

16th October 2017

PEPPERFIELD LIFESTYLE RESORT
PO Box 1280
BOWRAL NSW 2576

Att: Steve McGrath

Dear Steve,

RE: 6 Wiseman Road, Bowral

I have conducted a desktop investigation of the subject land, including review of:

- * Aerial photography of the land and surrounding areas;
- * Local area vegetation community mapping by Wingecarribee Shire Council (2010);
- * Biodiversity Values Map (prepared for the now commenced *Biodiversity Conservation Act 2016*);

The land has not been mapped by Council as containing native vegetation, nor has it been identified as an area of biodiversity value as defined under the *Biodiversity Conservation Act 2016*.

Aerial photography shows that the land (orange boundary on photo below) is open grassland, with formal landscaping appearing to consist predominantly (if not entirely) of exotic trees and shrubs. A highly modified creekline runs across the northern corner of the site. The creek has been channelled and dammed, with a formal managed edge to both the creek and the dam.



Surrounding lands have been similarly cleared of natural features. Lands to the south are rural. Pepperfield Lifestyle Resort is situated to the west, Southern Highlands Christian School to the east, and the suburb of East Bowral a short distance to the north.

I understand that the land is zoned E3 Environmental Management. I do not believe that the land has been assigned to this zone on the basis of ecological features that require protection. It is probable that the zoning protects the visual character and amenity of the semi-rural landscape, rather than any ecological value.

Areas of ecological value requiring protection are usually zoned E2 Environmental Conservation.

Please do not hesitate to contact me with any queries.

Regards,



Rebecca Hogan
BSc (environmental biology) MEngMngt MECA (NSW)
Principal, Hayes Environmental

