



ACS Environmental Pty Ltd

(ACTINOTUS CONSULTANCY SERVICES)

Flora and Fauna Surveys, Biodiversity and Ecological Impact Assessment & Bushland Plans of Management Services

Australian Company Number (ACN) 154 491 120

Australian Business Number (ABN) 24 154 491 120

3/28 Tullimbar Road, Cronulla NSW. 2230

Tel: 9527 5262; Mob: 0403 081 902

Email: acs@actinotus.com; Web: www.actinotus.com

Dear Darryl,

With Regard to The Biodiversity Study for a Planning Proposal for part of the Abbotsford Property No. 1 Abbotsford Road, Picton, Part 1 Lot 1 DP 1086066 the following is considered to apply:

The natural vegetation of the Study Area has mostly been cleared, grazed, disturbed and otherwise degraded, such that no patches of relatively weed-free, full-structured vegetation remain.

The pattern of remnant vegetation represents a mosaic of relatively natural and modified vegetation structure and floristic variation across the landscape, including small areas of highly modified Endangered Ecological Communities. The pattern of assessed ecological communities and their conservation significance assessment broadly reflects assessments of the same made by DEC (2002).

The vegetation has been mapped according to separate assessments of conservation significance value, recovery potential, ecological potential and biodiversity potential. No threatened flora species were recorded.

On the basis of the various assessments of significance of flora, fauna and ecological communities, and on the basis of the current zoning for the Study Area, it was considered that re-zoning of the Study Area is feasible.

A minimum allotment size of, for example 4000m², on areas of level topography occurring in the eastern sections of the Study Area, would be an appropriate strategic mechanism as it allows a greater density of allotments on readily developable areas assessed as having a 'low biodiversity value' whilst simultaneously allowing larger combined allotment sizes that may

include areas assessed as having 'high biodiversity values'. It would be a strategic priority to maintain an area of 'high biodiversity land' within one new allotment rather than the allotment being fragmented into many multiple ownerships (Warry *pers comm.*).

An indicative lot number (assuming an area of 4000m² in more level topographical areas of the site) of new allotments of around **40 – 50 lots** is based on consideration of areas of **low biodiversity** and **low conservation significance value** and in recognition of site constraints such as corresponding areas of remnant moderate and high conservation/biodiversity values in the Study Area, as well as other site restrictions such as steepness of topography, road networks etc.

As such, and as circumstances in relation to changed legislation from TSC Act (1995) to BC Act (2016), and with reference to preliminary plans of subdivisions marked as Ref: 7042LIN1 and 7042LIN2 respectively (D Warry 2014), the following plans of subdivisions appear appropriate:

- **The property at Abbotsford Farm, No. 1 Abbotsford Road, Picton, has a total area of 190ha;**
- **The property has been rezoned and can reasonably be subdivided into 3 large lots with developable areas as follows:**
 - 1. Lot 101 - Heritage Lot containing original farmhouse - 6.65ha;**
 - 2. Lot 102 - Total area of developable land 39.9ha; future development into 40 - 50 separate 4,000m² allotments; with a remnant allotment of 20ha (high land which cannot reasonably be subdivided)**
 - 3. Lot 103 - Total area 123.5ha consisting of 3 x 40ha allotments**

If you have any queries regarding this consideration, please call or email,

Kind Regards,

Peter

Peter Stricker

Director & Principal Ecologist

ACS Environmental P/L

Flora & Fauna Surveys, Ecological and Biodiversity Impact Assessment
and Bushland Management Plans

Telephone: (02) 9527 5262

Mobile: 0403 081 902

Email: acs@actinotus.com Web: www.actinotus.com