

Our Ref: 1978
Date: 14 August 2019

PERCEPTION PLANNING

ATTENTION: ERIN DANIEL

Via Email: erin@perceptionplanning.com.au

Dear Erin,

**RE: ECOLOGY CONSIDERATIONS FOR A SITE COMPATIBILITY CERTIFICATE
127 HIGH STREET, WALLALONG, NSW.**

As requested, AEP herewith provide details of ecology considerations to inform a Site Compatibility Certificate Application associated with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP) over land at Lot 91, DP 1167540, 127 High Street, Wallalong.

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

From aerial photographic interpretation the site contains approx. 25 semi-mature and mature trees contained mostly in the central and southwestern sections of the Lot. The site appears to be used for cattle grazing and as such the ground cover is likely kept to a minimum by grazing, in addition regrowth is considered unlikely to have or be occurring.

1.81ha of vegetation within the site has been mapped on the Lower Hunter Vegetation Map as Seaham Spotted Gum Ironbark Forest, which is not an EEC.

The site does not contain any areas mapped on the Biodiversity values map (see attached map) and the site parent lot has a minimum lot size of 40 hectare. With reference to the *Biodiversity Conservation Regulation 2017*, up to 1ha of native vegetation can be cleared without exceeding the threshold requiring entry into the Biodiversity Offsets Scheme. Should clearing of native vegetation in excess of this value be undertaken, a Biodiversity Development Assessment Report (BDAR) would be required.

The site is bounded to the North and West by grazing land zoned as RU1 – Primary Production, directly to the South the land is zoned R2 – Low Density Residential and to the East is zoned R5 – Large Lot Residential.

Though the Native Vegetation Act has now been repealed the it is considered that Part 1A section 25 subclause 5(vi):

*if the development may involve the clearing of native vegetation that is
subject to the requirements of section 12 of the Native Vegetation Act*



2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation,

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

Given the current usage and likely condition of the native vegetation on site it is considered unlikely that the native vegetation present within the site is of any significance given that the property has been grazed and is likely lacking an understorey. Despite this, if clearing of native vegetation within the site is to be undertaken, survey of the native vegetation would need to be undertaken to properly determine the impact of the proposed development.

Atlas records from within 10km of the site indicate that no threatened species have been previously recorded within the site though *Pomatostomus temporalis temporalis* (Grey Crowned Babbler) and *Miniopterus australis* (Little Bent-winged Bat) have been recorded on the boundary of the site and are considered likely to utilise the site. It is considered unlikely that either of these species would rely solely on the vegetation within this site.

The site is mapped as Marginal Koala Habitat in the Port Stephens Koala Plan of Management, and there are numerous koala records within the 10km surrounding the site. Dependent on the tree species present there is potential that they may utilise the site occasionally. Higher quality habitat is present in the locality and it is likely that this habitat would be used preferentially.

An MNES records of the area within 5km of the site recorded three Critically Endangered Ecological Communities (CEEC) and one Endangered Ecological Community (EEC) – none of which are mapped as being present on site. A Koala population is present within the areas surrounding the site though the habitat is mapped as marginal.

Providing that a Site Compatibility Certificate can be obtained, it is anticipated that a 5 Part test would likely come to a conclusion of no significant impact to threatened entities listed under the BC Act or the EPBC Act. If more than 1ha of vegetation was to be cleared then entry into the Biodiversity Offsets Scheme would be required and a BDAR undertaken.

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

Yours faithfully,

ANDERSON ENVIRONMENT & PLANNING

Ian Benson
Senior Ecologist




Attachments:

Vegetation Mapping

Biodiversity Values Mapping

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

Legend

-  Site Boundary
-  Cadastre
-  Mapped Native Vegetation



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



AEP

Title: Vegetation Mapping near Wallalong

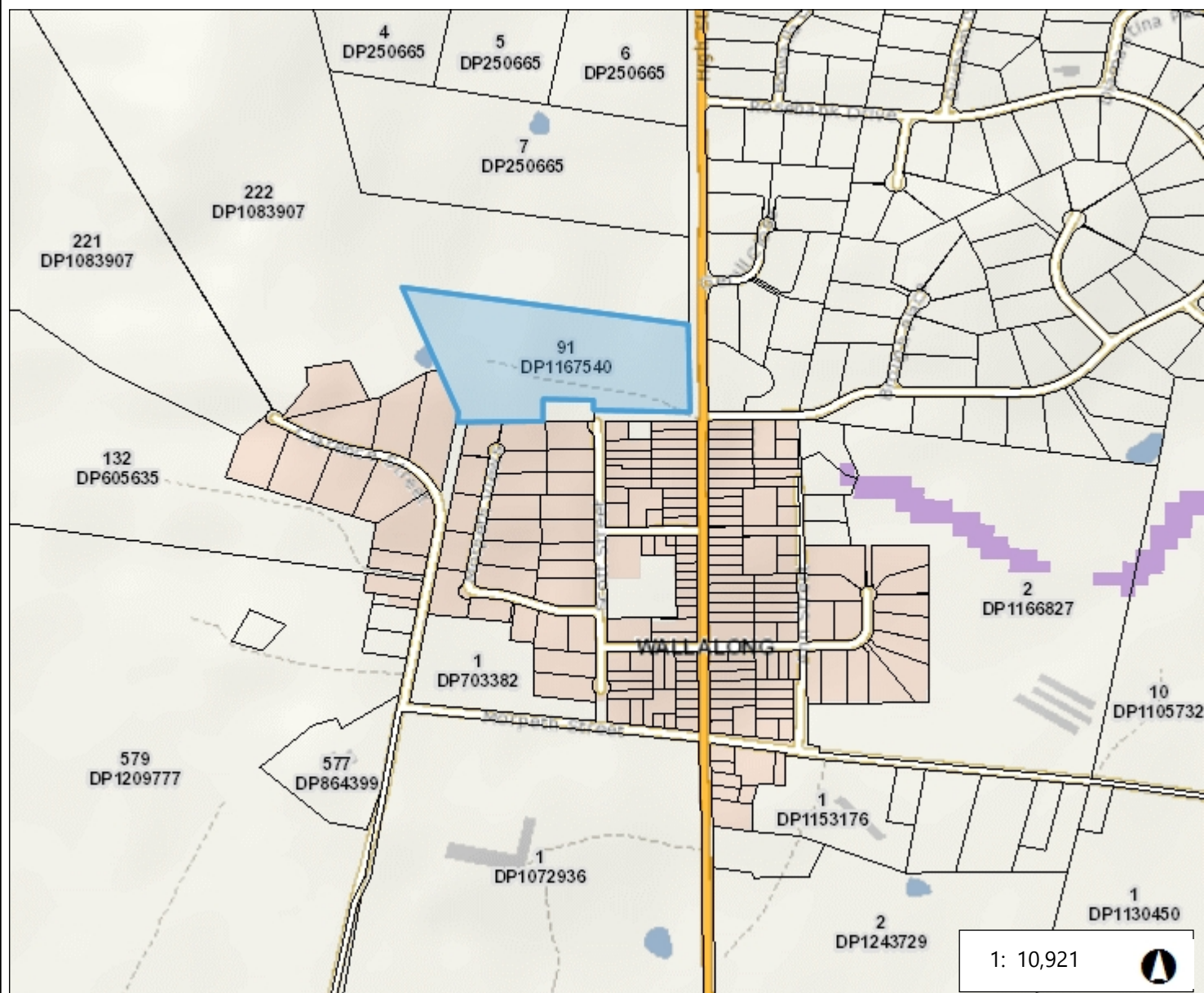
Date: 12 Aug 2019

Location: 127 High St, Wallalong

Client: Perception Planning

Our Ref: 1978

Biodiversity Offset Scheme (BOS) Entry Threshold Map



0.6 0 0.28 0.6 Kilometers

GCS_GDA_1994

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

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

Notes

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