

**From:** "Brian Faulkner"  
**Sent:** Wed, 20 Dec 2023 11:13:37 +1100  
**To:** "Dialina Day" <Dialina.Day@goulburn.nsw.gov.au>  
**Subject:** Doc 1874399 69 Gorman Road  
**Attachments:** Review EIA Proposed Subdivision of Lot 11 DP 1044967\_20231220.docx

Hi Dialina

Review comments for EIA report by Captital Ecology for 69 Gorman Road attached.

Kind regards



**Brian Faulkner**  
Environment & Biodiversity Assessment Officer

P [02 4823 4519](tel:0248234519)

# Ecological Impact Assessment for the Proposed Subdivision of Lot 11 DP 1044967, 69 Gorman Road, Goulburn, NSW

Capital Ecology project no. 3214

20 July 2023

## Review comments

No parts of the land are flagged on the Biodiversity Values Map.

The BOS area clearing threshold for the property is 0.5 hectares.

The subject land is identified as the area to be directly impacted by the project, as shown in Figure 2 of the report. This area is the primary focus of the EIA report.

The EIA reports that two PCT are present on the subject land:

- PCT 3376 Southern Tableland Grass Box Woodland. This aligns with the CEEC Box Gum Grassy Woodland. However, there is a relatively small amount of the PCT present on the land, and the proposed development has been designed to avoid impacts on this.
- PCT 3747 Southern Tableland Western Hills Scribbly Gum Forest. There is a small amount of this PCT located in the subject land, and a substantial amount of this PCT present on the eastern parts of the property, in good condition. However, there will be no direct impacts on areas containing intact areas of the PCT.

No threatened flora or fauna species have been found to be present on the subject land, but it is likely that some fauna species may utilize the area for foraging on occasion. These include Dusky Woodswallow, Varied Sitella, Scarlet Robin, Flame Robin and Diamond Firetail.

A range of woodland species is likely to be present in remnant dry sclerophyll forest and woodland present on parts of the property, but these are not likely to be significantly impacted by the proposed activity.

Site inspection by GMC Environment and Biodiversity Assessment Officer on 15<sup>th</sup> of November, 2023 has confirmed that the extent and condition of the native vegetation on the site has been correctly identified and assessed in the EIA report. Plant communities and species noted on site are consistent with those recorded in the EIA report. Desktop and site surveys have been conducted appropriately.

The proposed subdivision layout, including indicative driveway and building envelope in proposed Lot 2, has been designed to avoid areas of native vegetation and impacts on biodiversity. Areas to be impacted by proposed new boundary fence, driveway access and indicative building envelope have been previously cleared and are now largely dominated by exotic species. There is a high weed component, including African Love Grass, Serrated Tussock, Chilean Needle Grass, St John's Wort, African Boxthorn, Blackberry and other weed species.

The findings of the EIA are supported:

- The proposed activity will not impact on any areas marked on the Biodiversity Values Map.
- The proposed activity will not trigger the BOS area clearing threshold for the land.
- The proposed activity is not likely to have a significant impact on any threatened species (ecological communities, flora, fauna, populations or habitats).