



ENVIRONMENTAL SIGNIFICANCE OPINION 202500036 - JEGGALINE LANYON SUCCESSION SUBDIVISION

In accordance with section 140 (4) of the *Planning Act 2023* (the Act), I provide the following environmental significance opinion:

APPLICANT

Mr Andrew Geikie – Leaseholder, Jeggaline - 11/555 Gordon

APPLICATION and DEVELOPMENT PROPOSAL

The applicant has applied under section 140 (4) of the Act to the Conservator of Flora and Fauna for an environmental significance opinion to the effect that the development proposal set out in the submission is not likely to have a significant adverse environmental impact (the application).

The development proposal is for the subdivision of Jeggaline rural lease for succession planning as described in the submission.

LOCATION

Blocks 1655, 1658, 1663 and 1665 – Tuggeranong

MATTERS TO WHICH THIS OPINION APPLIES

This opinion applies only to the development proposal as described in the application.

OPINION

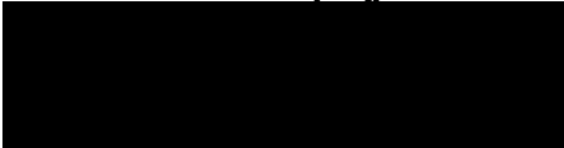
Provided the works are undertaken in a manner consistent with the following conditions in addition to the mitigation measures contained in the supporting application for an ESO, they are unlikely to cause a significant adverse environmental impact.

This opinion is granted subject to the following conditions made under s140 (4)(b) of the Act:

1. Access to the site must be granted to Conservation Officers if a random compliance inspection is requested by the Conservator of Flora and Fauna.

2. The applicant must consult with Rural services to arrange Land Management agreements for all 3 leases.

Attached is a Statement of Reasons for the decision.



Bren Burkevics
Conservator of Flora and Fauna

29 August 2025

STATEMENT OF REASONS REASONS FOR THE DECISION

The proposed development is a proposal mentioned in Schedule 1 of the *Planning (General) Regulation 2023* – requiring environmental impact statement, being:

Part 1.2, item 18 - proposal for development in a reserve, unless the proposal is for minor public works to be carried out by or for the Territory in accordance with a minor public works code approved by the conservator of flora and fauna under the Nature Conservation Act 2014, section 318A;

The affected blocks 1658, 1663, 1655, 1665 Tuggeranong are subject to a Special Purpose Reserve overlay as prescribed by the Nature Conservation Act regulation 2015.

The proponent is seeking an environmental significance opinion to remove the requirement for an environmental impact statement on the grounds that the proposal is not likely to have a significant adverse environmental impact and has applied to the Conservator of Flora and Fauna for an opinion to that effect.

Meaning of *significant* adverse environmental impact

An adverse environmental impact is *significant* if—

- (a) the environmental function, system, value or entity that might be adversely impacted by a proposed development is significant; or
- (b) the cumulative or incremental effect of a proposed development might contribute to a substantial adverse impact on an environmental function, system, value or entity.

In deciding whether an adverse environmental impact is *significant*, the following matters must be taken into account:

- (a) the kind, size, frequency, intensity, scope and length of time of the impact;
- (b) the sensitivity, resilience and rarity of the environmental function, system, value or entity likely to be affected.

In deciding whether a development proposal is likely to have a significant adverse environmental impact it does not matter whether the adverse environmental impact is likely to occur on the site of the development or elsewhere.

It has been determined that the proposal is unlikely to have a significant environmental impact, based on the documentation submitted, known values of the site, and provided the works and ongoing management are carried out in accordance with the conditions attached to this ESO.

Project description

The applicant is proposing subdivision of their rural lease. The purpose of the subdivision is primarily to allow for succession planning of the family farm in terms of the fair and equitable transfer of assets between generations. The application proposes 4 blocks currently included under one lease – blocks 1658, 1663, 1665 and 1655 be divided into 3 leases. This involves the amalgamation of block 1663 into block 1658 under one lease and another 2 separate leases for blocks 1665 and 1655.

No physical works or new block boundaries are proposed.

Documentation Submitted

- 2022 Land Management Agreement
- ESO document/ additional info provided by applicant;
- Letter(s) of Authorisation
- Form 1M.

Natural conservation values present

The blocks affected by the subdivision which are currently known as Jeggaline, support some areas of native grassland, however surveys carried out to inform the Land Management Agreement found no native grassland patches met *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) standards for Yellow Box/Blakely's Red Gum grassy woodland ecosystem. All sites presented with high exotic groundcover, with native forbs noted in only a few locations. Threatened flora species such as *Swainsona sericea* (Silky Swainson-Pea), *Leucochrysum albicans subsp. Tricolour* (Hoary Sunray), *Bossiaea grayi* (Murrumbidgee Bossiaea) and *Muehlenbeckia Tuggeranong* (Tuggeranong Lignum) also have the potential to occur across the property.

There are some patches across the leasehold supporting potential habitat for Pink Tail Worm Lizard, Yellow Belly Gliders and Keys Matchstick Grasshopper, however presence has not been confirmed through surveys for the purpose of this ESO.

Paddock trees located on the property are in excellent condition and some of the largest trees recorded by Conservation Research staff. These trees are supporting foraging habitat for a number of vulnerable and threatened species of birds including the endangered *Callocephalon fimbriatum* (Gang-gang Cockatoo) and *Petroica boodang* (Scarlet Robin).

Potentially Significant Environmental Impacts

The purpose of this ESO is for the subdivision of the lease only and does not propose any works. No environmental impact is expected by the division of the lease into 3 separate leases. The new leases will be subject to Land Management Agreements, which will require new surveys of the values to inform the new agreements. Any future development proposals will require a development application and assessment of the requirement for further environmental significance opinion dependant on the works proposed.

1. Conditions of approval including mitigation measures as stated in the application.
2. Access to the site must be granted to Conservation Officers if a random compliance inspection is requested by the Conservator of Flora and Fauna.
3. The applicant must consult with Rural services to arrange Land Management agreements for all 3 leases.
4. Any future development should avoid removal of paddock trees.

It has been determined that if the works are undertaken in a manner consistent with the above conditions attached to the ESO in addition to the mitigation measures contained in the supporting application for an ESO, they are unlikely to cause a significant adverse environmental impact.