Flora and Fauna Assessment

The Dog on the Tuckerbox
37 Annie Pyers Drive, Gundagai

Prepared by: Alex Graham (BAAS19040)
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East Coast Ecology

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37 Annie Pyers Drive Gundagai, NSW 2722

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GLOSSARY

Abbreviation	Definition
BAM	Biodiversity Assessment Method 2020
BC Act	*Biodiversity Conservation Act 2016* (NSW)
BDAR	Biodiversity Development Assessment Report
DBH	Diameter at Breast Height
DPE	Department of Planning and Environment (formerly DPIE)
DPI	Department of Primary Industries
DPIE	Department of Planning, Industry and Environment (now DPE)
ECE	East Coast Ecology
EP&A Act	*Environmental Planning & Assessment Act 1979* (NSW)
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
FFA	Flora and Fauna Assessment
ha	Hectares
km	Kilometres
LGA	Local Government Area
Locality	The same meaning when describing a local population of a species or local occurrence of an ecological community.
m	metres
mm	millimetres
NSW	New South Wales
PCT	Plant Community Type
SEPP	State Environmental Planning Policy
Subject Land	37 Annie Pyers Drive Gundagai, NSW 2722 (Lot 2/-/DP160191, Lot 529B/-/DP203601)
TEC	Threatened Ecological Community

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1. INTRODUCTION

1.1 Project Overview

The proposed development includes the construction of a Future Food and Drink Premises, Future Retail Premises, Future Pub Premises located at 37 Annie Pyers Drive, Gundagai NSW 2722 (Lot 2/-/DP160191, Lot 529B/-/DP203601).

1.2 Scope of Assessment

East Coast Ecology (ECE) was engaged by The Price Group to prepare a Flora and Fauna Assessment (FFA), including 5-Part Test and Assessment of Significance, for the proposed development.

The proposed development is assessable under Part 4 of the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) and is subject to the local planning provisions of Cootamundra-Gundagai Regional Council. The overarching objective of this report was to evaluate the ecological values that occur within the site and identify how the proposed activity satisfies the relevant planning framework. This report discerns the likelihood of occurrence of any threatened entities (i.e. ecological communities and species) listed under the *Biodiversity Conservation Act 2016* (NSW) (BC Act) and the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The full scope of the assessment included:

- Background research to determine the likelihood for NSW and/ or Commonwealth threatened biota to occur within the Subject Land during any point of their lifecycles
- Identifying and mapping the distribution of vegetation communities within the Subject Land
- Recording presence and the extent of any known or potential fauna habitat features such as nests, dreys, caves, crevices, culverts, pools, soaks, flowering trees, fruiting trees or hollow-bearing trees and provide recommendations for on-going management of these habitat features and any fauna present
- Establishing the likelihood of occurrence and assess any potential impacts to species and/or communities listed under the BC Act, FM Act and EPBC Act
- Recording presence and the extent of any priority weed infestations that require management by law
- Determining potential ecological impacts or risks that may result due to the proposed works, and
- Recommendation of any controls or additional actions to be taken to protect or improve environmental outcomes of the proposed works.

The areas within this FFA have been defined in consultation with the Architectural Plans (SN Architects, 2024), the Bushfire Assessment Report (CAF, 2023) and the Tree Assessment Report (Mark McCrone, 2024).

1.3 The Subject Land

The property is located within the suburb of Gundagai, in the Cootamundra-Gundagai Local Government Area (LGA). It encompasses an area of approximately 1.31ha and is occupied by a small shop, parking areas and scattered trees on a lawn in the rear. The property is surrounded by low density commercial buildings and is situated within a peri-urban landscape. The area assessed as part of this FFA is hereafter referred to as the 'Subject Land'.

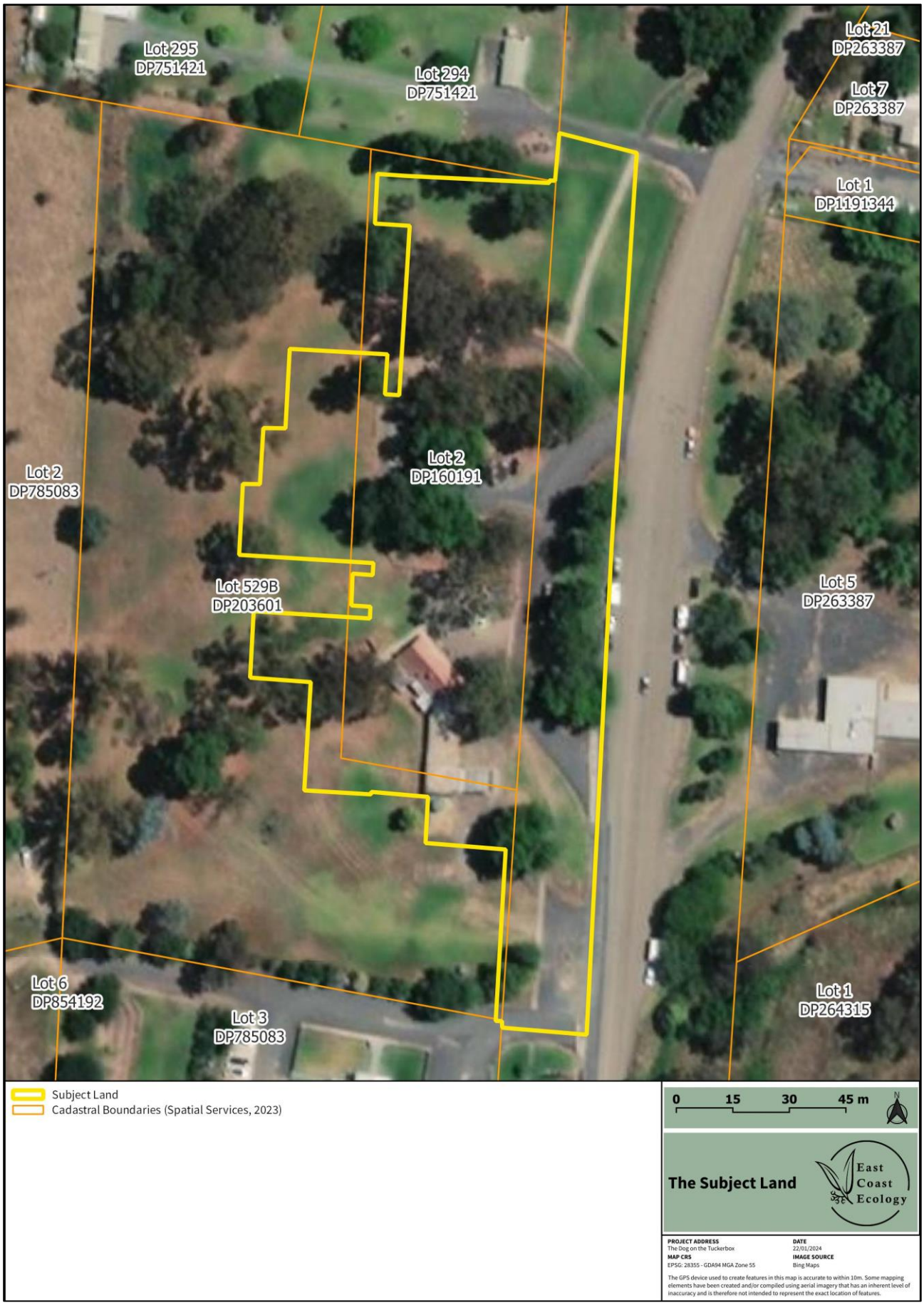


Figure 1. The location of the Subject Land.

1.4 Cootamundra-Gundagai Request for Information – Biodiversity

The application was referred to the Biodiversity and Conservation Division of the Department of Planning and Environment (the Department) for comment given the potential for biodiversity impacts arising from loss of vegetation as a result of the proposal.

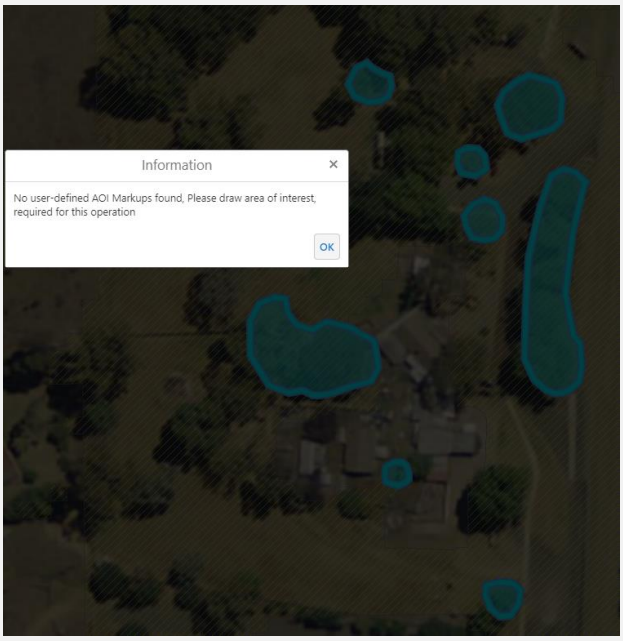
The Department responded to Councils referral on Monday 6/11/2023 with the following comments:

The documentation provided does not demonstrate that significant harm will not occur. We recommend Council seek further information including the entire anticipated clearing footprint, the potential for connectivity to the wider landscape, an enhanced survey of threatened species, and measures to improve the habitat potential of the site.

The Department's detailed comments and details of how they have been addressed are set out in **Table 1**.

Table 1. Biodiversity and Conservation Division comments on application.

Requirement	Addressed in this report
1. Clause 7.1(3) of the Biodiversity Regulations 2017 establishes that Council must assess the potential for habitat loss associated with all future uses of the subject land when assessing a subdivision. This means that all clearing of native vegetation ancillary to the proposal must be assessed including all future uses of land subject to the proposed subdivision.	The revised Statement of Environmental Effects provides a detailed response to this concern. The two newly created lots (statue and historical area) will be dedicated to Council. No clearing is proposed and Clause 7.1(3) is satisfied. Council may choose to put a planning agreement (easement/covenant) over these lots to prevent future clearing.
2. The arborist report (McCrone 2023) is constrained by the limited area and number of trees being assessed. The Flora and Fauna assessment (Graham 2023) is limited in the same way.	As stated in Section 1.2, the areas within this FFA have been defined in consultation with the Architectural Plans (SN Architects, 2024), the Bushfire Assessment Report (CAF, 2023) and the Tree Assessment Report (Mark McCrone, 2024). All proposed tree removal detailed within the Tree Assessment Report has been assessed within this FFA to the full extent. **Figure 4** has been revised to make tree impacts clearer.
3. It does not include the report required by section 7.4 of the BC Act, or evidence that test has been applied to the full extent of anticipated clearing. The report is generated using the online tool at Biodiversity Values Map and Threshold tool (nsw.gov.au). Table 1 is not a surrogate for the report.	The BMAT Report is provided in **Appendix B**. The quantities in rows 2.1 and 2.2 are inaccurate (based on a larger polygon) as the BMAT tool is unable to generate reports for uploaded multi-polygons (**Figure 2**). Council should refer to the detailed analysis provided in **Section 6.1.1** for the extent of native vegetation impacts.

Requirement	Addressed in this report
	On request, East Coast Ecology can supply the GIS files directly to Council or the BCD for their review.  **Figure 2. BMAT Tool unable to generate report for uploaded polygons.**
4. The Flora and Fauna assessment suggests measures to protect and enhance threatened species habitat have been incorporated into the design. However, no evidence of this has been provided. Examples of such measures could include revegetating with locally indigenous species and provenance which is likely to improve habitat suitability of the site, and connection to the higher quality habitat suggested to be in the wider landscape including Five Mile Creek.	A recommendation for a Biodiversity Management Plan (BMP) has been added to the other measures proposed to protect and enhance biodiversity within **Section 7.1**.
5. The documentation provided does not demonstrate that significant harm will not occur. It is reasonable to assume threatened species may have habitat across the footprint taken as a whole, and in the wider landscape. The assessment should provide evidence that such is not the case before proceeding.	A revised likelihood of occurrence table is provided in **Appendix A** that demonstrates that threatened species will not be impacted. The site is lacking important breeding habitats for specialist threatened fauna, and extensive historical disturbance has removed potential threatened flora habitats from the Subject Land.
6. The applicant is required to address the requirements of Clause 7.1(3) of the Biodiversity Conservation Regulation 2017.	The two newly created lots (statue and historical area) will be dedicated to Council. No clearing is proposed, and Clause 7.1(3) is satisfied.

1.5 Legislative Context

1.5.1 *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

The Commonwealth EPBC Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places which are considered Matters of National Environmental Significance (MNES). Under the EPBC Act, approval is required for actions that have, will have, or are likely to have a significant impact on MNES.

Several EPBC listed threatened species have potential to utilise the Subject Land. The proposed development will not result in a 'significant impact' on any MNES and a referral to the Australian Government Minister for the Environment is not required.

1.5.2 *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) establishes the system of environmental planning and assessment in NSW. The EP&A Act places a duty on the determining authority to adequately address a range of environmental matters including maintenance of biodiversity and the likely impact to threatened species, populations or ecological communities (under the BC Act).

This FFA forms part of the Development Application being prepared for the Dog of the Tuckerbox Redevelopment and assesses the biodiversity impacts of the proposed activity to meet the requirements of the EP&A Act.

1.5.3 *Biodiversity Conservation Act 2016*

The BC Act (NSW) seeks to conserve biological diversity and promote ecologically sustainable development, to prevent extinction and promote recovery of threatened species, populations and ecological communities and to protect areas of outstanding biodiversity value.

Several BC Act listed threatened species have the potential to occur within, or utilise, the Subject Land. The BC Act requires that the significance of the impact on threatened species, populations and threatened ecological communities is assessed using the test listed in Section 7.3 of the BC Act. Where a significant impact is likely to occur, a Species Impact Statement (SIS) must be prepared in accordance with the Environment Agency Head's requirements, or a Biodiversity Development Assessment Report (BDAR) must be prepared by an accredited assessor in accordance with the Biodiversity Assessment Method (BAM) (DPE, 2020a). The proposed activity will not result in a 'significant impact' on any threatened entities and therefore the Biodiversity Offset Scheme is not triggered. As such, an SIS or a BDAR is not required. The Subject Land is not located within any Areas of Outstanding Biodiversity Value.

1.5.3.1 Biodiversity Assessment Pathway

The requirements of the BC Act and *Biodiversity Conservation Regulation 2017* are mandatory for all Development Applications (DA) assessed pursuant to Part 4 of the EP&A Act submitted in the Cootamundra-Gundagai LGA. The BC Act and its regulations stipulate clearing 'area threshold' values (**Table 2**) that determine whether a development is required to be assessed in accordance with the Biodiversity Offset Scheme (BOS). Minimum entry thresholds for vegetation clearing depend on the

minimum lot size (i.e. 0.7ha in this case). Therefore, to avoid triggering the BOS, the proponent must avoid the clearing/ management of native vegetation in excess of 0.25ha.

Table 2. Entry thresholds for the Biodiversity Offset Scheme.

Minimum lot size associated with the property	Threshold for clearing
Less than 1ha	0.25ha or more
1ha to less than 40ha	0.5ha or more
40ha to less than 1000ha	1ha or more
1000ha or more	2ha or more

Dark border indicates relevant threshold.

The amount of native vegetation proposed for removal is less than 0.25ha (**Table 11**), therefore the area clearing threshold is not exceeded.

In addition to the clearing area threshold, the Biodiversity Values (BV) Map (DPE, 2023d) identifies land with high biodiversity values that are particularly sensitive to impacts from development and clearing. The Subject Land has not been mapped as containing 'Biodiversity Values' on the BV Map at the time of writing this report. Developments that cause a significant impact to a threatened species or ecological community will trigger the BOS. It was determined that the proposed development will not significantly impact on any threatened species or ecological communities, therefore the BOS is not triggered.

1.5.4 Biosecurity Act 2015

The *Biosecurity Act 2015* (NSW) provides a framework for the prevention, elimination and minimisation of biosecurity risks posed by an activity as a matter of biosecurity. As defined in Part 3, section 23 of this Act, any non-conformance by an individual is defined as guilty of an offence.

No priority weeds for the Riverina (DPI, 2024) were identified within the Subject Land. Suitable mitigation measures (**Section 7.1**) have been provided to appropriately manage weeds within the impact areas in accordance with the *Biosecurity Act 2015*.

1.5.5 State Environmental Planning Policy (Resilience and Hazards) 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) commenced on the 1st of March 2022 and replaces the following former SEPPs:

- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy 33 – Hazardous and Offensive Development, and
- State Environmental Planning Policy 55 – Remediation of Land.

The Subject Land is not situated within the 'Coastal Zone' therefore is not subject to the listed controls.

1.5.6 State Environmental Planning Policy (Biodiversity and Conservation) 2021

1.5.6.1 Chapter 2 Vegetation in Non-rural Areas

The Subject Land occurs within the Cootamundra-Gundagai LGA, therefore the SEPP does not apply.

1.5.6.2 Chapter 3 Koala Habitat Protection 2020

The Subject Land does not occur within land zoned as RU1, RU2 or RU3, therefore this chapter does not apply.

1.5.6.3 Chapter 4 Koala Habitat Protection 2021

The Subject Land is situated within an LGA that is not specified in Schedule 2 of the SEPP, therefore this SEPP does not apply.

1.6 Gundagai Local Environmental Plan 2011

1.6.1 Zoning

The Subject Land is zoned 'SP3 - Tourist. The objectives of this zone are:

- To provide for a variety of tourist-oriented development and related uses.
- To recognise and promote the cultural significance of the "Dog on the Tuckerbox" installation at the Five Mile.

The proposed development seeks to enhance the site, particularly tourist amenities, in a manner that is consistent with the constraints and opportunities of the land. The proposed development satisfies the zone's objectives.

1.6.2 Clause 6.1 – Biodiversity Protection

The north of the Subject Land is not zoned 'Biodiversity Protection', therefore the controls under this clause apply to the proposed development.

(1) The objective of this clause is to maintain terrestrial and aquatic biodiversity, including the following—

- (a) protecting native fauna and flora,
- (b) protecting the ecological processes necessary for their continued existence,
- (c) encouraging the recovery of native fauna and flora and their habitats.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider any adverse impact of the proposed development on the following—

- (a) native ecological communities,
- (b) the habitat of any threatened species, populations or ecological community,
- (c) regionally significant species of fauna and flora or habitat,
- (d) habitat elements providing connectivity.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- (a) the development is designed, sited and will be managed to avoid any adverse environmental impact, or
- (b) if that impact cannot be avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

The proposed development will include measures to protect and enhance the natural environment for protection purposes through environmentally sensitive design. The proposed development has been designed in a manner that is consistent with the constraints and opportunities of the land. The proposed development satisfies the zone's objectives.

1.7 Gundagai Development Control Plan 2007 – Five Mile Precinct

1.7.1 Clause 7(vi) – Flora, Fauna and Noxious Weeds

Intending developers must consider the likely impact of their project on existing flora and fauna on the site and in the general area. Compliance with the *Threatened Species Conservation Act 1995* (now *Biodiversity Conservation Act 2016*) is a requirement. Depending on the site characteristics and the nature of the proposal, Council may require a preliminary flora and fauna assessment by a suitably qualified expert to determine the likely impact of the development. Council must be consulted prior to the commencement of any works to ensure that adequate measures are in place to control noxious weeds (now priority weeds).

This report has been prepared to address the requirements of this clause and demonstrates how the proposed development complies with all biodiversity guidelines and legislation.

2. METHODOLOGY

2.1 Background Research

A thorough literature review of local information relevant to the Subject Land was undertaken. Searches using NSW Wildlife Atlas (BioNet) (DPE, 2023a) and the Commonwealth Protected Matters Search Tool (PMST) (DCCEEW, 2023) were conducted to identify all current threatened flora and fauna, as well as migratory fauna records, within a 5km radius of the Subject Land. These data were used to assist in establishing the presence or likelihood of any ecological values as occurring on or adjacent to the Subject Land and helped inform our ecologists on what to look for during the site assessment.

Soil landscape and geological mapping, as well as existing vegetation mapping, were examined to assist in determining whether any threatened flora or ecological communities could be present. The following technical resources were comprised in the preparation of this report:

- State and Commonwealth datasets:
    - EPBC Protected Matters Search Tool (DCCEEW, 2024)
    - NSW BioNet. The website of the Atlas of NSW Wildlife (DPE, 2024a)
    - NSW BioNet. Threatened Biodiversity Data Collection (DPE, 2024b)
    - NSW BioNet. Vegetation Classification System (DPE, 2024c)
    - NSW Government Spatial Services: Six Maps Clip & Ship (Spatial Services, 2024)
    - BAM Important Habitat Maps
- Vegetation and soil mapping:
    - The NSW State Vegetation Type Map (DPE, 2024)
    - eSPADE v2.2.0 (DPIE, 2024)
- NSW State guidelines:
    - Surveying threatened plants and their habitats - NSW survey guide for the Biodiversity Assessment Method (DPE, 2020b)
    - Threatened Species Survey and Assessment: Guidelines for developments and activities. Working Draft (DEC, 2004b)

Species from both the BioNet and PMST online searches were combined to produce a list of threatened species, populations and communities that are likely occur within the Subject Land.

2.2 Permits and Licences

The biodiversity assessment was conducted under the terms of ECE's Scientific Licence issued by the NSW Department of Planning and Environment (SL102667). Fauna survey was conducted under approval RVF22/2367 from the NSW Animal Care and Ethics Committee.

2.3 Native Vegetation, Threatened Ecological Communities and Vegetation Integrity Methods

2.3.1 Existing Information

A review of the State Vegetation Type Map (DPE, 2024d) was used to assist in the identification of Plant Community Types (PCTs) within and surrounding the Subject Land. The PCT of 'best-fit' was determined based on the floristic descriptions within the Vegetation Classification System database (DPE, 2024c).

2.3.2 Mapping Native Vegetation Extent

The extent of native vegetation within the Subject Land was determined through a field assessment with the aid of a GPS-enabled tablet.

2.4 Threatened Flora Survey Methods

2.4.1 Review of Existing Information

Threatened flora with potential to occur within the Subject Land and immediate surrounds were identified following review of BioNet and the PMST. Soil mapping (DPIE, 2024) and topography (Google Earth) were also used to provide further context on habitat constraints for threatened flora.

2.4.2 Field Surveys

To determine whether any threatened flora or their habitats were present, a survey was undertaken using parallel field traverses in accordance with the 'Surveying threatened plants and their habitats - NSW survey guide for the Biodiversity Assessment Method' (DPE, 2020b).

2.5 Threatened Fauna Survey Methods

2.5.1 Review of Existing Information

Threatened fauna with potential to occur within the Subject Land and immediate surrounds were identified following review of BioNet and the PMST. Soil mapping (DPIE, 2024) and topography (Google Earth) were also used to provide further context on habitat constraints for threatened fauna.

2.5.2 Habitat Constraints

A field survey was undertaken to identify any habitat constraints (e.g. waterbodies, rocky areas, tree hollows), including microhabitat, present within the Subject Land and immediate surrounds. Potential habitat constraints within the broader area were assessed using Google Earth, soil landscape mapping (DPIE, 2024) and recent vegetation mapping (DPE, 2024d)

2.5.3 Field Surveys

No targeted surveys for fauna were undertaken. To determine whether any threatened fauna species were present, targeted habitat surveys were undertaken from Settlers Road using binoculars.

2.6 Weather Conditions

Weather conditions recorded at the nearest weather station (Cootamundra Airport) prior to and during the general flora and fauna survey period are provided in **Table 3** (BOM, 2022). The data reveal cool temperatures and minor amounts of rainfall leading up to the survey.

Table 3. Weather observations recorded from Cootamundra Airport (station 073142).

Date	Day	Min. temp. (°C)	Max. Temp (°C)	Rainfall (mm)
15/11/2022	Tuesday	0.2	17.7	0
16/11/2022	Wednesday	2.2	-	0
17/11/2022	Thursday	-	13.7	0
18/11/2022	Friday	-3.1	13.1	0
19/11/2022	Saturday	-1.0	13.9	0
20/11/2022	Sunday	6.5	14.0	1.2
21/11/2022	Monday	-1.7	14.4	0

Dark border indicates date of survey.

2.7 Limitations

Not all flora and fauna species could be directly surveyed for during the site assessment. These species include nocturnal fauna and cryptic flora with flowering times outside of the survey period. The presence of nocturnal and cryptic species was assessed based on habitat constraints and historical records.

3. SITE CONTEXT

3.1 Landscape Features

3.1.1 Rivers, streams, estuaries and wetlands

The Subject Land does not contain any mapped watercourses or intersect with any riparian buffers. Five Mile Creek, a fourth order watercourse, occurs approximately 80m north of the Subject Land, and a minor tributary (first order watercourse) occurs 30m south of the Subject Land.

3.1.2 Topography, Geology and Soils

The Subject Land is situated on a gentle east-facing slope, rising from 257m in the east to 262m in the west. The Subject Land is situated on the Wandeen soil landscape (DPE, 2024). The Wandeen soil landscape is characterised by gentle to undulating rises, footslopes and plains formed on Quaternary alluvium and colluvium underlain by Silurian sedimentary, metamorphic and minor igneous rocks.

3.1.3 Karst, Caves, Crevices, Cliffs, Rocks or Other of Geological Features of Significance

The Subject Land did not contain areas of geological significance (karsts, caves, cliffs and crevices). The Subject Land, or surrounding area, was not mapped as occurring on acid sulfate soils nor mapped as having risk/ probability of exhibiting occurrence of acid sulfate soils.

3.1.4 Areas of Outstanding Biodiversity Value

No Areas of Outstanding Biodiversity Value occur on the Subject Land or surrounding area.

3.1.5 NSW (Mitchell) Landscapes

Mitchell Landscapes (Mitchell, 2002) groups ecosystems into meso-ecosystems representing larger natural entities based on topography and geology. The naming of ecosystems and meso-ecosystems was standardised so that each name provided location information and a meaningful descriptive landscape term. The Subject Land occurs within the 'Springdale Hills' Mitchell Landscape Ecosystem.

3.1.5.1 Springdale Hills

Rounded ridges and a few peaks on Silurian sandstone, shale and acid volcanics, general elevation 300 to 530m, local relief 150m. Gravelly uniform clay loams and red-brown texture-contrast soils. Grey box (*Eucalyptus microcarpa*), red ironbark (*Eucalyptus sideroxylon*), white cypress pine (*Callitris glaucophylla*) and patches of mallee. Bimble box (*Eucalyptus populnea*) along creek lines.

4. RESULTS: NATIVE VEGETATION

4.1 Historically Mapped Vegetation Communities

One Plant Community Type (PCT) has been mapped as occurring within the Subject Land:

- PCT 277: Blakely's Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion

This PCT is associated with the BC Act and EPBC listed communities:

- BC Act: 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 Ecological Community
- EPBC Act: White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland – Critically Endangered Ecological Community

4.2 Field-validated Vegetation Communities

The site assessment identified the presence of two novel vegetation types within the Subject Land that could not be assigned to a PCT:

- Urban Exotic/ Native Canopy, and
- Exotic Grassland.

The vegetation within the Subject Land is detailed in **Table 5** and **Table 6** and displayed in **Figure 3**.

4.2.1 Justification for Vegetation Community Selection

Plant Community Type (PCT) selection for native vegetation was undertaken using information and databases provided in the BioNet Vegetation Classification System (DPE, 2023c). The following selection criteria were used in the PCT Filter Tool to develop a PCT shortlist:

- IBRA Bioregion: NSW South Western Slopes
- IBRA Subregion: Inland Slopes
- Formation: Grassy Woodlands
- Dominant Species: *Eucalyptus mannifera, Eucalyptus cinerea, Eucalyptus sideroxylon, Eucalyptus camaldulensis.*

This process delivered a selection of two candidate PCTs that occur within the Inland Slopes IBRA Subregion (and NSW South Western Slopes Bioregion) and that have all dominant species (**Table 4**). The steps taken to justify the presence/ absence of the candidate PCTs within the Subject Land are detailed in **Table 4**.

Table 4. Output from the PCT Filter Tool (DPE, 2023c) and subsequent shortlisting of candidate PCTs.

Plant Community Type (PCT)	Subject Land within suitable geology, landscape position and vegetation formation.
PCT3372: Dalton Hills Grassy Stringybark Forest	No. This PCT is "distributed from Gundaroo and Murrumbateman north to Murringo, Wyangala Dam and east to Tuena, at elevations of 450-800 metres asl". The Subject Land occurs outside the known distribution at an elevation of 260m.
PCT3376: Southern Tableland Grassy Box Woodland	No. This PCT "primarily occurs in the Bredbo, Canberra, Goulburn and Boorowa areas, with more scattered occurrences extending north to Bathurst, Orange and Rylstone. It occurs on granite, volcanic and sedimentary substrates in cold, dry environments." The Subject Land occurs outside the known distribution on the incorrect soil landscape.

Of the shortlisted PCTs, none occurred within the correct distribution, landscape position and geologies as well as exhibiting the dominant canopy species found within the Subject Land. It is highly likely that all vegetation has been planted within the Subject Land. None of the tree species conform to the PCT mapped within the State Vegetation Type Map (PCT 277) and the species present are dominated by non-locally native species that naturally occur east of the Great Dividing Range (e.g. *Corymbia maculata, Corymbia citriodora, Grevillea robusta*). On this basis, the vegetation could not be assigned to a locally-occurring PCT, and is instead referred to as 'Urban Exotic/ Native'. A detailed description of the vegetation community is provided in the following subsections and is depicted in **Table 5** and **Table 6**.

Table 5. Description of Urban Exotic/ Native Canopy within the Subject Land.

Urban Exotic/ Native Canopy	
	
Description of the planted native and exotic dominated vegetation within the Subject Land	
This vegetation type within the Subject Land was heavily modified from its original state to the point that it is not recognisable as a locally-occurring PCT. This vegetation type was dominated by non-locally occurring, planted native species, such as *Corymbia maculata, Corymbia citriodora, Melia azedarach, Grevillea robusta, Eucalyptus bicostata.* Native species to the Inland Slopes subregion, but not necessarily the landscape in which the Subject Land occurs included *Eucalyptus mannifera*, *Eucalyptus cinerea*, *Eucalyptus sideroxylon* and *Eucalyptus camaldulensis.* Not only is evidence of planting supported by historical imagery and location (planted in rows), but also by the comparable size of non-locally native trees such as *Eucalyptus globulus subsp. bicostata* (Tasmanian Blue Gum), an introduced species, which comprised the largest tree (150cm DBH) within the Subject Land. Planted exotic species included *Liquidambar styraciflua*, *Fraxinus spp*. and *Platanus X hispanica.* All vegetation occurred either on hardstand (carparks and pedestrian paths) or exotic grassland.	
BC Act 2016 Status	Not listed
EPBC Act 1999 Status	Not listed

Table 6. Description of Exotic Grassland within the Subject Land.

Exotic Grassland	
	
Description of the exotic dominated vegetation within the Subject Land	
This vegetation type within the Subject Land was heavily modified from its original state to the point that it is not recognisable as a native vegetation community. This vegetation type was dominated by exotic grasses such as *Cenchrus clandestinus.*	
BC Act 2016 Status	Not listed
EPBC Act 1999 Status	Not listed

4.3 Threatened Ecological Communities

No threatened ecological communities were identified within the Subject Land.

4.4 Groundwater Dependent Ecosystems (GDE)

Assessment of the potential for the Subject Land to support groundwater dependent ecosystems was carried out using the Commonwealth's Bureau of Meteorology Groundwater Dependent Ecosystems Atlas (BOM, 2023a). No vegetation within or directly adjoining the Subject Land has been mapped as a Groundwater Dependent Ecosystem.

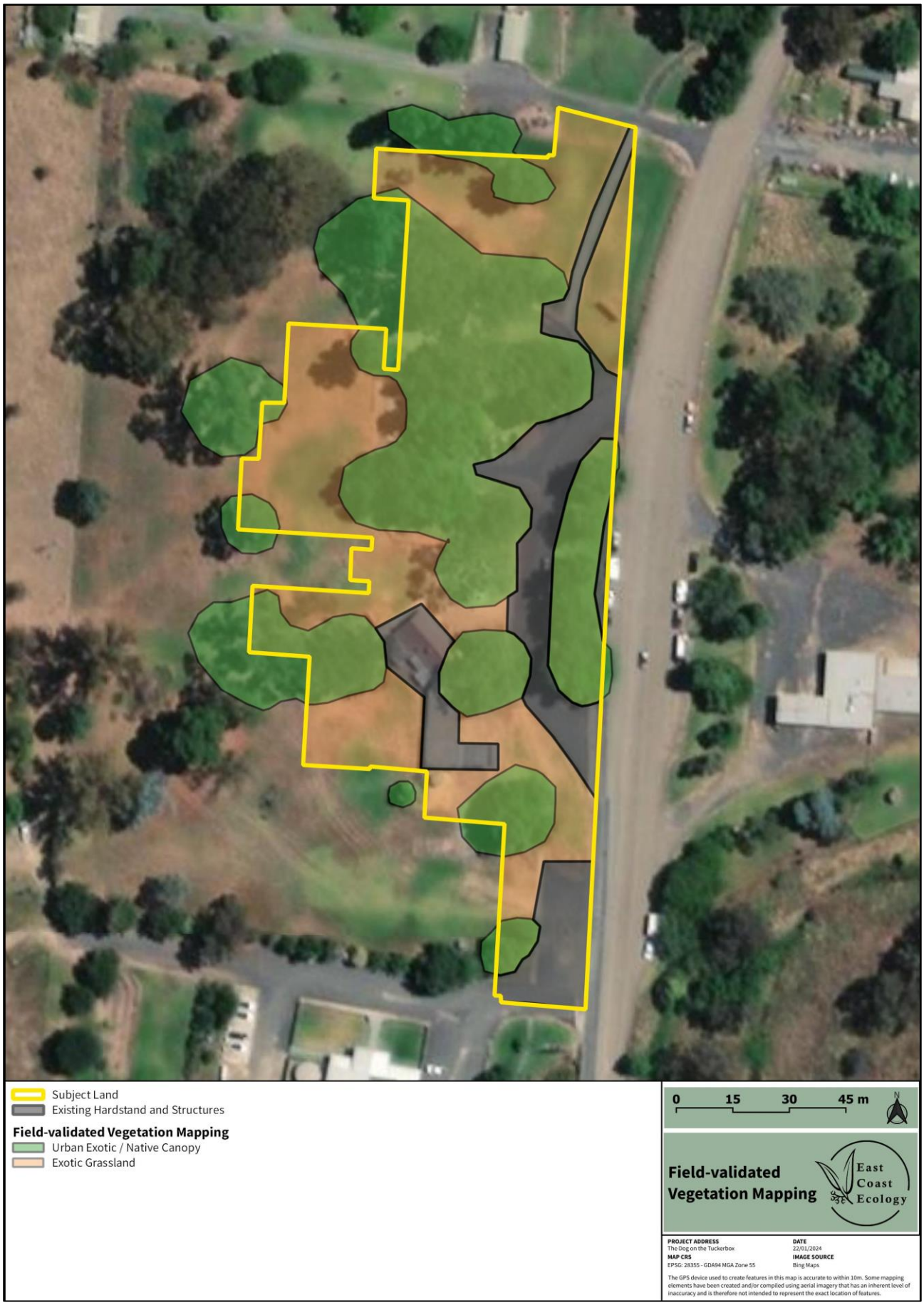


Figure 3. Field-validated vegetation communities.

5. RESULTS: THREATENED SPECIES

5.1 Threatened Flora

Database searches revealed 9 threatened flora have potential to occur within a ~5km radius of the Subject Land.

Table 7. Threatened flora with potential to occur within the Subject Land.

Scientific Name	BC Act	EPBC Act	Records within 5km
Ammobium craspedioides	V	V	0*
Amphibromus fluitans	V	V	0*
Caladenia arenaria	E	E	0*
Caladenia concolor	E	V	0*
Grevillea wilkinsonii	CE	E	0*
Lepidium aschersonii	V	V	0*
Prasophyllum petilum	E	E	0*
Swainsona recta	E	E	0*
Ammobium craspedioides	V	V	0*

V – Vulnerable; E – Endangered; EP – Endangered Population; CE – Critically Endangered
** Predicted by Protected Matters Search Tool (PMST) only.*

Species were assessed for their potential to occur within the Subject Land (**Appendix A**). Based on habitat constraints, no threatened flora species were considered likely to occur within the Subject Land, particularly given the existing disturbed state.

5.2 Threatened Fauna

Database searches revealed four threatened fauna occur, or have potential to occur, within a ~5km radius of the Subject Land (**Table 8**).

Table 8. Threatened fauna with potential to occur within the Subject Land.

Scientific Name	Common Name	BC Act	EPBC Act	Records within 5km
Artamus cyanopterus cyanopterus	Dusky Woodswallow	V	-	1
Melithreptus gularis gularis	Black-chinned Honeyeater (eastern subspecies)	V	-	1
Glossopsitta pusilla	Little Lorikeet	V	-	2

Scientific Name	Common Name	BC Act	EPBC Act	Records within 5km
Stagonopleura guttata	Diamond Firetail	V	-	1

V – Vulnerable; E – Endangered; EP – Endangered Population; CE – Critically Endangered

No threatened fauna species were identified within the Subject Land however, this does not rule out the potential for threatened species to still exist within the Subject Land, particularly given no targeted surveys were undertaken. Given the targeted nature of the proposed development (i.e. select tree removal) and large areas of potential habitat connected to the Subject Land, it was determined that the proposed development is not likely to significantly impact upon any threatened fauna. Further assessment is provided in **Appendix A** of this report. Details of the threatened fauna habitat recorded within the Subject Land are included in **Table 9**.

Table 9. Fauna habitat values identified within the Subject Land.

Habitat component	Subject Land
Coarse woody debris	Absent.
Rock outcrops and bush rock	Absent.
Caves, crevices and overhangs	Absent.
Culverts, bridges, mine shafts, or abandoned structures	Absent.
Nectar/lerp-bearing Trees	Present. *Eucalyptus* spp. were recorded within the Subject Land.
Nectar-bearing shrubs	Absent.
Koala Use Trees	Present. Numerous Koala use trees (eucalypts) were present throughout the Subject Land, however Koalas are unlikely to access the trees within the Subject Land given the proximity to existing development and the level of fragmentation throughout the surrounding landscape..
Large stick nests	Absent.
Sap and gum sources	Present. *Eucalyptus spp.* were recorded within the Subject Land.
She-oak fruit	Absent.
Seed-bearing trees and shrubs	Absent.
Soft-fruit-bearing trees/shrubs	Absent.
Dense shrubbery and leaf litter	Absent.
Tree hollows	Absent. Small hollows were present within Eucalyptus spp. were recorded adjoining the Subject Land.
Decorticating bark	Absent.
Wetlands, soaks, and streams	Absent.

Habitat component	Subject Land
Open water bodies	Absent.
Estuarine, beach, mudflats, and rocky foreshores	Absent.

5.3 Migratory Species

Database searches revealed seven migratory terrestrial species, or their habitat, is known to occur within the Subject Land (**Table 10**). These species do not breed in Australia.

Table 10. Migratory terrestrial species with potential to occur in the Subject Land.

Species	EPBC Act Status
Cuculus optatus (Oriental Cuckoo)	Migratory, CAMBA, JAMBA, ROKAMBA
Hirundapus caudacutus (White-throated Needletail)	Vulnerable, Migratory, CAMBA, JAMBA, ROKAMBA
Monarcha melanopsis (Black-faced Monarch)	Migratory, Bonn
Monarcha trivirgatus (Spectacled Monarch)	Migratory, Bonn
Motacilla flava (Yellow Wagtail)	Migratory, CAMBA, JAMBA, ROKAMBA
Myiagra cyanoleuca (Satin Flycatcher)	Migratory, Bonn
Rhipidura rufifrons (Rufous Fantail)	Migratory, Bonn

CAMBA = China-Australia Migratory Bird Agreement, JAMBA = Japan-Australia Migratory Bird Agreement, ROKAMBA = Republic of Korea-Australia Migratory Bird Agreement and Bonn = Convention on the Conservation of Migratory Species of Wild Animals.

6. IMPACT SUMMARY

6.1 Impacts to Vegetation Communities and Flora

The proposed development will require the removal of the following planted trees (Mark McCrone, 2024):

- 2 x *Corymbia maculata* (Tree 2, 3)
- 2 x *Platanus X hispanica* (Tree 5, 12)
- 1 x *Eucalyptus cinerea* (Tree 6)
- 1 x *Melia azedarach* (Tree 9)
- 1 x *Eucalyptus sideroxylon* (Tree 10)
- 2 x *Fraxinus Raywood* (Tree 13, 14)
- 2 x *Corymbia citriodora* (Tree 15, 19)
- 1 x *Eucalyptus bicostata* (Tree 17)
- 1 x *Eucalyptus camaldulensis* (Tree 18)
- 2 x *Liquidambar styraciflua* (Tree 20, 25)
- 1 x *Melaleuca bracteata* (Tree 21)
- 1 x *Quercus palustris* (Tree 22)
- 3 x *Grevillea robusta* (Tree 23, 24, 28)
- 2 x *Casuarina cunninghamiana* (Unnumbered Trees)

Of these, only Tree 6, 10, 18 and the two unnumbered *C. cunninghamiana* are native to the region and only Tree 2, 3, 6, 9, 10, 17, 18, 21, 23, 24, and 28 are native to NSW.

6.1.1 Calculating the Area of Native Vegetation Clearing

The following ruleset is applied to the calculation of the area clearing threshold for partially exotic groundcover in heavily disturbed landscapes (DPE, 2023):

- Where there is greater than 75% native vegetation in the ground cover then treat the vegetation as 100% native and assess the area to be cleared accordingly
- Where the proportion of exotic to native vegetation in the ground cover is between 15-75% - the calculation of native vegetation extent is adjusted by multiplying the proportion (%) of native cover by the total area to be cleared, and
- Where there is less than 15% native ground cover all vegetation can be considered exotic and the area clearing threshold will not be exceeded.

This advice does not apply in the following circumstances:

- The primary community type is naturally a grassland plant community
- the vegetation meets the definition of a threatened ecological community (TEC) according to the scientific description in the final determination published by the Threatened Species Scientific Committee
- The vegetation meets the definition of a threatened ecological community or habitat for a species listed under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act), and

- The assessment of Category 1-exempt land or land categories under the Local Land Services Act 2013.

Vegetation within 'Exotic Grassland' was dominated by non-native species (<10% native based on a 20x20m plot), therefore the BOS is not triggered per **Table 11**.

Table 11. Impacts to Native Vegetation.

Vegetation Type	Impacts to Vegetation (ha)
Urban Exotic/ Native	0.89 (0.21ha of this are trees native to NSW)*
Exotic Grassland	0.27 (does not meet condition threshold for native vegetation classification)
Total	**0.21**

* tree canopies depicted in **Figure 4** are based off the actual canopy spread (BingMaps) and may differ slightly to the indicative tree locations depicted in the Architectural Plans (SN Architects, 2024).

6.2 Impacts to Protected Fauna

All vegetation proposed for removal provides minor foraging habitat for a suite of protected fauna species. Sensitive and/ or specialist fauna habitats that may be directly impacted by the development include:

- Approximately 15 native trees that provide potential foraging habitat for mobile species , and
- Leaf litter and woody debris.

Within the context of the surrounding landscape, these habitat types are unlikely to offer suitable habitat for threatened fauna owing to the proximity of the ongoing operational impacts created by the existing Dog on the Tuckerbox tourist attraction. Furthermore, the superior habitat offered within the surrounding landscape means that threatened fauna are unlikely to occupy the Subject Land in preference of surrounding habitats. Recommendations to minimise any potential impacts to fauna and their habitats are detailed in **section 7**.

6.3 Impacts to Threatened Species and Communities

No threatened ecological communities were identified within the Subject Land, nor will any nearby be impacted by the proposed activity. A likelihood of occurrence table for threatened flora and fauna species within the Subject Land is presented in **Appendix A.** No threatened flora or fauna species will be significantly impacted by the proposed development, therefore the Biodiversity Offset Scheme is not triggered. As such, an SIS or a BDAR is not required, not is a referral to the Australian Government Minister for the Environment required.

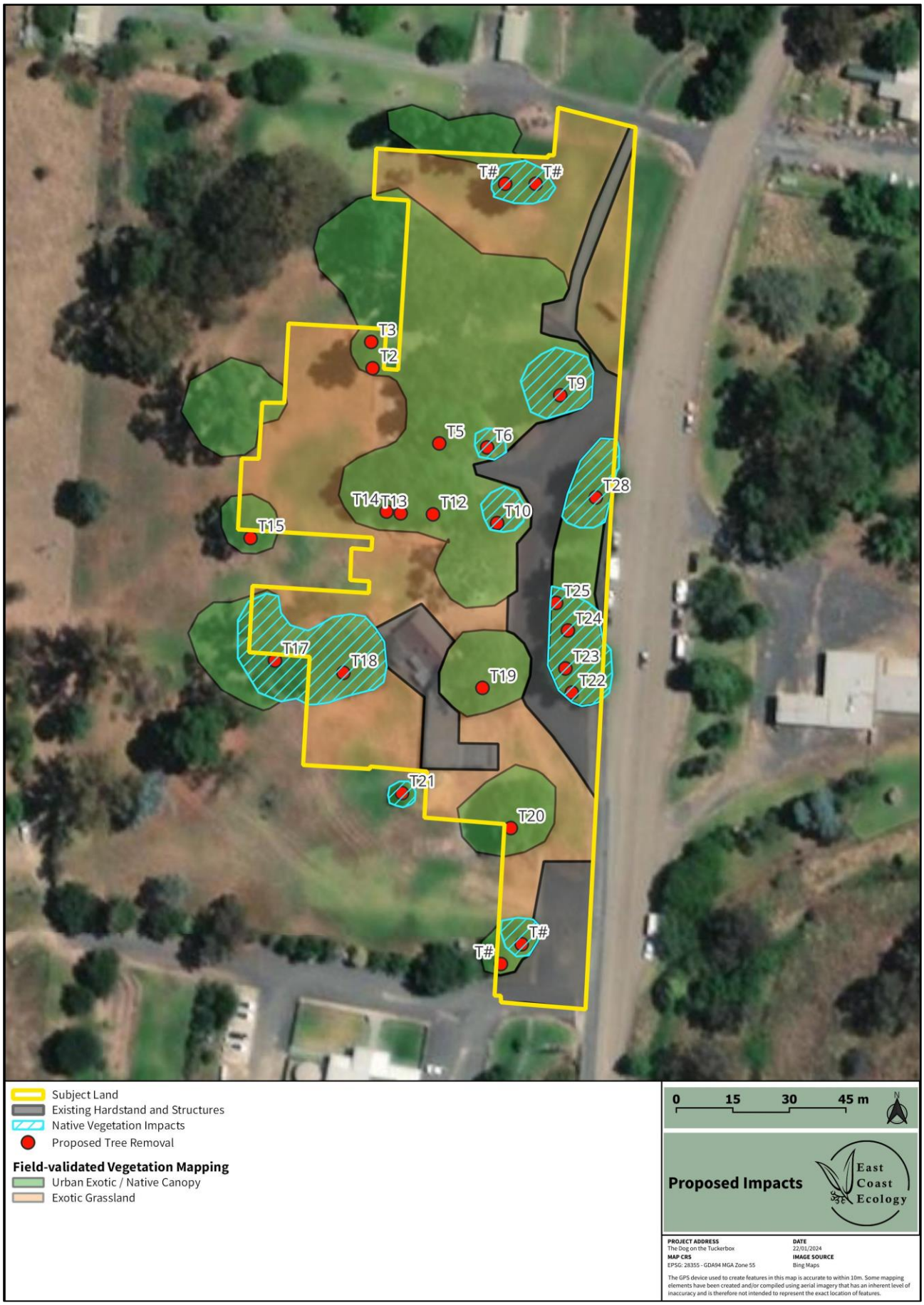


Figure 4. Proposed impacts to vegetation communities and fauna habitats within the Subject Land.

7. RECOMMENDATIONS

7.1 Impact Mitigation and Minimisation Recommendations

This section of the report details recommended efforts to avoid and minimise impacts on biodiversity values associated with the proposed development. Measures to be implemented before, during, and post construction are detailed in **Table 12**.

Table 12. Measures to be implemented before, during, and after construction to avoid and minimise the impacts of the proposed development.

Action	Outcome	Timing	Responsibility
Tree Protections	Australian Standard 4970 (2009) Protection of Trees on Development Sites (AS 4970:2009) outlines that a Tree Protection Zone (TPZ) is the principal means of protecting trees on construction sites. It is an area isolated from construction disturbance so that the tree remains viable. Ideally, works should be avoided within the TPZ. A Minor Encroachment is less than 10% of the TPZ and is outside the structural root zone (SRZ). A Minor Encroachment is considered acceptable by AS 4970:2009 when it is compensated for elsewhere and contiguous within the TPZ. A Major Encroachment is greater than 10% of the TPZ or inside the SRZ. Major Encroachments generally require root investigations undertaken by non-destructive methods or the use of tree sensitive construction methods. Temporary tree protection fencing and trunk protection should be installed prior to the commencement of works.	Prior to Construction	Proponent Arborist
Biodiversity Management Plan	A Biodiversity Management Plan must be prepared to the satisfaction of the consent authority. The Biodiversity Management Plan may form part of a Construction Environmental Management Plan. The Biodiversity Management Plan must identify the development site as per the Flora and Fauna Assessment and approved plans. ▪ The Biodiversity Management Plan must identify areas of land that are to be retained as outlined in the FFA	Prior to Construction	Proponent Ecologist

Action	Outcome	Timing	Responsibility
	▪ Construction impacts must be restricted to the development site and must not encroach into areas of retained native vegetation and habitat. All materials stockpiles, vehicle parking, machinery storage and other temporary facilities must be located within the areas for which biodiversity impacts were assessed in the FFA, and ▪ The BMP must include measures to revegetate with locally indigenous species and provenance which is likely to improve habitat suitability of the site, and connection to the higher quality habitat suggested to be in the wider landscape including Five Mile Creek.		
Assigning a Project Ecologist for Vegetation Clearing	Prior to works, the applicant should commission the services of a qualified and experienced Ecological Consultant (minimum 3 years' experience) with a minimum tertiary degree in Science, Conservation, Biology, Ecology, Natural Resource Management, Environmental Science or Environmental Management. The Ecologist must be licensed with a current Department of Primary Industries Animal Research Authority permit and New South Wales Scientific License issued under the BC Act. The Ecologist will be commissioned to: ▪ Undertake targeted searches for threatened flora prior to vegetation clearing, where possible ▪ The unexpected species find procedure is to be followed under Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011) if threatened ecological communities, not assessed in the biodiversity assessment, are identified in the Subject Land ▪ Pre-clearing surveys will be undertaken in accordance with Guide 1: Pre-clearing process of the Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011) ▪ Vegetation removal will be undertaken in accordance with Guide 4: Clearing of vegetation and removal of bushrock of the Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011) ▪ Fauna will be managed in accordance with Guide 9: Fauna handling of the Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011)	Prior to Construction	Proponent Ecologist

Action	Outcome	Timing	Responsibility
	▪ Habitat removal will be undertaken in accordance with Guide 4: Clearing of vegetation and removal of bushrock of the Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011) ▪ Habitat will be replaced or re-instated in accordance with Guide 5: Re-use of woody debris and bushrock and Guide 8: Nest boxes of the Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011) The unexpected species find procedure is to be followed under Guide 1: Pre-clearing process of the Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011) if threatened flora and fauna, not assessed in the biodiversity assessment, are identified in the Subject Land.		
Edge Effects on Adjacent Native Vegetation and Habitat	Exclusion zones will be set up at the limit of clearing in accordance with Guide 2: Exclusion zones of the Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects (RTA, 2011).	During Construction	Proponent Construction Contractor
Erosion and Sedimentation	Appropriate erosion and sediment control should be erected and maintained at all times during construction in order to avoid the potential of incurring indirect impacts on biodiversity values: ▪ Erosion and sediment controls would be established in accordance with an erosion and sedimentation plan to be produced for the proposed works. As a minimum, such measures should comply with the relevant industry guidelines such as 'the Blue Book' (Landcom, 2004).	During Construction	Proponent Construction Contractors
Clearing of Vegetation	All habitat trees should be felled using a 'slow drop' technique. This involves knocking the trees to encourage any in situ fauna to vacate (e.g. using an excavator bucket) before slowly pushing the trees to the ground. Logs and log piles should be relocated outside of impact areas to minimise any loss of habitat.	During Construction	Proponent Clearing Contractors
Storage and Stockpiling	Allocate all storage, stockpile, and laydown sites away from any vegetation that is planned to be retained. Avoid importing any soil from outside the site in order to avoid the potential of incurring	During Construction	Construction Contractors

Action	Outcome	Timing	Responsibility
(Soil and Materials)	indirect impacts on biodiversity values as this can introduce weeds and pathogens to the site. If materials are required to be imported for landscaping works, they are to be sterilised according to industry standards prior to importation to site.		
No Weeds imported on to the Subject Land	No priority or environmental weeds are to be imported on to the site prior to or during construction works.	During Construction	Proponent Construction Contractors

8. CONCLUSION

This assessment demonstrates that the relevant provisions of the *Environmental Planning and Assessment Act 1979, Biodiversity Conservation Act 2016, Biodiversity Conservation Regulation 2017,* the *Environment Protection and Biodiversity Act 1999* and the Cootamundra-Gundagai Council environmental planning instruments have been satisfied. If the appropriate recommendations in this report are followed, the proposed activity will not have a significant impact to any threatened ecological community or species.

9. REFERENCES

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10. APPENDICES

Appendix A. Assessment of likely occurrence of threatened flora species within the Subject Land. Survey conducted in November 2022.

Appendix B. Biodiversity Values Map and Threshold Report (BMAT) tool

Appendix A. Assessment of likely occurrence of threatened flora species within the Subject Land. Survey conducted in November 2022.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
Anthochaera phrygia	CE	CE	The Regent Honeyeater mainly inhabits temperate woodlands and open forests of the inland slopes of south-east Australia. Birds are also found in drier coastal woodlands and forests in some years. The distribution of the species has contracted dramatically in the last 30 years to between north-eastern Victoria and south-eastern Queensland. There are only three known key breeding regions remaining: north-east Victoria (Chiltern-Albury), and in NSW at Capertee Valley and the Bundarra-Barraba region. In NSW the distribution is very patchy and mainly confined to the two main breeding areas and surrounding fragmented woodlands. In some years flocks converge on flowering coastal woodlands and forests.	0 (Predicted only)	Low. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. The Subject Land is not included in the Important Areas Map. No further assessment is required.
Artamus cyanopterus cyanopterus	V	0	The Dusky Woodswallow is widespread in eastern, southern and southwestern Australia. In New South Wales it is widespread from coast to inland, including the western slopes of the Great Dividing Range and farther west. It is sparsely scattered in, or largely absent from, much of the Upper Western region. The Dusky Woodswallow is often reported in woodlands and dry open sclerophyll forests, usually dominated by eucalypts, including mallee associations. It has also	2	Moderate. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			been recorded in shrublands and heathlands and various modified habitats, including regenerating forests; very occasionally in moist forests or rainforests. At sites where Dusky Woodswallows are recorded the understorey is typically open with sparse eucalypt saplings, acacias and other shrubs, including heath. The ground cover may consist of grasses, sedges or open ground, often with coarse woody debris (Higgins and Peter 2002). Birds are also often observed in farm land, usually at the edges of forest or woodland or in roadside remnants or wind breaks with dead timber.		This species has not been recorded within the locality in the last 10-years. No further assessment is required.
Botaurus poiciloptilus	E	E	The Australasian Bitterns is widespread but uncommon over south-eastern Australia. In NSW they may be found over most of the state except for the far north-west. Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes and spikerushes.	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. No further assessment is required.
Calidris acuminata	P	M	Freshwater or saltwater wetlands- the muddy edges of lagoons, swamps, lakes, dams, soaks, sewage dams or temporary floodwaters.	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. No further assessment is required.
Calidris ferruginea	E	CE,M, MAR	The Curlew Sandpiper is distributed around most of the coastline of Australia. It occurs along the entire coast of NSW, particularly in the Hunter Estuary, and sometimes	0	Low. Suitable habitat for the species is absent from the Subject Land.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			in freshwater wetlands in the Murray-Darling Basin. It generally occupies littoral and estuarine habitats, and in New South Wales is mainly found in intertidal mudflats of sheltered coasts. It also occurs in non-tidal swamps, lakes and lagoons on the coast and sometimes the inland	(Predicted only)	No further assessment is required.
Callocephalon fimbriatum	V	E	In summer, occupies tall montane forests and woodlands, particularly in heavily timbered and mature wet sclerophyll forests. Also occur in subalpine snow gum woodland and occasionally in temperate or regenerating forest. In winter, occurs at lower altitudes in drier, more open eucalypt forests and woodlands, particularly in box-ironbark assemblages, or in dry forest in coastal areas. It requires tree hollows in which to breed.	0 (Predicted only)	Low. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No breeding habitat is present within the Subject Land. No further assessment is required.
Climacteris picumnus victoriae	V	0	Found in eucalypt woodlands (including box-gum woodland) and dry open forest of the inland slopes and plains inland of the Great Dividing Range; mainly inhabits woodlands dominated by stringybarks or other rough-barked eucalypts, usually with an open grassy understorey, sometimes with one or more shrub species; also found in mallee and river red gum forest	0 (Predicted only)	Moderate. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			bordering wetlands with an open understorey of acacias, saltbush, lignum, cumbungi and grasses; usually not found in woodlands with a dense shrub layer; fallen timber is an important habitat component for foraging; also recorded, though less commonly, in similar woodland habitats on the coastal ranges and plains.		cycle periods such as winter flowering resources) on habitats in the Subject Land. No further assessment is required.
Falco hypoleucos	E	0	Usually restricted to shrubland, grassland and wooded watercourses of arid and semi-arid regions, although it is occasionally found in open woodlands near the coast. Also occurs near wetlands where surface water attracts prey.	0 (Predicted only)	Low. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent on habitats in the Subject Land. No further assessment is required.
Gallinago hardwickii	P	M	Latham's Snipe is a non-breeding migrant to the south east of Australia including Tasmania, passing through the north and New Guinea on passage. Latham's Snipe breed in Japan and on the east Asian mainland. seen in small groups or singly in freshwater wetlands on or near the coast, generally among dense cover. They are found in any vegetation around wetlands, in sedges, grasses, lignum, reeds and rushes and also in saltmarsh and creek edges on migration.	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. No further assessment is required.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
Glossopsitta pusilla	V	0	Distributed in forests and woodlands from the coast to the western slopes of the Great Dividing Range in NSW, extending westwards to the vicinity of Albury, Parkes, Dubbo and Narrabri. Mostly occur in dry, open eucalypt forests and woodlands. They feed primarily on nectar and pollen in the tree canopy. Nest hollows are located at heights of between 2 m and 15 m, mostly in living, smooth-barked eucalypts. Most breeding records come from the western slopes.	1	Low. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No breeding habitat is present within the Subject Land. No further assessment is required.
Grantiella picta	V	V	The Painted Honeyeater is nomadic and occurs at low densities throughout its range. The greatest concentrations of the bird and almost all breeding occurs on the inland slopes of the Great Dividing Range in NSW, Victoria and southern Queensland. During the winter it is more likely to be found in the north of its distribution. Inhabits boree, brigalow and box-gum woodlands and box-ironbark forests.	0 (Predicted only)	Low. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No important foraging habitats (mistletoes) were present within the Subject Land. No further assessment is required.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
Hirundapus caudacutus	P	V,M,MAR	An aerial species found in feeding concentrations over cities, hilltops and timbered ranges.	0 (Predicted only)	Moderate. This species may forage aerially over the Subject Land, but is not reliant on habitats within the Subject Land. No further assessment is required.
Lathamus discolor	E	CE,MAR	The Swift Parrot occurs in woodlands and forests of NSW from May to August, where it feeds on eucalypt nectar, pollen and associated insects . The Swift Parrot is dependent on flowering resources across a wide range of habitats in its wintering grounds in NSW . This species is migratory, breeding in Tasmania and also nomadic, moving about in response to changing food availability.	0 (Predicted only)	Low. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. The Subject Land is not included in the Important Areas Map. No further assessment is required.
Lophochroa leadbeateri	V	0	Inhabits a wide range of treed and treeless inland habitats, always within easy reach of water. Feeds mostly on the ground, especially on the seeds of native and exotic melons and on the seeds of species of saltbush, wattles and cypress pines. Nesting, in tree hollows, occurs throughout the second half of the year; nests are at least 1 km apart, with no more than one pair every 30 square kilometres.	0 (Predicted only)	Low. This species may be an unlikely visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
					No breeding habitat is present within the Subject Land. No further assessment is required.
Melanodryas cucullata cucullata	V	0	Occupy a wide range of eucalypt woodlands, Acacia shrublands and open forests.	0 (Predicted only)	Moderate. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No further assessment is required.
Melithreptus gularis gularis	V	0	Eucalypt woodlands within an approximate annual rainfall range of 400-700mm	1	Moderate. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No further assessment is required.
Polytelis swainsonii	V	V	The Superb Parrot is found throughout eastern inland NSW. On the South-western Slopes their core breeding area is roughly bounded by Cowra and Yass in the east,	0	Low. This species may be an unlikely visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			and Grenfell, Cootamundra and Coolac in the west. Birds breeding in this region are mainly absent during winter, when they migrate north to the region of the upper Namoi and Gwydir Rivers. Inhabits box-gum, box-cypress-pine and boree woodlands and river red gum forest.	(Predicted only)	species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No breeding habitat is present within the Subject Land. No further assessment is required.
Rostratula australis	E	E	In NSW, this species has been recorded at the Paroo wetlands, Lake Cowell, Macquarie Marshes and Hexham Swamp. Most common in the Murray-Darling Basin. Prefers fringes of swamps, dams and nearby marshy areas where there is a cover of grasses, lignum, low scrub or open timber. Nests on the ground amongst tall vegetation, such as grasses, tussocks or reeds.	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. No further assessment is required.
Stagonopleura guttata	V	0	Feeds exclusively on the ground, on ripe and partly-ripe grass and herb seeds and green leaves, and on insects (especially in the breeding season). Found in grassy eucalypt woodlands, including box-gum woodlands and snow gum woodlands. Also occurs in open forest, mallee, natural temperate grassland, and in secondary grassland derived from other communities.	1	Low. This species may be an unlikely visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No further assessment is required.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
Crinia sloanei	V	E	Sloane's Froglet has been recorded from widely scattered sites throughout the Murray-Darling Basin throughout central western NSW. However, the majority of records are from the Darling Riverine Plains, NSW South Western Slopes and Riverina bioregions in New South Wales. It is typically associated with periodically inundated areas in grassland, woodland and disturbed habitats, but also uses permanent dams. The species may be more widespread than currently recognised, but calls infrequently and may be easily confused with the much more common Plains Froglet. Males call from the base of vegetation found around the edges of the breeding sites	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. No further assessment is required
Litoria booroolongensis	E	E	The Booroolong Frog is found along permanent western flowing streams of the Great Dividing Range through most of NSW and down into northern Victorua. Streams range from small slow-flowing creeks to large rivers and the adults are found on or near cobble banks and other rock structures within stream margins and shelter under rocks or amongst vegetation near the ground on the stream edge. The species occurs along streams in both forested areas and open pasture, but has been affected by the presence of the introduced willow tree.	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. No further assessment is required

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			Booroolong Frogs sometimes basks in the sun on exposed rocks near flowing water during summer.		
Litoria raniformis	E	V	A highly adaptable and wide-ranging large frog found in a very wide range of habitats to the west of the Great Dividing Range in SW NSW. This includes permanent and ephemeral black box-lignum-nitre goosefoot swamps, lignum-typha swamps and river red gum swamps or billabongs along floodplains and river valleys as well as irrigated rice crops and farm dams in agricultural environments. they prefer areas with emergent aquatic vegetation that they can use for shelter and for basking sites. Individuals can be found sheltering and overwintering under debris or in vegetation immediately adjacent to the breeding sites.	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. No further assessment is required
Keyacris scurra	E	0	Typically found in native grasslands and grassy woodlands but it has also been recorded in other vegetation associations usually containing a native grass understory (especially kangaroo grass Themeda triandra) and known food plants (particularly Asteraceae)	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. Grasses within the Subject Land were manicured lawns, that do not provide suitable habitat for this species. No further assessment is required
Synemon plana	E	CE	The Golden Sun Moth's NSW populations are found in the area between Queanbeyan, Gunning, Young and	0	Low. Suitable habitat for the species is absent from the Subject Land.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			Tumut. Occurs in natural temperate grasslands and grassy box-gum woodlands in which groundlayer is dominated by wallaby grasses Austrodanthonia spp.	(Predicted only)	Grasses within the Subject Land were manicured lawns, that do not provide suitable habitat for this species. No further assessment is required
Dasyurus maculatus maculatus (SE mainland population)	E	E	Spotted-tailed Quoll are found on the east coast of NSW, Tasmania, eastern Victoria and north-eastern Queensland. Only in Tasmania is it still considered common. Recorded across a range of habitat types, including rainforest, open forest, woodland, coastal heath and inland riparian forest, from the sub-alpine zone to the coastline.	0 (Predicted only)	Low. This species is highly unlikely to utilise the Subject Land for as a movement corridor. Suitable breeding and foraging habitats are absent from the Subject Land. No further assessment is required.
Nyctophilus corbeni	V	V	The South-eastern Long-eared Bat has a limited distribution that is restricted around the Murray-Darling Basin in south-eastern Australia. Even in this region its distribution is scattered and it is rarely recorded. It occurs in far eastern South Australia, in areas north of the Murray River, east of Canegrass Station and south of the Barrier Highway. These areas include the Riverland Biosphere Reserve, Danggali Conservation Park and the Birds Australia Gluepot Reserve. It is distributed throughout inland NSW except in the north-west area which is dominated by treeless plains. It can be found in the Hunter Valley, extending from central NSW to the	0 (Predicted only)	Low. This species may forage aerially over the Subject Land, but is not reliant on habitats within the Subject Land. No breeding habitat is present within the Subject Land. No further assessment is required.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			eastern Hunter Valley coast. Considered Nyctophilus timorensis south eastern form under TSC Act.		
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	E	E	Inhabits eucalypt forests and woodlands. The suitability of these forests for habitation depends on the size and species of trees present, soil nutrients, climate and rainfall .	0 (Predicted only)	Low. This species is highly unlikely to utilise the Subject Land for as a movement corridor. Suitable breeding habitats are absent from the Subject Land. Foraging habitats (feed trees) are planted in close proximity to development (commercial and roads) and are unlikely to provide habitats that would be used by this species. Core and Potential habitats are considered in Section 1.5.6. No further assessment is required.
Pteropus poliocephalus	V	V	This species is a canopy-feeding frugivore and nectarivore of rainforests, open forests, woodlands, melaleuca swamps and banksia woodlands. Bats commute daily to foraging areas, usually within 15 km of the day roost although some individuals may travel up to 70 km.	0 (Predicted only)	Moderate. This highly mobile species may be an occasional visitor, but habitat similar to the Subject Land is widely distributed in the locality, meaning that the species is not dependent (i.e., for breeding or important life cycle periods such as winter flowering resources) on habitats in the Subject Land. No further assessment is required.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
Ammobium craspedioides	V	V	Found in moist or dry forest communities, box-gum woodland and secondary grassland derived from clearing of these communities. Grows in association with a large range of eucalypts. Apparently unaffected by light grazing, as populations persist in some grazed sites.	0 (Predicted only)	Low. A targeted survey was undertaken during the recognised survey period and this species was absent from the Subject Land. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur. No further assessment is required.
Amphibromus fluitans	V	V	Amphibromus fluitans grows mostly in permanent swamps. The species needs wetlands which are at least moderately fertile and which have some bare ground, conditions which are produced by seasonally-fluctuating water levels. Habitats in south-western NSW include swamp margins in mud, dam and tank beds in hard clay and in semi-dry mud of lagoons with Potamogeton and Chamaeraphis species. Flowering time is from spring to autumn or November to March.	0 (Predicted only)	Low. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur. No further assessment is required.
Caladenia arenaria	E	E	Found mostly on the south west plains and western south west slopes. The original description is of a plant from Nangus, west of Gundagai (1865) and there is a report of the species from Adelong near Tumut. A record near Cootamundra needs verifying. The Sand-hill Spider Orchid is currently only known to occur in the Riverina	0 (Predicted only)	Low. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			between Urana and Narranderra. Occurs in woodland with sandy soil, especially that dominated by white cypress pine.		No further assessment is required.
Caladenia concolor	E	V	The current NSW Scientific Committee listing incorporates two populations which have each been described as separate species by D.L. Jones. One of these populations comprises a few hundred plants on private property near Bethungra and the other of about 100 plants occurs in Burrinjuck Nature reserve. The other occurrences in NSW are in the Nail Can Hill Crown Reserve near Albury and from a small Crown land site north-west of Wagga Wagga. The species also occurs at two localities in Victoria near Beechworth and Chiltern. Habitat is regrowth woodland on granite ridge country that has retained a high diversity of plant species, including other orchids.	0 (Predicted only)	Low. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur. No further assessment is required.
Grevillea wilkinsonii	CE	E	Highly restricted distribution in the NSW South-west Slopes region. At the Goobarragandra River sites (main occurrence) the species generally grows in close proximity to the water, at altitudes between 310 and 340 m. Most healthy adult plants occur in open sunny areas. The associated native vegetation in the Goobarragandra sites are typically remnant riverine shrub communities adjacent to open-forest. The	0 (Predicted only)	Low. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur. No further assessment is required.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			population at Gundagai is growing on the upper slope of a steep hill on Serpentinite rock. The associated native vegetation at this site is a grassy White Box (Eucalyptus albens) woodland.		
Lepidium aschersonii	V	V	Found on ridges of gilgai clays dominated by brigalow, with wallaby and spear grasses in the understorey. The species grows as a a component of the ground flora, in grey loamy clays. Vegetation structure varies from open to dense brigalow, with sparse grassy understorey and occasional heavy litter.	0 (Predicted only)	Low. A targeted survey was undertaken during the recognised survey period and this species was absent from the Subject Land. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur. No further assessment is required.
Prasophyllum petilum	E	E	Grows in open sites within Natural Temperate Grassland at the Boorowa and Delegate sites and in grassy woodland in association with River Tussock Poa labillardieri, Black Gum Eucalyptus aggregata and tea-trees Leptospermum spp. near Queanbeyan and within the grassy groundlayer dominated by Kanagroo Grass under Box-Gum Woodland at Ilford (and Hall, ACT)	0 (Predicted only)	Low. A targeted survey was undertaken during the recognised survey period and this species was absent from the Subject Land. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur. No further assessment is required.

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
Swainsona recta	E	E	Before European settlement, this species occurred in the grassy understorey of woodlands and open-forests dominated by Blakely's red gum, yellow box, candlebark gum and long-leaf box. Grows in association with understorey dominants that include kangaroo grass, poa tussocks and spear-grasses.	0 (Predicted only)	Low. A targeted survey was undertaken during the recognised survey period and this species was absent from the Subject Land. Suitable habitat for this species is absent within the Subject Land, further the high-disturbed nature of the site (exotic lawns and manicured gardens) mean that this species would be highly unlikely to occur. No further assessment is required.
Aprasia parapulchella	V	V	Inhabits sloping, open woodland areas with predominantly native grassy groundlayers, particularly those dominated by kangaroo grass. Sites are typically well-drained, with rocky outcrops or scattered, partially-buried rocks.	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. Grasses within the Subject Land were manicured lawns, that do not provide suitable habitat for this species. Rocky areas were entirely absent. No further assessment is required
Delma impar	V	V	Found mainly in natural temperate grassland but has also been captured in grasslands that have a high exotic component. Also found in secondary grassland near natural temperate grassland and occasionally in open box-gum woodland. Sometimes found in grasslands	0 (Predicted only)	Low. Suitable habitat for the species is absent from the Subject Land. Grasses within the Subject Land were manicured lawns, that do not provide suitable

Scientific name	Status		Distribution and habitat	Number of records (BioNet)	Likelihood of occurrence
	BC Act	EPBC Act			
			with significant amounts of surface rocks, which are used for shelter.		habitat for this species. Rocky areas were entirely absent. No further assessment is required

Appendix B. Biodiversity Values Map and Threshold Report (BMAT) tool

NSW GOVERNMENT Department of Planning and Environment

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under the Biodiversity Conservation Regulation 2017 (Cl. 7.2 & 7.3).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report

Date of Report Generation		22/01/2024 4:36 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	**Does the development Footprint intersect with BV mapping?**	no
1.2	**Was ALL BV Mapping within the development footprinted added in the last 90 days?** (dark purple mapping only, no light purple mapping present)	no
1.3	**Date of expiry of dark purple 90 day mapping**	N/A
1.4	**Is the Biodiversity Values Map threshold exceeded?**	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	**Size of the development or clearing footprint**	17,456.7 sqm
2.2	**Native Vegetation Area Clearing Estimate (NVACE)** (within development/clearing footprint)	14,305.7 sqm
2.3	**Method for determining Minimum Lot Size**	Lot size
2.4	**Minimum Lot Size** (10,000sqm = 1ha)	7,803 sqm
2.5	**Area Clearing Threshold** (10,000sqm = 1ha)	2,500 sqm
2.6	**Does the estimate exceed the Area Clearing Threshold?** (NVACE results are an estimate and can be reviewed using the Guidance)	yes
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		**yes**

NSW GOVERNMENT Department of Planning and Environment

What do I do with this report?

• If the result above indicates the BOS Threshold has been exceeded, your local council **may require** a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor.

• If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is "'likely to significantly affect threatened species" as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.

• If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.

• If **all** Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the **Interpreting the evaluation report** section of the Biodiversity Values Map Threshold Tool User Guide .

Review Options:

• If you believe the Biodiversity Values mapping is incorrect please refer to our BV Map Review webpage for further information.

• If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the Guide for reviewing area clearing threshold results from the BMAT Tool.

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____ Date: _____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

22/01/2024 09:18 AM

NSW GOVERNMENT Department of Planning and Environment

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the Biodiversity Values Map webpage.

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the Biodiversity Values Map Review webpage.

If you need help using this map tool see our Biodiversity Values Map and Threshold Tool User Guide or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map

221.2 0 110.58 221.2 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

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The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the Biodiversity Values Map viewer for mapping updates is recommended.

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Greater Sydney | South Coast | Central Coast