



5th March 2019

Jeff Knox
c/- HOGAN PLANNING
Att: Darren Hogan

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Dear Jeff,

RE: Lot 104 DP 1240498, 21 Boardman Road South, Bowral

I inspected the land at 21 Boardman Road South, Bowral (the subject site) on Monday 4th March 2019. I have also conducted a desktop investigation of the site, including review of:

- * Aerial photography of the site and surrounding areas;
- * Regional vegetation mapping (*Native vegetation of southeast NSW: a revised classification and map for the coast and eastern tablelands*. MG Tozer, K Turner, DA Keith, D Tindall, C Pennay, C Simpson, B Mackenzie, P Beukers & S Cox. *Cunninghamia* (2010) 11(3): 359-406);
- * Biodiversity Values Map (Clause 7.3(4) of the *Biodiversity Conservation Regulation 2017*);

The site has not been mapped by Tozer *et al* (2010) as containing native vegetation, nor has it been identified as an area of biodiversity value on the Biodiversity Values Map.

The site consists of a large expanse of open grassland (Figure 1, Photo 1), with a small farm dam in the southeastern corner (Photo 2), and narrow tree belts along the northern, eastern and western boundaries. There are no creeklines or riparian zones within the site.

The grassland was closely grazed and quite desiccated at the time of the site inspection (Photo 3), with approximately 70-80% foliage cover. Plant cover appears to comprise > 50% exotic weeds such as Dandelion *Taraxacum officinale*, Plantain *Plantago lanceolata* and Thistle *Cirsium vulgare*. Grasses were extremely difficult to identify due to their desiccated condition. Flowerheads of *Paspalum* sp and Cocksfoot *Dactylis glomerata* were observed. It is probable that some native grasses occur amongst the largely exotic groundcover. The grassland does not constitute 'native vegetation'.

Boundary tree belts contain a mix of reasonably mature *Eucalyptus* and *Acacia* species which were not identified during the site inspection. Occasional exotic plants also occur. It is not clear whether the tree belts have been historically planted, or are a mixture of remnant and planted trees. These areas would be regarded as 'native vegetation' for biodiversity assessment, although may not comprise a naturally occurring plant community type.

The farm dam has been directly used by cattle, with the banks and dam edges compacted and generally denuded of vegetation. The water appears mildly polluted by manure run-off from the site.

There is a small roofed stock shelter (no sides) to the east of the dam.



Figure 1 Aerial view of the subject site (Nearmap Image, 11 November 2018).

Photo 1 View of the site from north (left) to east (right), taken from near the southwestern corner.



Photo 2 >

Farm dam in the southeastern corner of the site. The small stock shelter can be seen in the centre background, and mature Eucalypt trees beyond it in the eastern boundary tree belt.



Photo 3 >

Typical groundcover vegetation across the subject site.



Surrounding lands have been similarly cleared of natural features. The site is bordered to the north by Kangaloon Road and the residential suburb of East Bowral, to the east and south by cleared rural land, and to the west by Boardman Road and the Southern Highlands Christian School.

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,



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