

21 February 2022

Attention: Erin Daniel
Perception Planning

Delivered by email: erin@perceptionplanning.com.au

Subject: Gundy Road RFI response (DA/163/2017) - Biodiversity

In regard to the proposed development located at 150 Gundy Road, Scone (DA/163/2017), the Decision Review Panel of the Hunter & Central Coast Regional Planning Panel have issued a request for further information (RFI) which concern biodiversity and the Plan of Management for the drainage reserve. The specific requests and Kleinfelder's response to these comments are detailed below.

HCCRPP COMMENT

Biodiversity - It is noted in the Plan of Management (see below) that almost all trees within the drainage reserve already contain multiple hollows, nest boxes may need to be installed at an alternative site, in order to offset those hollows lost with the removal of hollow bearing trees in the "development area" of the subdivision. No alternative location for the nesting boxes is nominated or potential ways of housing nesting boxes with the drainage reserve. Please provide clarification on how this issue will be addressed.

KLF RESPONSE

It is noted that most trees within the proposed drainage reserve contain hollows and are unlikely to be suitable for nest box installation. Given the abundance of hollows within existing trees, there is no lack of nesting/roosting resources within the drainage reserve. **As such, nest boxes are proposed to be installed within vegetation to the direct north, south, and west of the proposed Development Site (under the same land ownership) (see Plate 1). Nest boxes will be installed in trees without pre-existing hollows.**

HCCRPP COMMENT

Plan of Management for biodiversity over the site – please provide costing details for the implementation and on-going work over the 20 year period.

KLF RESPONSE

Rough cost estimates for the implementation of the drainage reserve plan of management have been provided below (**Table 1**). Vegetation monitoring, nest box monitoring, revegetation works and weed management have been estimated for the 20-year period.

Restoration targets for the Box-Gum Grassed Woodland have been informed by available literature (i.e. Rehabilitation of Grassy Box Woodland [Thackway & Freudenberfer 2016], and A Guide to Management Box Gum Grassy Woodlands [Rawling et al. 2010]) and PCT benchmarks. These include a canopy planting density of 50 trees/ha and shrubs (1 per 4m² or 16-25% PFC). Tube stock, tree guards, stakes, terraform and labour have been included in the cost estimate. Note, costing is preliminary and will be dependent on staging and timing of works.

It is noted that the Proponent will be responsible for bearing the costs of the drainage reserve maintenance until such time it is dedicated to Council, which will likely take up to 20 years. *“Implementation and funding of this PoM is the responsibility of the proponent who will be the proprietor of the Drainage Reserve throughout the implementation period [20 years]”* (page 16 of the PoM, Kleinfelder 2021). **Once dedicated, Council will be responsible for bearing the costs of maintenance, which will be discussed with Council in further detail prior to determination. It is however noted that costs of maintaining the drainage reserve primarily relate to weed control, given its intended natural state, and are subject to change depending on the year and associated price indexing at that time.**

Cost of weed management has been estimated as approximately \$2,760.00 per annum in Years 11-20. It is expected that the cost of ongoing management of the reserve beyond Year 20 will be similar.

Table 1: Estimated costs for PoM implementation

Estimated costs to implement PoM		Cost (ex GST)
1.	Construction Environmental Management Plan (CEMP)	\$8,000.00
2.	Establishment of floristic plots and annual monitoring (20-year program)	\$98,028.00
3.	Construction Impact Mitigation (exclusion fencing and bunting)	TBA
4.	Nest box installation and annual monitoring (20-year program)	\$54,198.00
5.	Pre-clearance survey and habitat tree clearing supervision by qualified ecologist	\$2,720.00
6.	Establishment of drainage reserve (permanent fencing and signage)	TBA
7.	Restoration of Box-Gum Grassy Woodland (revegetation and supplementary planting – 20-year program). Management Zone 1 – shrubs only Management Zone 2 – canopy and shrubs	\$237,674.60
8.	Landscaping of Parks and Open Areas	TBA
9.	Weed Management (20-year program)	\$31,280.00
Total (Ex GST)		\$431,900.60

If you have any questions regarding this letter, please get in touch at your earliest convenience.

Yours sincerely,

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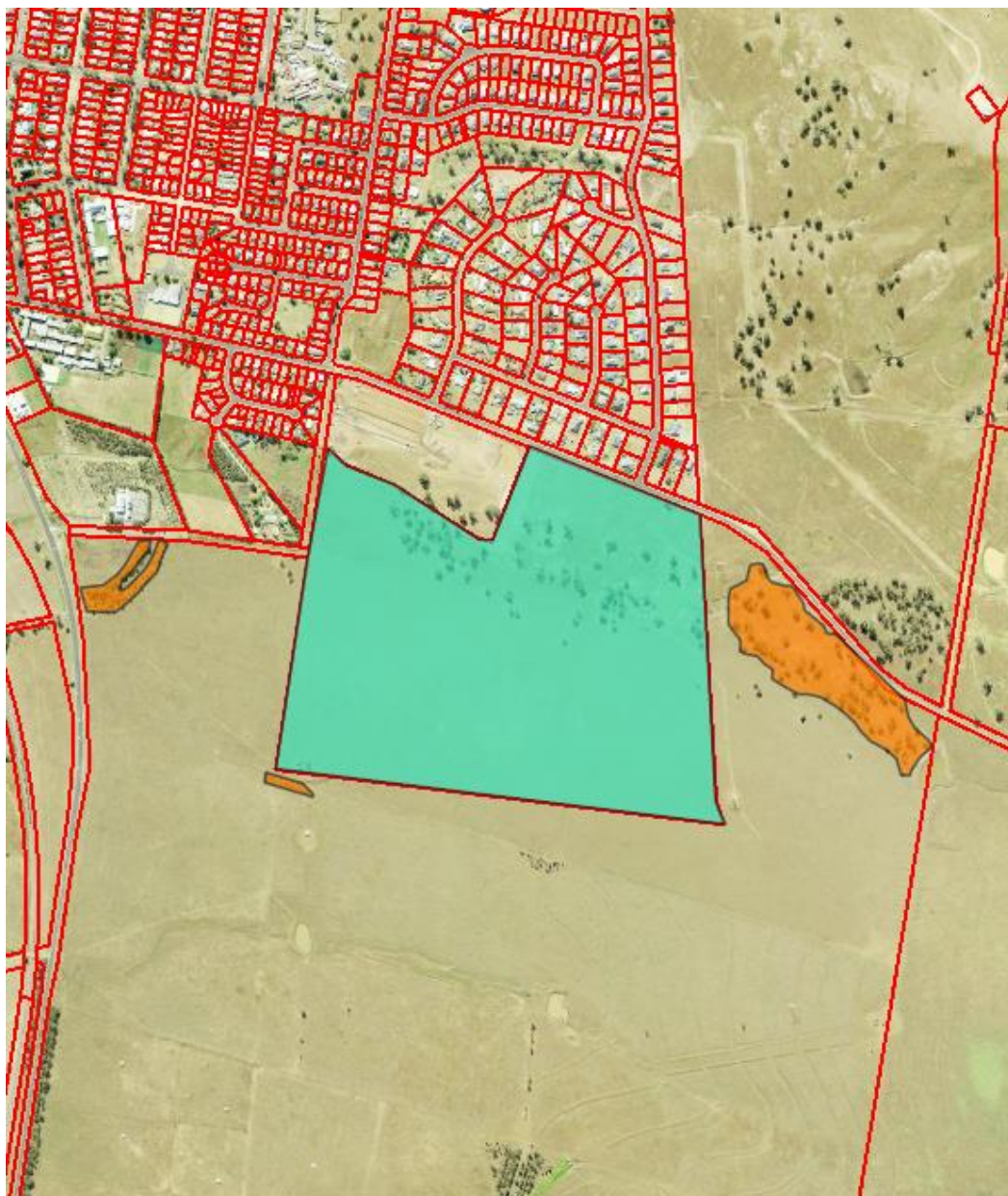


Plate 1: Subject Site (Green) and Proposed Nest box Installation Locations (Orange)