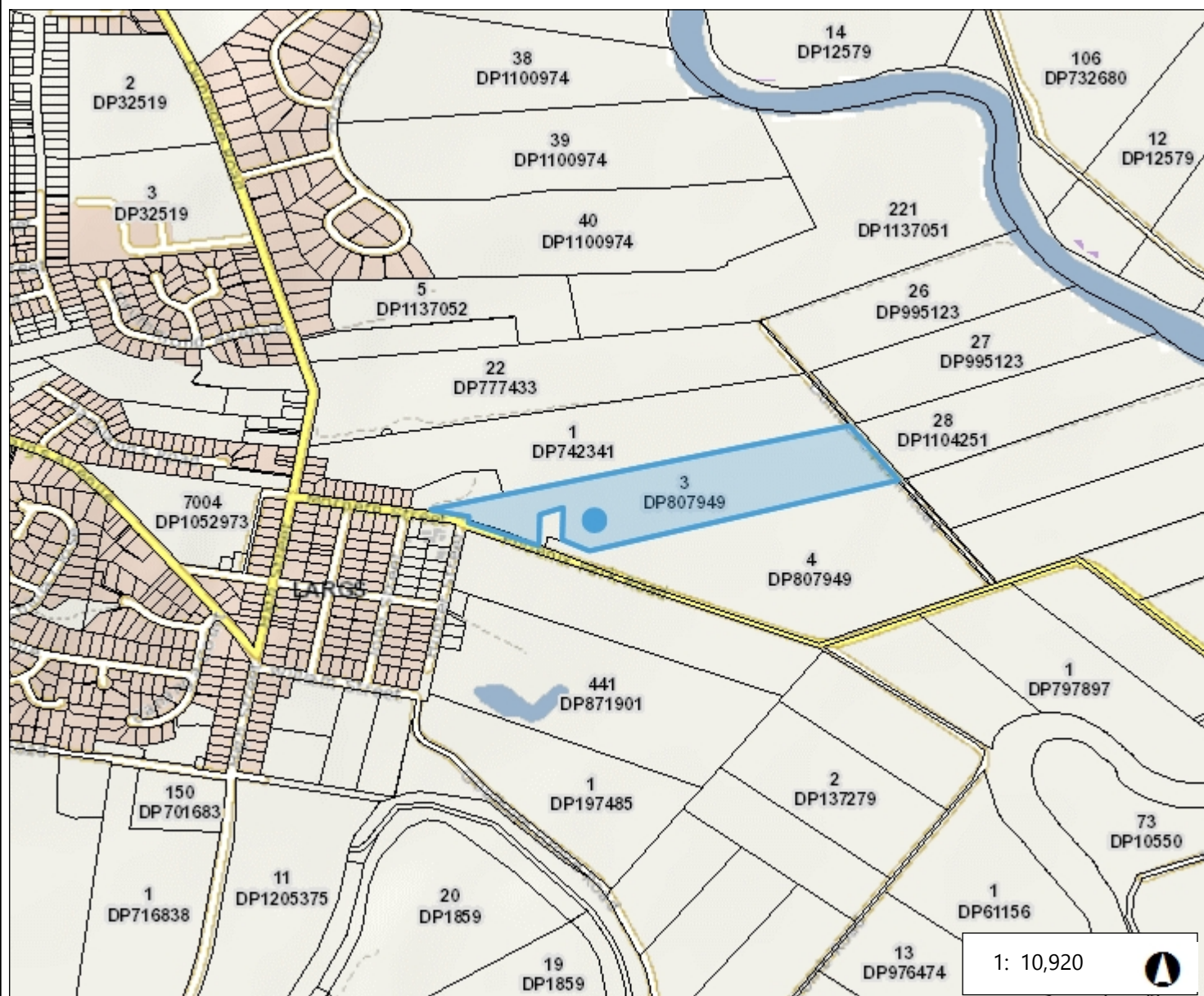


Title: Vegetation mapping near Largs  
Location: 454 Phoenix Park Road, Largs  
Client: Perception Planning

Date: 19 Jul 2019  
Our Ref: 1970



## Biodiversity Offset Scheme (BOS) Entry Threshold Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

### Notes

© Office of Environment and Heritage |  
NSW Environment & Heritage