

PUBLIC EXHIBITION OF PLANNING PROPOSAL

Notice is hereby given that a Planning Proposal is being placed on public exhibition. The Planning Proposal seeks to amend the Gunnedah Local Environmental Plan 2012 (Gunnedah LEP 2012).

SUBJECT LAND:

Lot 14 DP 864066, 109-139 Kamilaroi Road, Gunnedah

PROPOSAL:

The planning proposal aims to apply a minimum lot size restriction of 9,000m² to the subject land.

INTENDED OUTCOME OF PROPOSAL:

The Planning Proposal seeks to make the following amendment:

- a) Amend the Lot Size Map (LSZ_005AA) to apply a minimum lot size restriction of 9,000m² to Lot 14 DP 864066 – 109-139 Kamilaroi Road, Gunnedah.

DETAILS OF EXHIBITION:

The Planning Proposal and supporting documentation will be on public exhibition during office hours (9am - 4pm) at Council's Administration Building, 63 Elgin Street, Gunnedah. The information will also be available on Council's website at www.gunnedah.nsw.gov.au

Written or electronic submissions are invited during the public exhibition period. The exhibition period ends on **Friday, 7 June 2024**. Persons wishing to make a submission should do so in writing and address to: General Manager, Gunnedah Shire Council, PO Box 63, GUNNEDAH NSW 2380 or email council@gunnedah.nsw.gov.au.

Gunnedah Shire Council has not been authorised to be the Local Plan Making Authority for this Planning Proposal.

It should be noted that you may request that your name and address not be disclosed (by stating prominently "OBJECTION IN CONFIDENCE" on your submission) for reason that disclosure would result in detriment to you, however, Council may be obliged to release details of your complaint excluding your personal information under the Government Information (Public Access) Act 2009 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate their authenticity.

Further information may be obtained from Council's Strategic Planning Team on 02 6740 2100.

Eric Groth
GENERAL MANAGER

Gateway Determination

Planning proposal (Department Ref: PP-2023-2258): to amend the minimum lot size on Lot 14 DP 864066, 109-139 Kamilaroi Road, Gunnedah

I, the Director, Northern Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gunnedah Local Environmental Plan 2012 to amend the minimum lot size on Lot 14 DP 864066, 109-139 Kamilaroi Road, Gunnedah should proceed subject to the following conditions:

The LEP should be completed within 6 months of the date of the Gateway determination.

Gateway conditions

1. Prior to agency and community consultation, the planning proposal is to be amended to:
 - (a) remove reference to the proposed rezoning of the land;
 - (b) confirm the estimated increase in the number of lots following the reduction in minimum lot size;
 - (c) include further discussion of the infrastructure requirements resulting from the proposed development, including traffic generation;
 - (d) correct the references to the Gunnedah Local Environmental Plan 2018 on page 10 of the report;
 - (e) amend the reference to planning proposal type from 'low impact' to 'standard';
 - (f) address consistency with the Gunnedah Local Strategic Planning Statement; and
 - (g) update the project timeframe table to reflect the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Red Chief Local Aboriginal Land Council
- Transport for NSW
- NSW Department of Primary Industries – Agriculture

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 14 February 2024



Jeremy Gray
Director, Northern Region
Local and Regional Planning
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces

Applicant details

Title	
First given name	Kate
Other given name/s	
Family name	Mainey
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Is the applicant a company?	No

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	GUNNEDAH

Type of Planning Proposal

What controls does the planning proposal relate to ?	The planning proposal relates to map based planning provisions
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Select the site of the development

Site address #	1
Street address	109-139 KAMILAROI ROAD GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	14 / - / DP864066
Primary address?	Yes

Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Land near Electrical Infrastructure</p>
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Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Minimum lot size
Please provide a brief description of the effect of the planning proposal	Change Minimum Lot Size from 1.2ha to 9000m2

Prelodgement meeting

Has a pre-lodgement meeting occurred?	Yes
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Meeting Date	26/04/2023
Planning Officer	Blake O'Mullane, Breanna Green

Planning Agreement

Is the application accompanied by a Planning Agreement?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
--	----

Payer details

First name	Kate
Other given name/s	
Family name	Mainey
Contact number	[REDACTED]
Email	[REDACTED]
Billing address	[REDACTED]

Application documents

The following documents support the application

Document type	Document file name
Draft Planning Proposal	5905_Rezoning Report
Map of the applicable land area	5905_Appendix Maps
Owner's consent	Owners Consent (complete)

Declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the assessment of this application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes



GATEWAY APPLICATION

PLANNING PROPOSAL

**PROPOSED AMENDMENT - LOT 14 DP864066
'UP THE BACK' 109-139 KAMILAROI ROAD, GUNNEDAH
R5 LARGE LOT RESIDENTIAL
AMEND FROM A MINIMUM LOT SIZE OF 1.2 HECTARES TO
9000 SQUARE METRES**

DATE: 2 MAY 2024

VERSION: 3

PREPARED FOR:

KATE AND GERARD MAINEY

PREPARED BY:

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Stewart Surveys Reference 5905

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office@stewartsurveys.com

This Gateway Application Planning Proposal has been prepared by our office to accompany a council application. To the best of our knowledge, the content of this statement is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

SITE PARTICULARS

Lot Particulars: **Lot 14 in DP864066**

Address: **109-139 Kamilaroi Road, Gunnedah**

Local Government Area: **Gunnedah**

Land Owners: **Gerard Paul Mainey & Kate Mainey**

Date: **2 May 2024**

Version: **Version 1: 11 October 2023**
Version 2: 4 April 2024
Version 3: 2 May 2024

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EXHIBTION COPY

INTRODUCTION

This Gateway Application has been prepared for the applicants, Gerard and Kate Mainey by Stewart Surveys Pty Ltd.

The land to which this application applies is Lot 14 in DP864066, located at 109-139 Kamilaroi Road, Gunnedah. The property is zoned R5 Large Lot Residential zone with a minimum lot size of 1.2 hectares under the Gunnedah Local Environment Plan, 2012 (hereby referred to as GLEP, 2012). The land also comes under the provisions of the Gunnedah Development Control Plan 2012 (referred to as the DCP). Planning proposals are prepared under section 3.4 of the Environmental Planning and Assessment Act 1979.

The site contains a single residence and associated outbuildings and has a history of being utilised as a hobby farm block. Aerial and site photographs in this report illustrate the existing character of the subject site.

This gateway application has been prepared in accordance with the document *Local Environmental Plan Making Guideline*, published by the NSW Department of Planning, Industry and Environment in September 2022 hereby referred to as the guideline.

In accordance with section 3.33 (2) of the Environmental Planning and Assessment Act, 1979 and the guideline this application is presented in the following format:

- Part 1 – Objective or intended outcome
- Part 2 – Explanation of the provisions
- Part 3 – Justification of strategic and site-specific merit
- Part 4 – Maps
- Part 5 – Community Consultation
- Part 6 – Project Timeline

SUBJECT SITE PARTICULARS

The subject site is irregular in shape with an area of 13.77 hectares. It has 514.47 metre frontage to Kamilaroi Road and 526.82 frontage to an unformed section of Stock Road. The depth of the block varies with a width of 387.49 metres along the western boundary. The property can be described as a large residential holding with one residence and associated outbuildings. The residence is accessed from Kamilaroi Road which is of bitumen formation. **Figure 1** and is the Deposited Plans of the property, **Figure 2** is an aerial image of the property and **Figure 3** to **Figure 7** are site photos showing the character of the subject site.

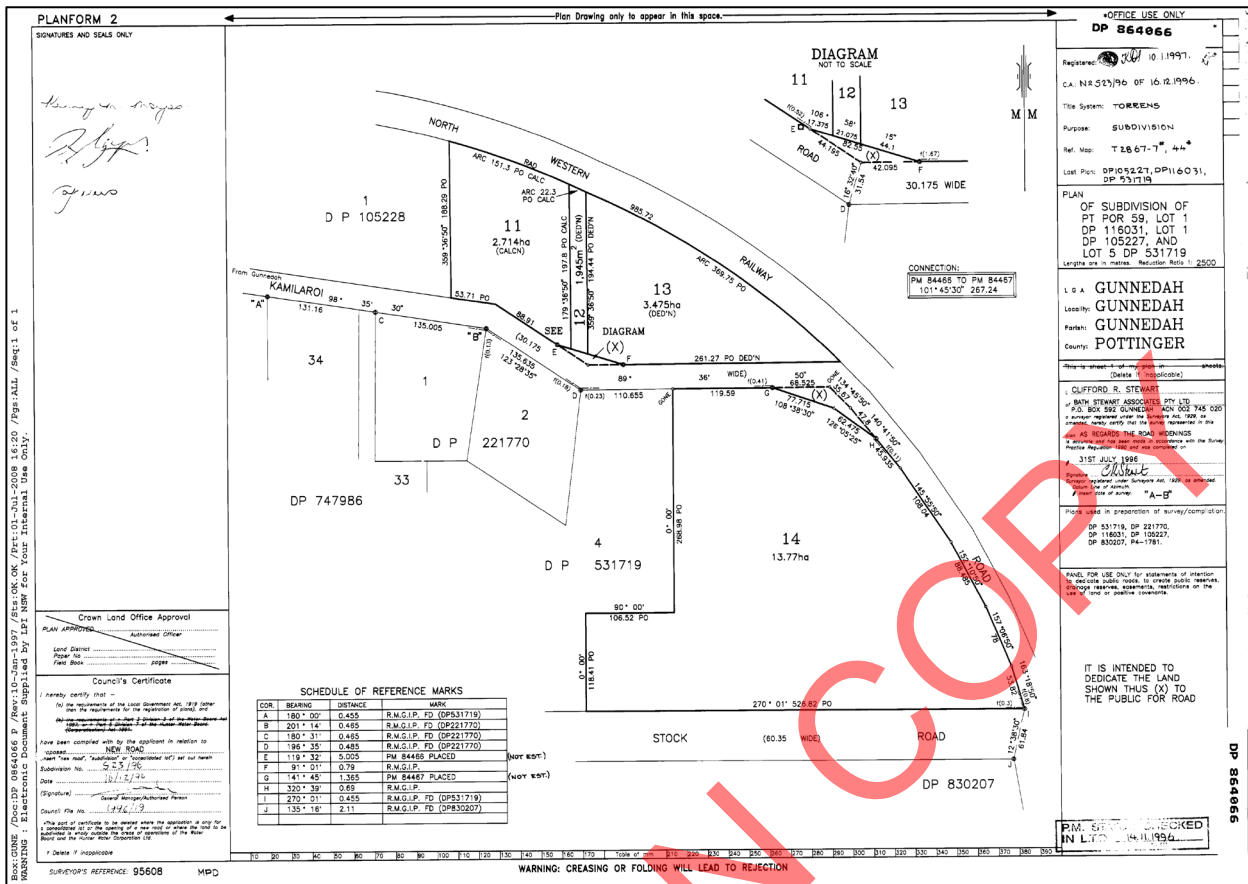


Figure 1: Deposited Plan 864066, Parish of Gunnedah

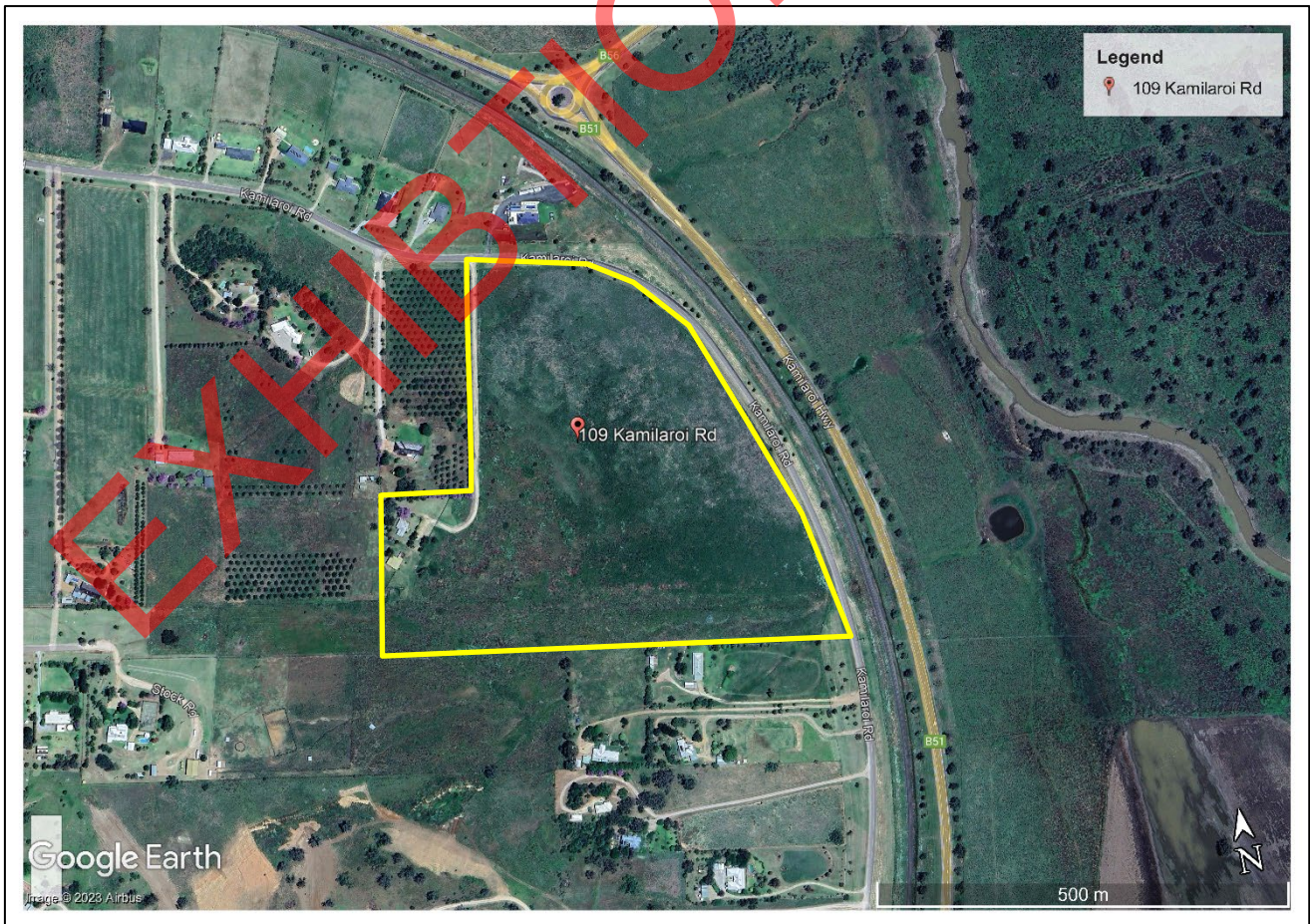


Figure 2: Aerial Photograph of the site



Figure 3: Photo of the subject site looking south from Kamilaroi Road



Figure 4: Site Photo of Kamilaroi Road across the site frontage.



Figure 5: "Up the Back" Residence



Figure 6: Photo looking west over the residence and infrastructure on the site.



Figure 7: Photo looking east from near the residence across the site

This gateway applies to the following lots:

Lot No.	DP	Zoning	Minimum Lot Size
14	864066	R5	1.2ha

Figure 8 illustrates the current zoning of the subject site as illustrated in the Gunnedah Local Environment Plan 2012 Map LZN-005A. **Figure 9** illustrates the current lot size for the subject site as illustrated in the GLEP, 2012 Map LSZ-005A. Full scale map appended to this report.

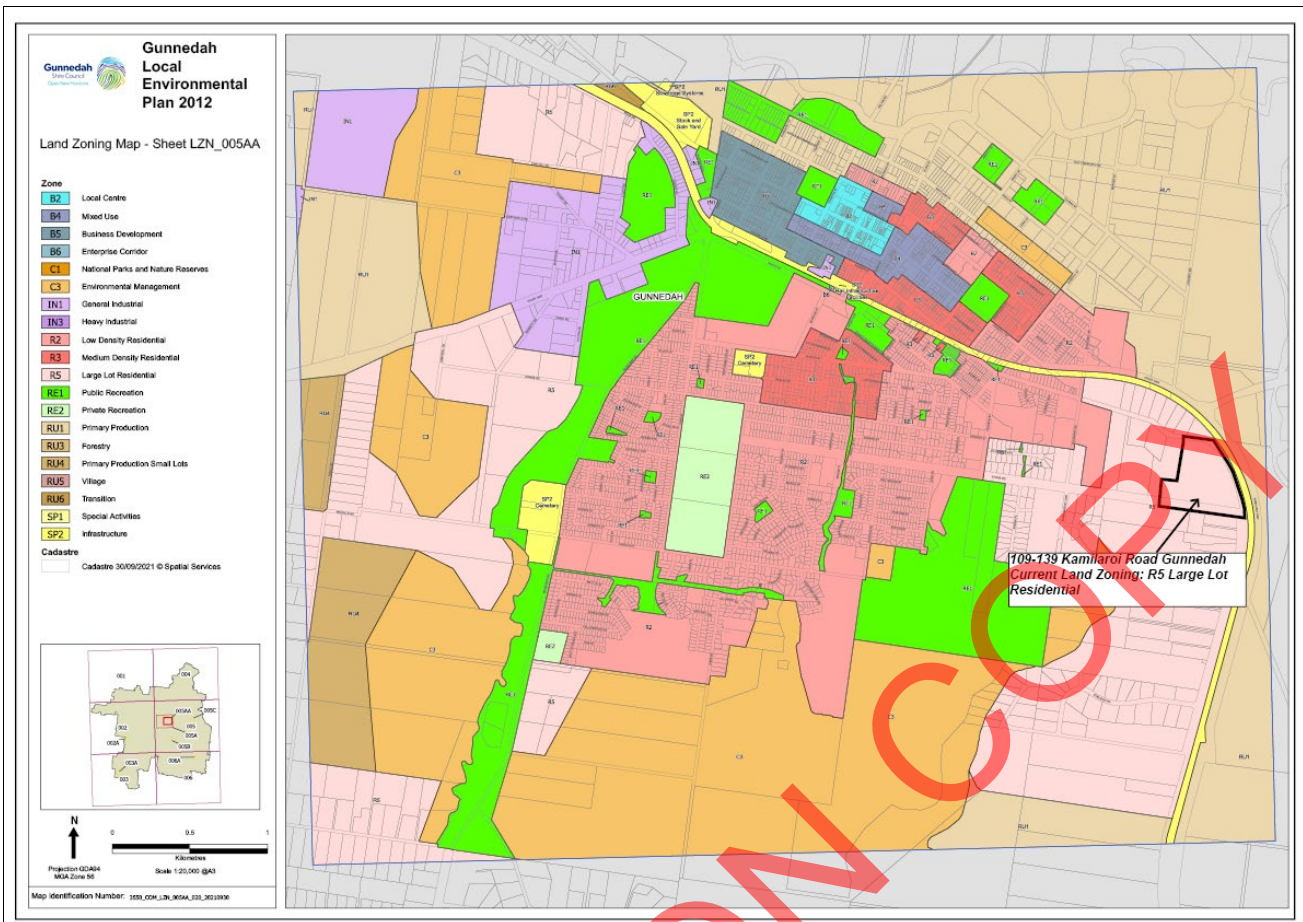


Figure 8: Current Zoning Map (extract from LZN-005A)

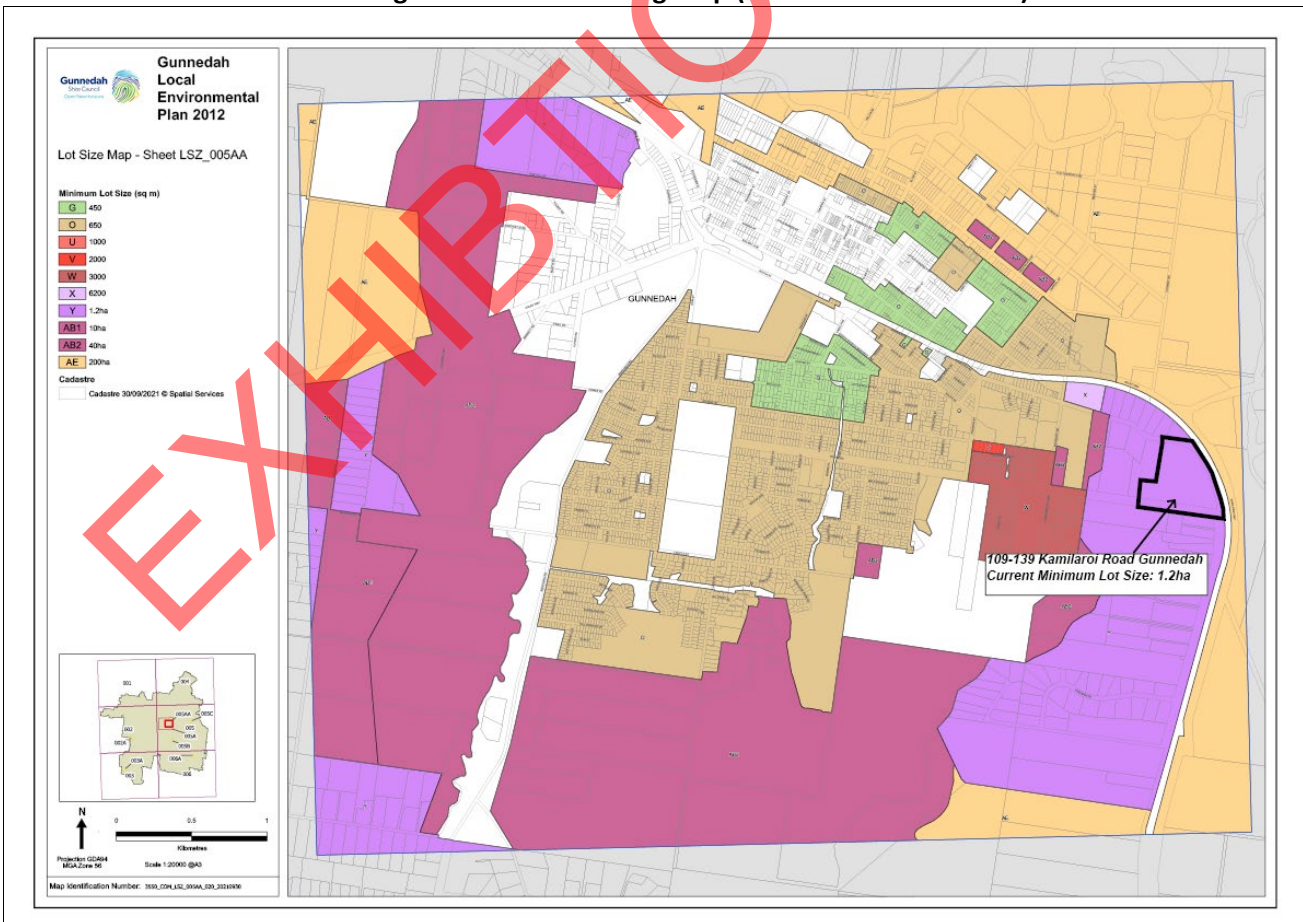


Figure 9: Current Lot Size Map (extract from LSZ_005A)

PART ONE – OBJECTIVES AND INTENDED OUTCOMES

Objective

To amend the Gunnedah Local Environmental Plan, 2012 minimum Lot Size for Lot 14 in DP864066 to 9000m².

Intended Outcomes

- Provide additional rural residential housing in close proximity to the town of Gunnedah.
- Contribute to the residential community by supporting public services and extending services to the development.
- To align with the recommendations of the Gunnedah Shire Local Housing Strategy, Open for Growth and Prosperity, adopted 21 June 2023, prepared by Elton Consulting

PART TWO – EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by:

- Amending the Lot Size Map LSZ – 005A on Lot 14 in DP846066, being 109-139 Kamilaroi Road, Gunnedah to “Y” 9000 m² in accordance with the proposed lot size map shown in **Figure 10**.

Proposed Minimum Lot Size

Lot No.	DP	Current Lot Minimum Lot Size	Proposed Minimum Lot Size
Lot 14	864066	1.2ha	9000m ²

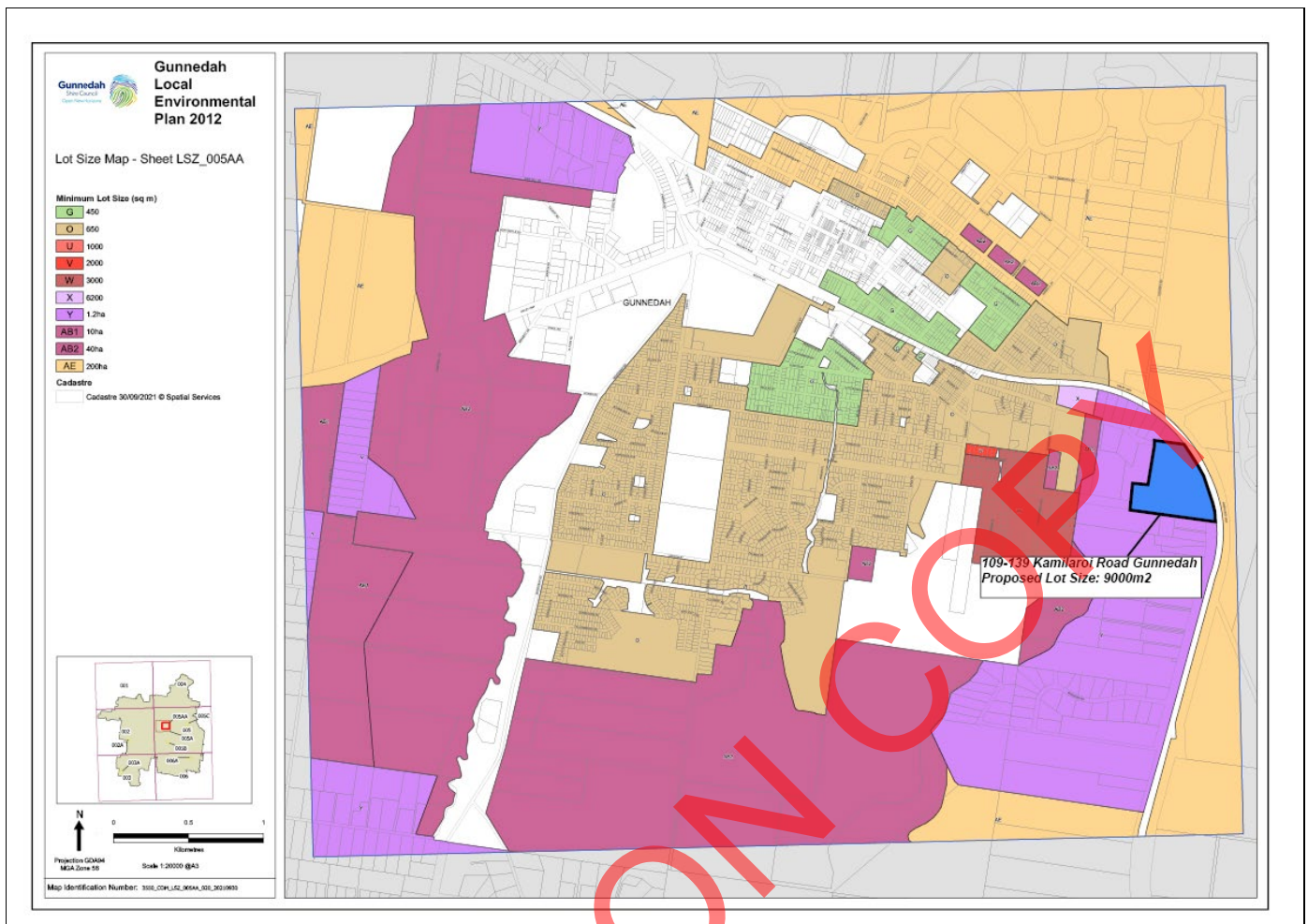


Figure 10: Proposed Lot Size Map Amendment to LSZ_005A

PART THREE – JUSTIFICATION OF STRATEGIC AND SITE SPECIFIC MERIT

The subject site is located within an existing R5 Rural Residential area of Gunnedah with a lot size of 1.2 hectares.

The 2023 Gunnedah local housing strategy notes that there is high demand for the large lots residential holdings within Gunnedah, as this is product offers a popular lifestyle choice. The strategy acknowledges that the 1.2 hectare minimum lot size is inefficient to service for Council and maintain from a resident's perspective. The strategy recommends that a lower minimum lot size could be investigated without losing the character or amenity for these large lot residential areas. In other new release areas of Gunnedah the strategy nominates a minimum lot size of less than 1 hectare. This application applies for a minimum lot size of 9,000 square metres.

Demand for this sized holding has been high and available lots of this size currently on the residential market are difficult to procure. The subject site offers an opportunity for infill development with increased yield within the existing large lot residential land use pattern of southeast Gunnedah.

The subject site was zoned 1(c) Rural Residential under the Gunnedah Local Environmental Plan 1998 (GLEP, 1998) as shown in **Figure 11**. Clause 16 of the GLEP, 1998 outlined that a dwelling house was permitted on the site if it had an area exceeding 6000 square metres. The subject site is a long standing rural residential or large lot residential holding, with a history of planning permission to construct a dwelling down to a minimum lot size of 6000 square metres.

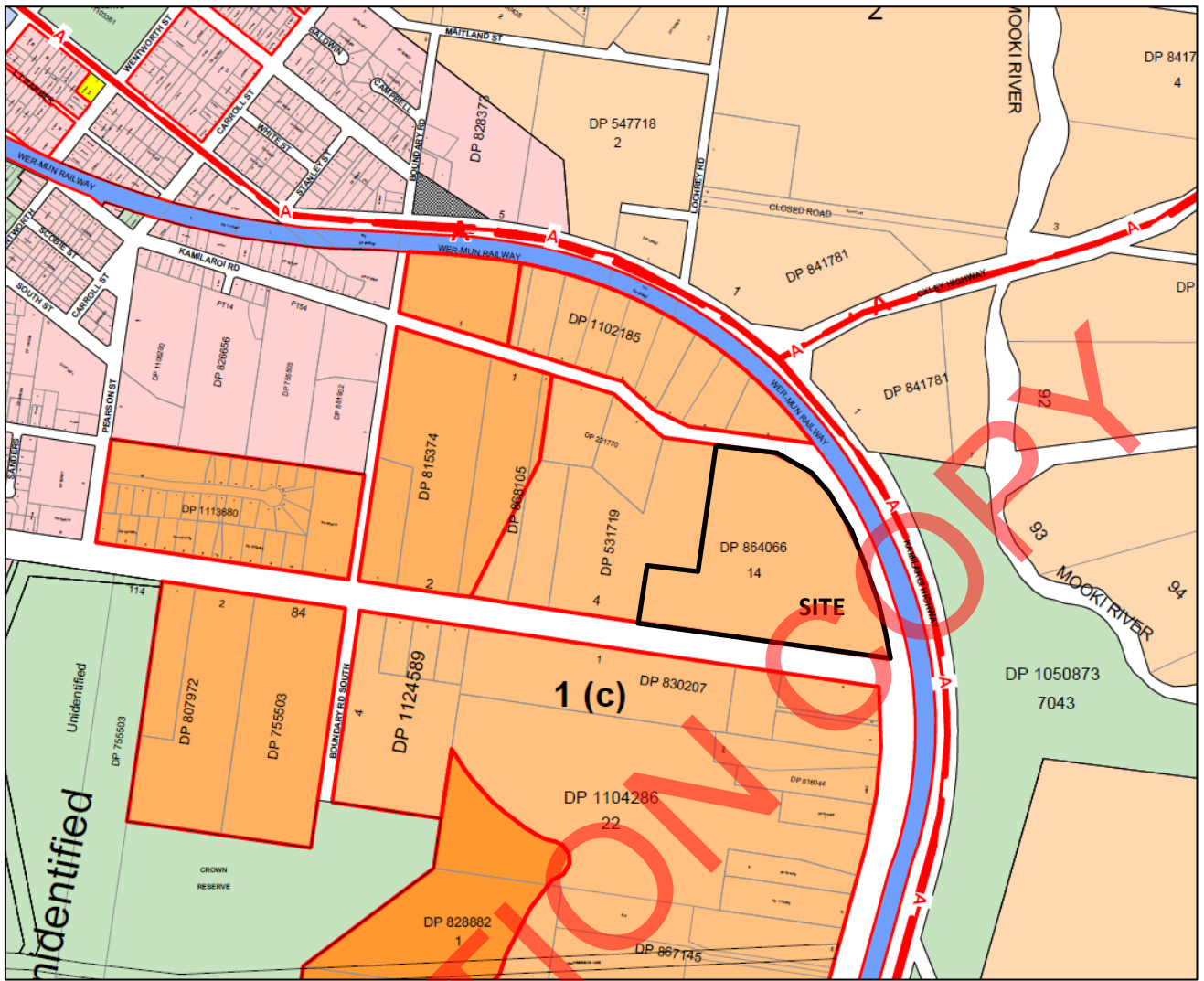


Figure 11: Gunnedah Local Environmental Plan, 1998 extract

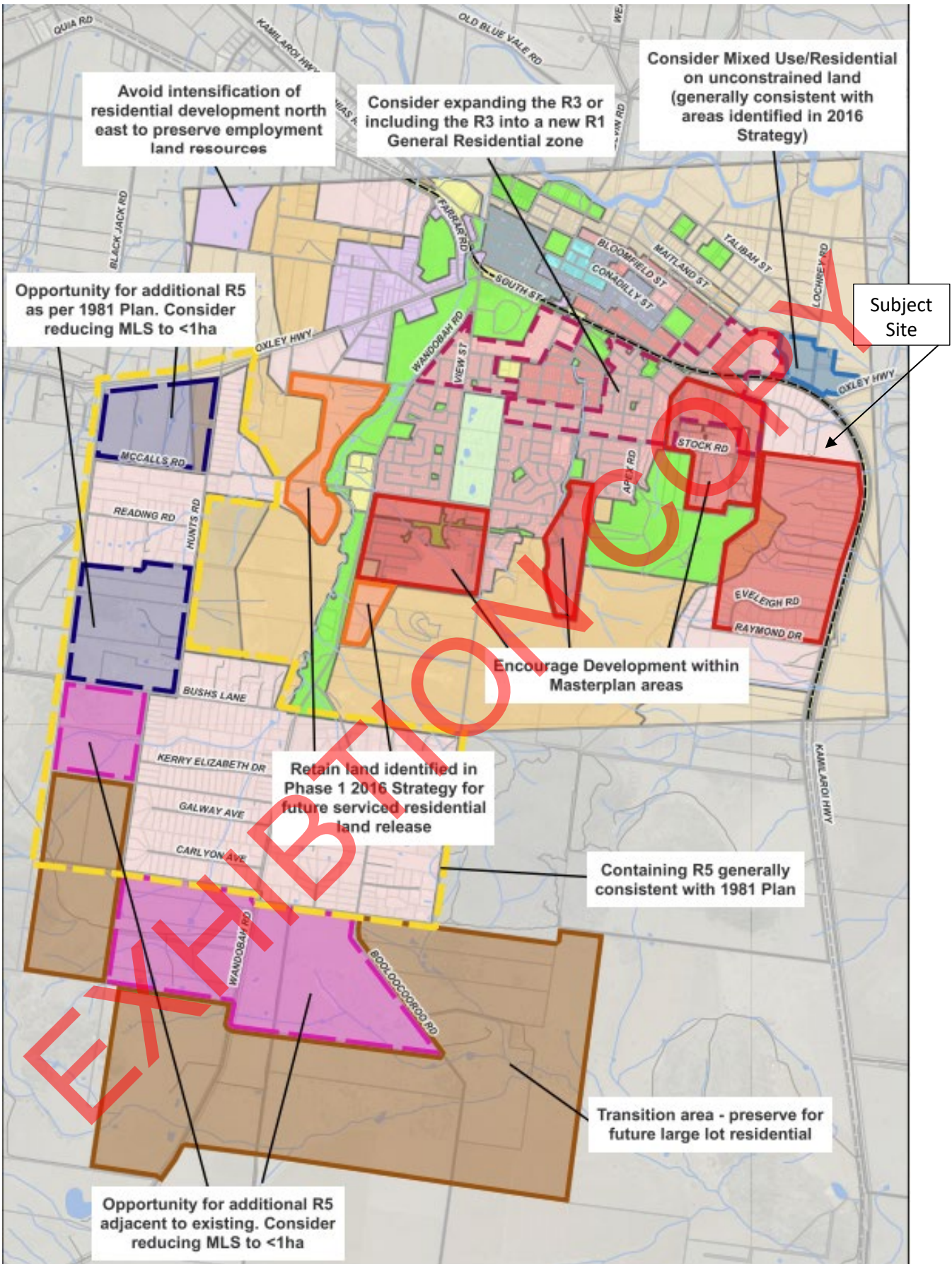


Figure 12: Recommendations for new residential Development 2023 Local Housing Landuse Strategy

A review of the current and historical local environment plans and strategic land use planning for Gunnedah shows that the site has a long standing rural residential character. The strategic plan recommends a reduced minimum lot size less than 1 hectare. This is in recognition that development on land with a lot size greater than 1 hectare has increased reporting and infrastructure requirements, including triggering the State Environmental Planning Policy (Koala Habitat Protection) 2021 (SEPP) and a requirement under the Rural Fires Act for water storage of 20,000 litres dedicated to bushfire protection. Lots less than 1 hectare do not trigger the SEPP and only require 10,000 litres of water dedicated to bushfire protection and provide a more efficient use of the land with lower servicing costs. We believe that the proposed amendment to reduce the minimum lot size to 9000 square metres has strategic merit.

Gunnedah Local Environmental Study Bridging Report 2010 & Gunnedah Shire Rural Lands Strategy 2007

These two strategic reports were prepared prior to the preparation of the Gunnedah Local Environmental Plan, 2012. The reports were prepared to guide the amendment and to aid council to make strategic decisions to promote community and economic growth and facilitate development whilst implementing sound environmental management principals. The bridging report brings together the findings and objectives of a number of past strategies including the Rural Lands Strategy, identified that Gunnedah was in decline, circa 2003, and new residential lot demand was two (2) per year with available supply in 2010 of 175 lots.

As the subject site was already zoned I (c) rural residential the development is consistent with the strategic report which recommended that no further rural residential land should be release on the fringes, noting there was sufficient supply of residential land to cater for demand. The report further notes the once “future urban” land is taken up, amendment to the land size is supported.

For rural residential land, zoned 1 (c) at the time of the report, now zoned R5 Large Lot Residential, a minimum lot size of 0.6 hectares with an average lot size of 1.2 hectares across a development was recommended.

The strategy outlines to “provide for sustainable rural living whilst recognising economic, social, environmental, rural matters and purposes”. The bridging document suggests the following actions: Provide for new rural residential development where appropriate services can be provided and impacts can be minimised. We have reviewed the Gunnedah Local Environmental Study Bridging Report 2010 and Gunnedah Shire Rural Lands Strategy 2007 and believe the proposed amendment is consistent with these reports.

Gunnedah Shire Local Strategic Planning Statement – Future 2040 (LSPS)

The Gunnedah Shire Local Strategic Planning Statement, sets out the 20 year vision and road map for future land use. Action 24 of the LSPS is to develop a housing strategy that identifies and prioritises areas for growth and with regard to housing demand that avoids important agricultural lands. It is considered that this planning proposal which is consistent with the recommended minimum lot size of the draft Gunnedah Local Housing Strategy is also consistent with the Gunnedah LSPS. As outlines in the LSPS, the housing strategy also needs to focus on development with regards to housing demand, trends and affordability, looking to the future housing needs of the Gunnedah Shire.

This planning proposal for the amendment to the minimum lot size is consistent with the LSPS, as it will help facilitate the future housing needs of Gunnedah, due to growth and expansion. Allowing for up to 14 additional residential holdings or three (3) additional lots to the current maximum yield.

Gunnedah Local Environmental Plan, 2012 R5 Large Lot Residential Zone

The objectives of the R5 Large Lot Residential zone under the GLEP, 2012 are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To provide a restricted range of opportunities for employment, development and community facilities and services that do not unreasonably or significantly detract from—
 - (a) the primary residential function, character and amenity of the neighbourhood, and
 - (b) the quality of the natural and built environments.

We have provided an explanation on how the proposed development will meet the objectives of the R5 zone below, noting that this proposed amendment does not change the land zoning, only the minimum lot size.

To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

Initial review and searches of the subject site area have not identified any environmentally sensitive areas on the subject site. The site is located on the foot slopes of Porcupine Lookout Reserve with significant separation from the reserve to the site. While Porcupine Reserve provides scenic value to the Gunnedah Urban area, we don't believe the site itself has high scenic quality. Therefore, we believe the proposed amendment of this property will provide additional residential housing in a rural setting with minimal impact on environmentally sensitive locations and scenic quality.

To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.

The subject site is infill development with R5 Large Lot Residential Land on both sides of the development. The extension of services across the subject site will infill services and create a looped system.

To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

The subject site is located in a reticulated water supply area with a Kamilaroi Road water main terminating in the northern section of the site and along the unformed section of Stock Road as shown in **Figure 13**. The proposed development will see this main extended across the full site frontage providing a connected main for improved servicing in this area. Consultation with Gunnedah Shire Council has confirmed that the existing infrastructure can support the increased number of lots generated by this planning proposal.

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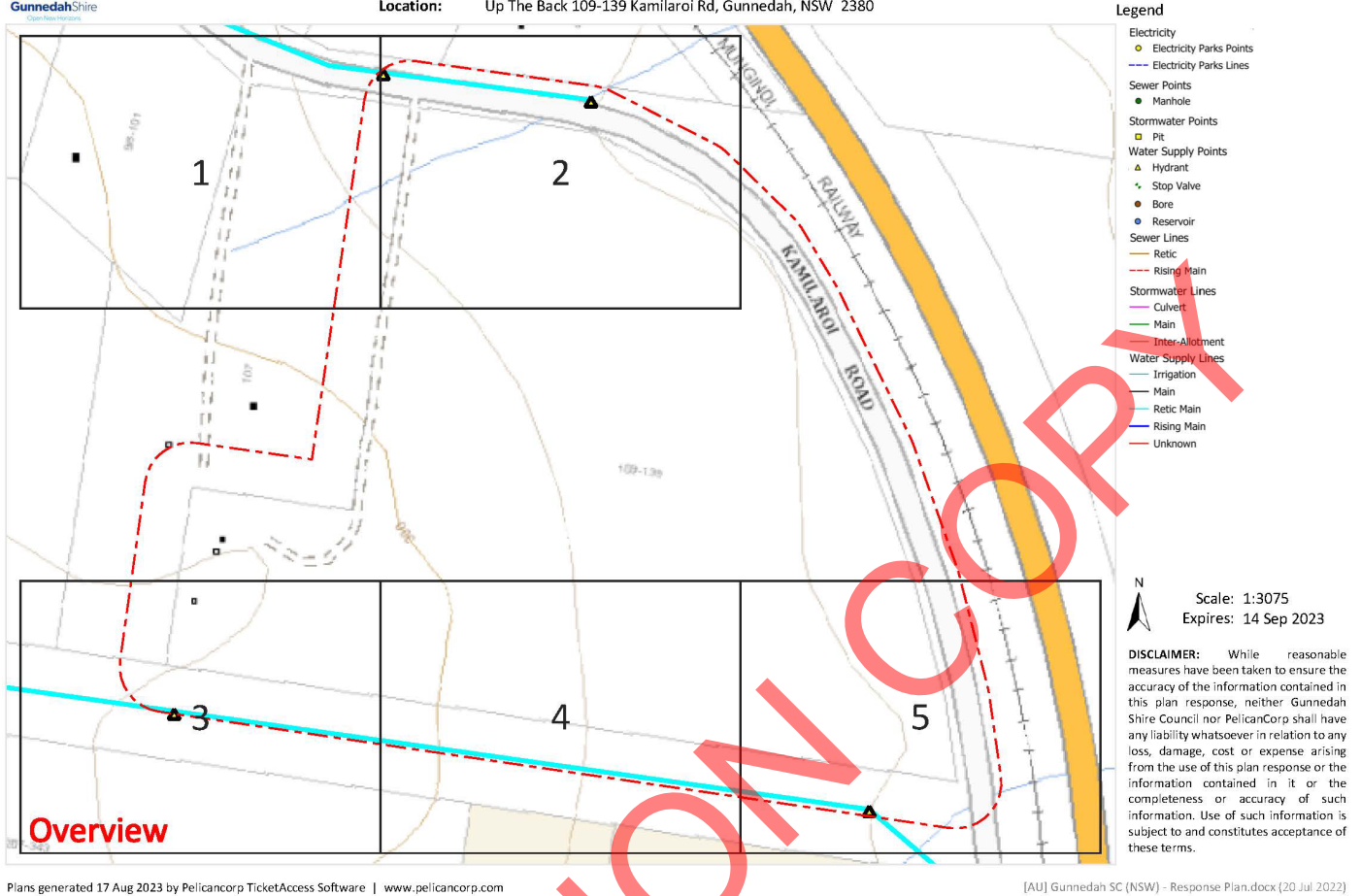


Figure 13: Dial Before you Dig Water Service Search (DBYD)

The proposed amendment to the minimum lot size mapped for this property and subsequent development consent for the subdivision will condition the developer to extend the water services to each new lot at no cost to the public. Any required driveways or upgrades to the surrounding road will be undertaken by the developer. This will improve public facilities in this area and meet the increased demand on the road and expectations of surrounding residences.

To minimise conflict between land uses within this zone and land uses within adjoining zones.

There are not expected to be any land use conflicts surrounding this site, as all adjoining properties are zoned R5 Large Lot residential.

To provide a restricted range of opportunities for employment, development and community facilities and services that do not unreasonably or significantly detract from—

- (a) the primary residential function, character and amenity of the neighbourhood, and
- (b) the quality of the natural and built environments

The proposed development will enable future development aligned with the R5 permitted uses in accordance with this objective.

As outlined above the Gunnedah Shire Local Housing Strategy, adopted 21 June 2023, prepared by Elton Consulting recommends a minimum lot size of less than 1 hectare. This planning proposal is therefore aligned with the current strategic planning direction for Gunnedah. A minimum lot size of 9,000 square metres, results in a twenty five percent (25%) higher lot yield than the 1.2 hectare minimum lot size. If approved the property could yield fourteen (14) lots exceeding 9,000 square metres in size. The increased lot yield provides a number of benefits including:

- More efficient use of available land;

- Greater supply of rural residential lots to the market;
- More efficiency in provision of services;
- Increased developer contributions paid to council for community facilities and infrastructure services; and
- Lower development costs per lot, which can result in more affordable housing across the development.

We believe that support of a 9,000 square metre minimum lot size has a lot of strategic merit, is aligned with land use planning and current land use patterns in the area and within the handling capacity of the environment.

We have reviewed this planning proposal against the objectives of the R5 Large Lot Residential zone of the Gunnedah Local Environmental Plan, 2012 and we believe this development is consistent with the objectives of the zone.

SECTION A – NEED FOR PLANNING PROPOSAL

Section A of the guideline outlines the need for the planning proposal criteria.

This planning proposal aims to give effect to the strategic planning for residential development in Gunnedah. There is a shortage of large lot residential land available in Gunnedah with high demand for this sized holding. This planning proposal will allow the potential for additional residential holdings in an area of Gunnedah which has been planned for residential development.

It is believed that this proposal is the best means for achieving the intended outcome of redevelopment of Lot 14 in DP864066, for Large Lot Residential holdings with a minimum lot size of 9000m². The planning proposal is the legal method of amending the Gunnedah Local Environment Plan 2012 to enable development of the subject site.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Section B of the guideline requires a review of the proposal to any regional or sub-regional strategies. Gunnedah Shire Council is subject to the regional strategy: *New England North West Regional Plan 2041 (NENW RP, 2041)*. This regional plan sets a 20 year strategic land use planning framework for the region, aiming to protect and enhance the region's assets and plans for a sustainable future.

The vision statement of the strategic plan outlines the rich agricultural base of the region, being one of Australia's most productive agricultural regions, protection of the diverse natural environment, provision of attractive, safe, well connected and prosperous communities and a strong education base.

"The plan identifies that the region will experience challenges due to climate change, hazards and ageing populations in the next 20 years and the plan aims to respond to these challenges in a constructive and pragmatic way to minimise exposure to hazards, diversify the economy, build community and infrastructure resilience, safeguard water security and plan for a sustainable future."

Key parts of the strategy, aligned to deliver the strategic vision for New England and North West New South Wales, in which this planning proposal helps to deliver are:

Part 1: Growth, change and opportunity.

Objective 1: Coordinate land use planning for future growth, community need and regional economic development.

Part 4: Housing and Place

Objective 13: Provide well located housing options to meet demand.

Objective 14: Provide more affordable and low-cost housing.

Part 1 Growth Change and Opportunity

Part 1 Growth Change and Opportunity objectives are met by identifying growth needs and opportunities and direct land suitable to accommodate planned growth. As outlined in this report, this area of Gunnedah has been identified for rural residential development in the current GLEP, 2012 and past GLEP, 1998. It also aligns with the Gunnedah Shire Local Housing Strategy 2023. This strategy recommends a new minimum lot size of less than 1 hectare is reviewed and adopted. The land is suitable for large lot residential development as it avoids key constraints. The land is not flood prone as identified in **Figure 15**. The land is not bushfire prone as identified in **Figure 14**. The site is not part of any important farming areas, areas of high environmental value or steep land. Consultation with council confirms that existing water infrastructure can be extended by the developer to service the subject site and the development will have onsite sewerage management systems in accordance with the Gunnedah Development Control Plan. We believe the development aligns with objective 1 of the NENW RP, 2041.

Part 4 Housing and Place

Housing in the large lot residential land size is almost exhausted in Gunnedah with strong demand over the past 5 years for this sized development. The subject site is well-located, adjacent to existing large lot rural residential land, to meet the current housing demand, aligning with objective 13 of the NENW RP, 2041. In the plan strategy 13.3 states that new rural residential housing is to be located on land which has been approved in an existing strategy endorsed by the Department of Planning and Environment. This development is consistent with the Gunnedah Shire Local Housing Strategy Open for Growth and Prosperity, adopted 21 June 2023, resolution 11.6/23 as shown in **Figure 12**. This development is not directly aligned with the affordable or low cost housing models but it does allow young families or local people, to upgrade and build a new house in this development and their existing property can be returned to the market. This brings diversity in housing product and housing prices. Aiding in increasing supply of affordable housing within the more established residential areas of the town. We believe the development aligns with objective 13 and 14 of the NENW RP, 2041.

EXHIBTION COPY

Environmental Values, Cultural and Heritage Significance

We have undertaken a review of environmental values, cultural and heritage significance of the subject site in detail in section C of this report. The subject site is not considered to be located in an area of high environmental value, cultural or heritage significance.

We have conducted a search, and the subject site is not mapped as bushfire prone land in the Gunnedah Shire. **Figure 14** shows an extract of the Bushfire Prone land surrounding the site, although the subject site is not bushfire prone, it is evident that there are large areas of bushfire prone land to the south of the site in Porcupine Lookout Reserve. We do not believe this inhibits development of this property.

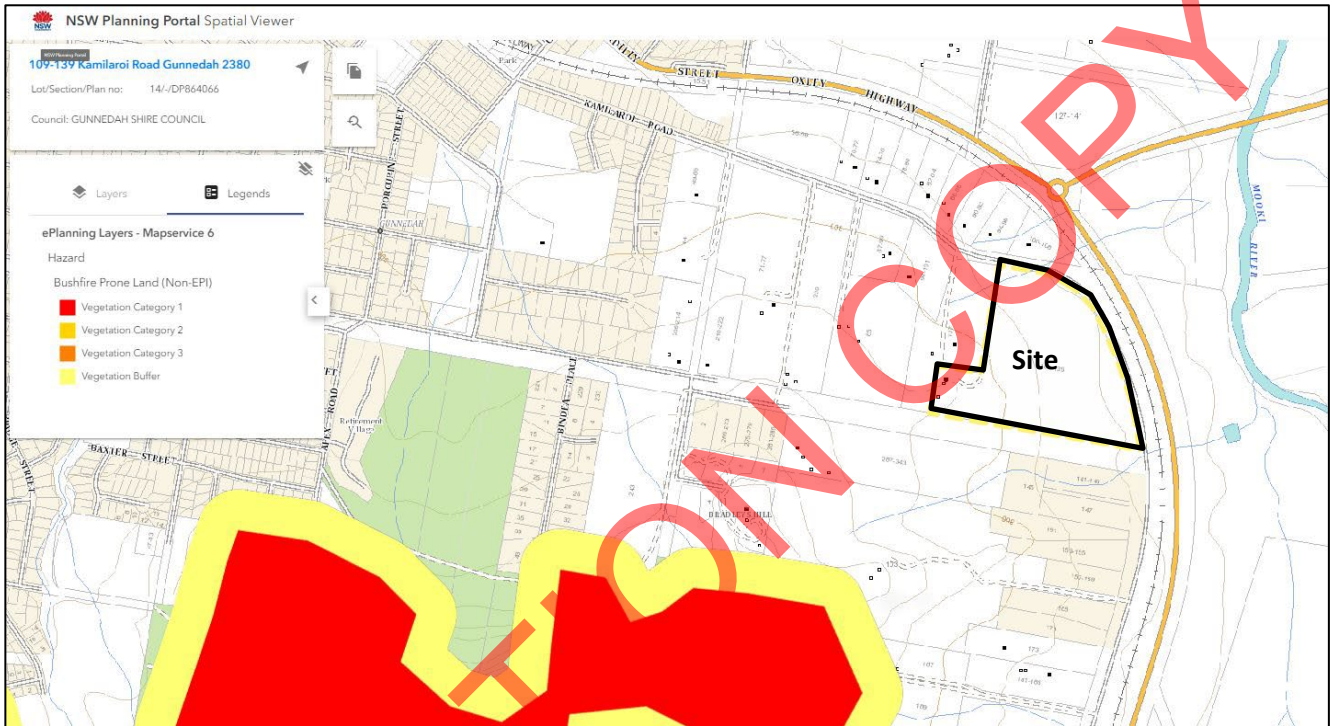


Figure 14: Bushfire Prone Land (Eplanning Portal)

The subject site is not mapped as flood prone land as shown in **Figure 15** and there are no formed waterways on the subject site. The proposed development is not considered to affect the water drainage at the subject site as the holding will be 9000m² in size with ample space to cater for the drainage and future residential development. The topography and water tributary is shown the topographic map in **Figure 16**.

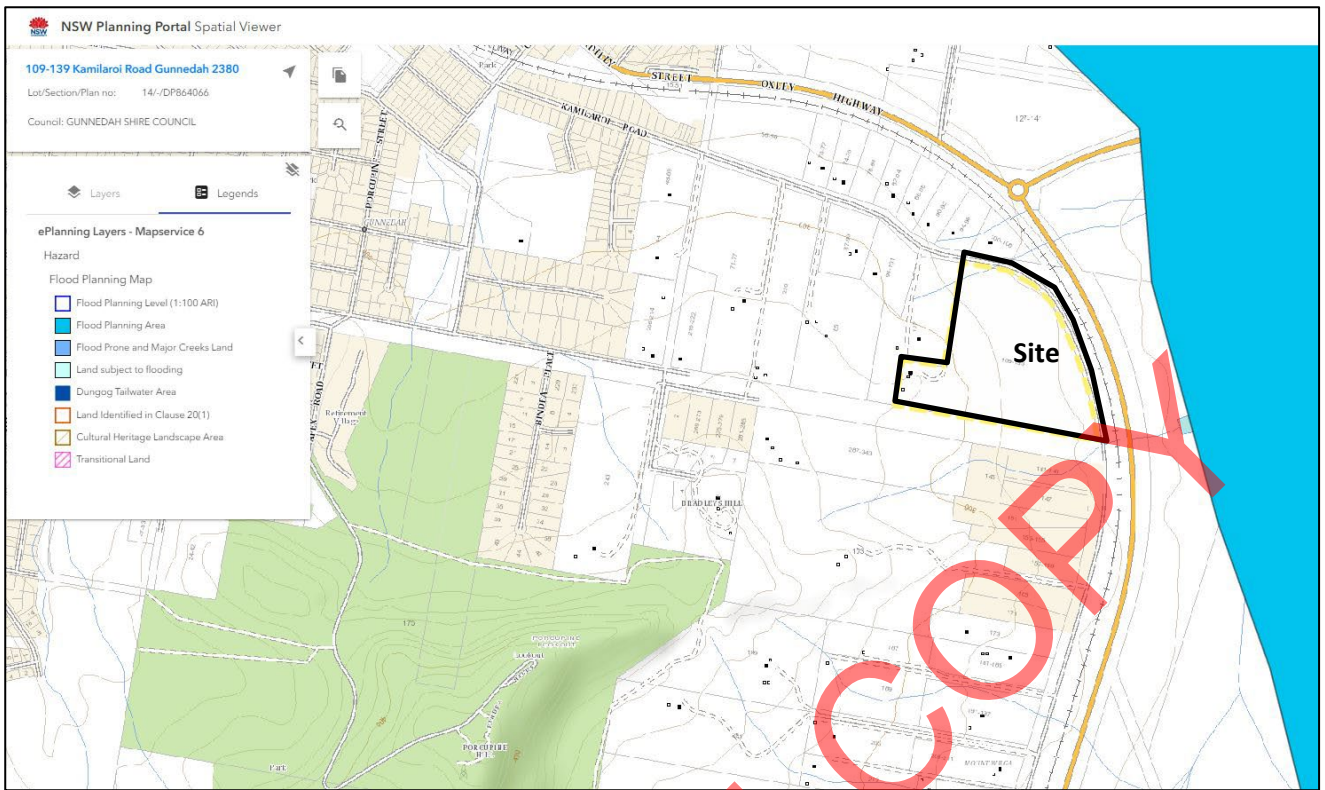


Figure 15: Flood Prone Land Search (Eplanning Portal)

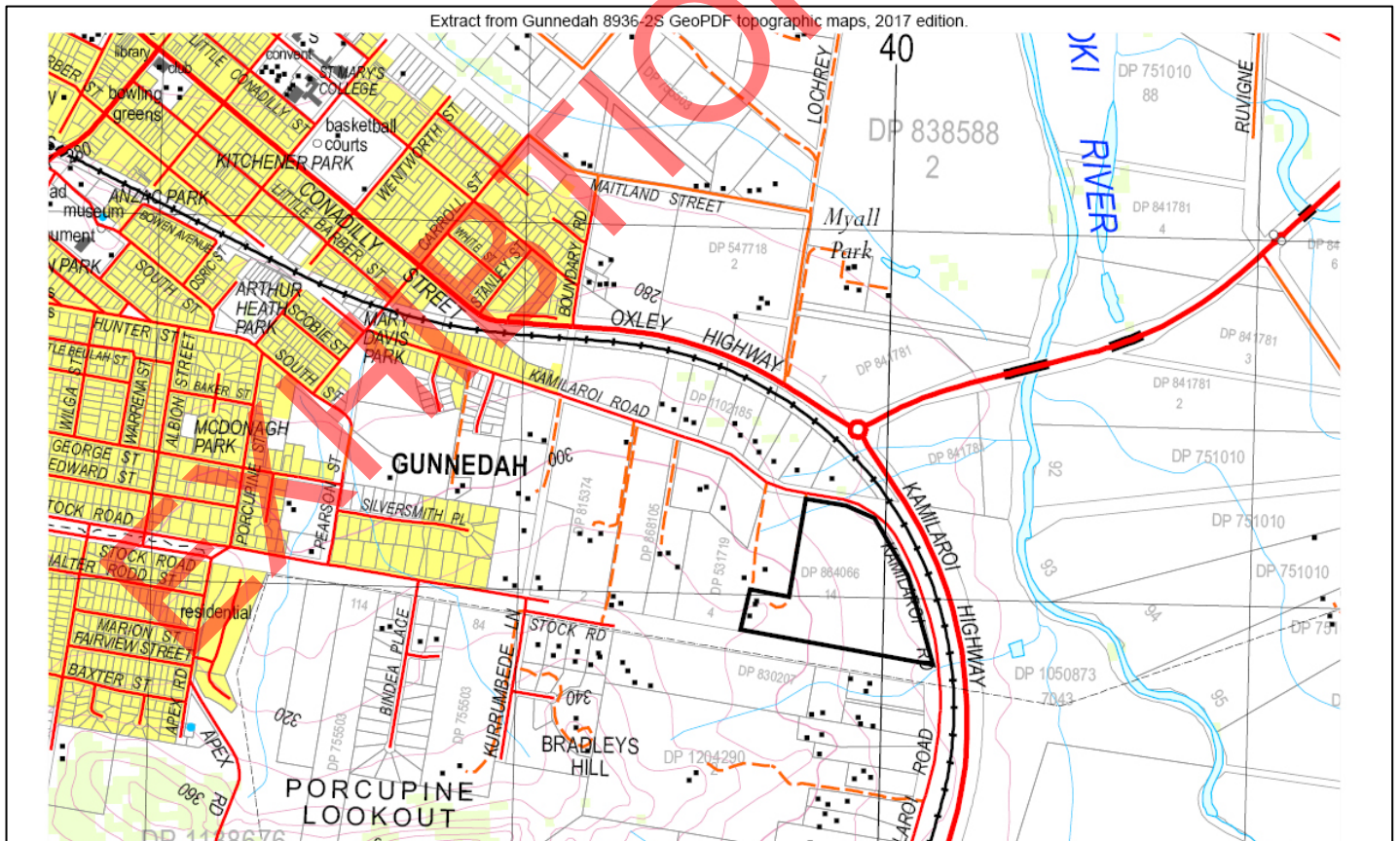


Figure 16: Topographic Map (Source: Gunnedah 8936-2S GeoPDF Topographic Map 2017 Edition)

The guideline requires a review of relevant State Environmental Planning Policies (SEPP) for compatibility with the planning proposal. We have conducted an E-Planning property report for the site, which is appended to this report. This property report lists the State Environmental Planning Policies which apply to this property and **Table 1** reviews the compliance of the planning proposal with each SEPP.

Table 1: State Environmental Planning Policy (SEPP) application to this planning proposal

State Environmental Planning Policy (SEPP)	Applicable	Consistency	Comment
SEPP (Affordable Rental Housing) 2009 SEPP (Housing) 2021	Yes	Yes	This SEPP is aimed at providing a planning regime for the provision of affordable rental housing. The GLEP, 2012 outlines the permitted land uses in the R5 zone and many of the affordable housing models such as residential flat buildings, boarding houses, secondary dwellings and group homes are prohibited in this zone. The Planning Proposal is not inconsistent with the SEPP.
SEPP Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Yes	Yes	BASIX will apply at the time of residential construction on the subject site.
SEPP (Concurrences and Consents) 2018 SEPP (Planning Systems) 2021	Yes	Yes	This planning proposal is not inconsistent with this SEPP.
SEPP (Educational Establishments and Child Care Facilities) 2017 SEPP (Transport and Infrastructure) 2021	No	N/a	Education Establishments and Childcare facilities are prohibited in the R5 zone of the GLEP, 2012.
SEPP (Exempt and Complying Development Codes) 2008	Yes	Compliant	This planning proposal will allow the application of this SEPP to future developments.
SEPP Environmental Planning (Mining, Petroleum Production and Extractive Industries) 2007 SEPP (Resources and Energy) 2021	No	N/a	This SEPP relates to mining and petroleum production which is prohibited in the R5 zone. The planning proposal does not inhibit application of this SEPP on other adjoining properties where these activities are permitted.
SEPP (Primary Production and Rural Development) 2019 SEPP (Primary production) 2021	Yes	Compliant	This SEPP is for the orderly and economic use and development of primary production land and gives consent to certain activities. This planning proposal does not impact application of this SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	Yes	Compliant	This planning proposal does not impact application of this SEPP.

SEPP (Biodiversity and Conservation) 2021			
SEPP 21 – Caravan Parks	-	N/a	Caravan Parks are prohibited in zone R5 of the GLEP, 2012.
SEPP 33 – Hazardous and Offensive Development	No	N/a	Does not apply to the site. Previous land uses are not listed in appendix 3: industries that may fall within SEPP33
SEPP 36 – Manufactured Home Estates	Yes	N/a	Manufactured Estate Homes are not listed as permitted or prohibited land uses under the GLEP, 2012. This planning proposal does not impact application of this SEPP.
SEPP 50 – Canal Estate Development	No	N/a	Not applicable to Gunnedah Shire
SEPP 55 – Remediation of Land	Yes	Compliant	There is no known contamination at the site. Refer preliminary investigation of site contamination in section C of this report.
SEPP 64 – Advertising and Signage	Yes	Compliant	There is no advertising signage proposed as part of this planning proposal.
SEPP 65 – Design Quality of Residential Apartment Development	No	N/a	Residential apartment development accommodation is prohibited in zone R5 of the GLEP,2012.

We believe this proposal is compliant with the State Environmental Planning Policies.

We provide the following review of the ministerial directions issued by the Minister of Planning (20 February 2023) under the Environmental Planning and Assessment Act 1979 section 9.1 (2) for compatibility. The tables below review these directions and their application to this planning proposal.

Focus Area 1: Planning Systems

Direction	Applicable	Consistency	Comment
1.1 Implementation of Regional Plans	Yes	Yes	This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister of Planning. The planning proposal must be consistent with this regional plan. Gunnedah falls under the New England North West 2041 Regional Plan. As outlined above in this section of the report, the planning proposal is consistent with the intent of the regional plan, the overall vision, goals, directions and actions.
1.2 Development of Aboriginal Land Council	No	N/a	This direction is listed as being applicable to all land identified on the Land Application Map in chapter 3 of the SEPP (Planning Systems) 2021. We have reviewed the Aboriginal Cultural Significance Map on the Planning Portal and no areas are identified in the Gunnedah Shire
1.3 Approval and referral requirements	Yes	Yes	This direction applies to planning proposals and aims to ensure LEP provisions encourage the efficient and appropriate assessment of development. The direction requires consent authorities to minimise the requirement for concurrence, consultation or referral of development applications to a

			<p>minister or public authority. The referral requirements at development application stage will be determined by the consent authority, which in this case is Gunnedah Shire Council. The proposed development is not designated development. We believe the proposed development is consistent with this direction.</p>
1.4 Site Specific provisions	Yes	Yes	<p>This planning proposal applies for the whole site to have an amended minimum lot size, consistent with zone R5 Large Lot residential under the GLEP, 2012. It will not apply restrictive site specific planning controls to the land.</p> <p>This direction also requires that a planning proposal must not contain or refer to drawings that show details of the proposed development. The drawings shown in this proposal are conceptual only, to give a feel for the proposed character of the development on the site. The purpose of providing these drawings is to demonstrate that large lot residential subdivision is possible on the subject site. These drawings do not form part of the approval sought.</p> <p>We believe this planning proposal is consistent with ministerial direction 1.4.</p>
Focus Area 1 Planning Systems – Place Based	No	N/a	<p>1.5 Parramatta Road Corridor Urban Transformation Strategy 1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan 1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor 1.10 Implementation of the Western Sydney Aerotropolis Plan 1.11 Implementation of Bayside West Precincts 2036 Plan 1.12 Implementation of Planning Principles for the Cooks Cove Precinct 1.13 Implementation of St Leonards and Crows Nest 2036 Plan 1.14 Implementation of Greater Macarthur 2040 1.15 Implementation of the Pyrmont Peninsula Place Strategy 1.16 North West Rail Link Corridor Strategy 1.17 Implementation of the Bays West Place Strategy 1.18 Implementation of the Macquarie Park Innovation Precinct 1.19 Implementation of the Westmead Place Strategy 1.20 Implementation of the Camellia-Rosehill Place Strategy 1.21 Implementation of South West Growth Area Structure Plan 1.22 Implementation of the Cherrybrook Station Place Strategy</p> <p>Directions 1.5 to 1.22 are not applicable to Gunnedah Shire Council.</p>

Focus Area 2: Design and Place

This focus area was blank when the directions were made.

Focus Area 3: Biodiversity and Conservation

Direction	Applicable	Consistency	Comment
3.1 Conservation Areas	No	N/a	The subject site is not located in an environmentally sensitive area or environmental protection zone and therefore this direction is not applicable to this application
3.2 Heritage Conservation	Yes	Yes	This direction aims to conserve items, areas, objects and places of environmental or indigenous heritage. As outlined in this report there are no items of cultural heritage significance on the subject site or in the vicinity listed under the GLEP, 2012 and there are no objects or places of Aboriginal heritage identified in our AHIMS searches for the subject site. Therefore, we do not believe the proposed development will have any impact on items, areas, objects, or places of environmental, cultural or Indigenous heritage and the development is consistent with this direction.
3.3 Sydney Drinking Water Catchment	No	N/a	This direction is not applicable to Gunnedah Shire
3.4 Application of C2 and C3 Zones in Environmental Overlays in Far North Coast LEPS	No	N/a	The subject site is noted Zoned C2 or C3 and therefore this direction is not applicable.
3.5 Recreational Vehicle Areas	No	N/a	The subject site is not located with a conservation area, near a beach or dune area. This planning proposal is to facility amendment to the minimum lot size of the land for residential purposes and no recreational vehicle areas are proposed.
3.6 Strategic Conservation Planning	Yes	Yes	This direction applies to areas of high biodiversity value. The subject site is not mapped as having high biodiversity value as shown in Figure 24. There is biodiversity along the watercourse in the southern section of the stie. A State Environmental Planning Policy (Biodiversity Conservation) 2021 assessment will apply to the development application for future subdivision of the holding.
3.7 Public Bushland	No	N/a	This direction does not apply to Gunnedah Shire Council area.
3.8 Willandra Lakes Region	No	N/a	This direction does not apply to Gunnedah Shire Council area.
3.9 Sydney Harbour Foreshores and Waterways Area	No	N/a	This direction does not apply to Gunnedah Shire Council area.
3.10 Water Catchment Protection	No	N/a	The subject site is not located in a drinking water catchment area therefore this direction does not apply.

Focus Area 4: Resilience and Hazards

Direction	Applicable	Consistency	Comment
4.1 Flooding	No	N/a	The subject site is not mapped as flood prone land as shown in Figure 17 .
4.2 Coastal Management	No	N/a	The subject site is not on a coastal zone.
4.3 Planning for bushfire protection	No	N/a	The subject site is not mapped as bushfire prone land in the Gunnedah Shire as shown in Figure 16 .
4.4 Remediation of contaminated land	Yes	Yes	<p>As outlined under <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, Agricultural activities are listed in table 1 as an activity which may cause contamination. Contamination and the SEPP (formally SEPP 55) has been addressed in section C of this report and it is concluded that as the land has only been used for grazing and lifestyle uses and intensive agricultural pursuits have not been carried out at the site. Therefore, there are no known sources or risks of contamination identified on the subject site.</p> <p>Our client has prepared a declaration of land uses at the site and provided declaration that there are no sources of contamination on the subject site we believe this should enable the consent authority to be satisfied the land is not contaminated.</p>
4.5 Acid Sulfate Soils	No	N/a	There are no Acid Sulfate Soils in the Gunnedah Shire
4.6 Mine Subsidence and Unstable Land	No	N/a	The subject site is not located in a mine subsidence area as shown in Figure 17 .

The subject site is not located in a mine subsidence area as shown in **Figure 17**. There are no mining leases over the subject site.

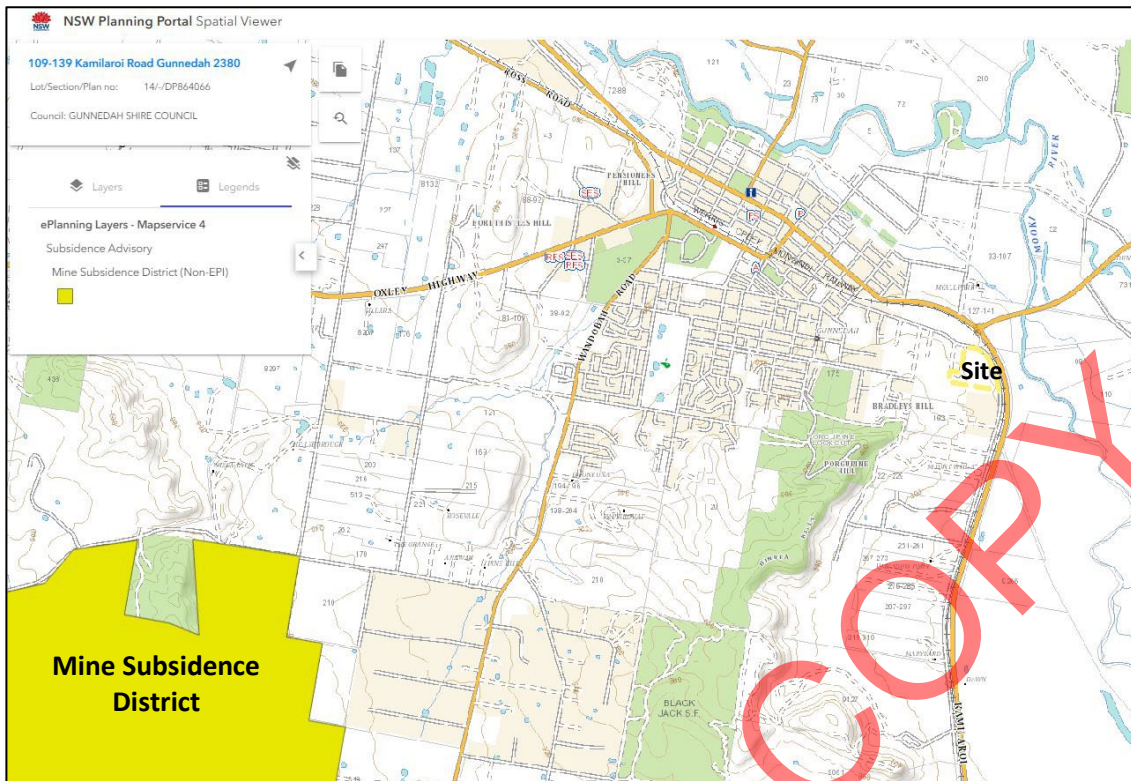


Figure 17: Mine Subsidence District

Focus Area 5: Transport and Infrastructure

Direction	Applicable	Consistency	Comment
5.1 Integrated Land Use and Transport	No	N/a	<p>This direction requires all planning proposals which will create, alter or remove a provision relating to urban land including land Zoned for residential uses.</p> <p>The direction requires a statement of consistency to the aims, objectives and principles of:</p> <ul style="list-style-type: none"> a) Improving transport choices – guidelines for planning and development (DUAP 2001) and b) The Right Place for Business and Services (DUAP 2001). <p>Our statement of consistency is listed below this table.</p>
5.2 Reserving Land for Public Purpose	No	N/a	There is no public open space identified for the subject site or proposed.
5.3 Development near regulated airports and defence airfields	No	N/a	The subject site is more than 6km from the Gunnedah Airport and not mapped as being in an airport buffer or zone.
5.4 Shooting Ranges	No	N/a	The subject site is not in close proximity to a shooting range and recreational land uses are prohibited in the R5 zone.

Improving transport choices – guidelines for planning and development (DUAP 2001)

The guideline embodies the critical objectives of:

- Reducing the growth in vehicle kilometers travelled (VKT);
- Improving air quality and reducing greenhouse gas emissions;
- Building more compact cities; and
- Promoting economic development and creating jobs.

The guidelines set out 10 principles of accessible development, which encourage and support development that is highly accessible by walking, cycling and public transport.

In the context of this report the proposed amendment of the subject site to R5 Large Lot Residential is not considered to be urban land. This report focuses on improved modes of transports which do not involve the use of private motor vehicles but, given the Gunnedah population and current walkability and public transport in the R5 large lot residential zone, the development site is not considered to be urban land. Therefore, these guidelines will not apply to the proposed development.

The Right Place for Business and Services (DUAP 2001).

The aims of this guideline are:

- There are development opportunities in centers for businesses and services;
- Community investment in infrastructure is protected; and
- Investor confidence in centers is maintained.

The proposed development will facilitate residential development outside of the centre of Gunnedah to aid in accommodation needs of the population to support a successful business centre. This guideline aims to reduce the need for trip generating development by grouping services and businesses in the one area and having available public transport.

The proposed development will foster the growth of Gunnedah, by providing large lot residential land, which is in demand in an existing area of residential development. The proposed amendment to the minimum lot size will encourage private investment into land and foster growth, competition and investment confidence in the Gunnedah CBD. As part of the development of this land the land owner will contribute to the provision of services to the subject site and payment of headworks charges to maintain community infrastructure

Focus Area 6: Housing

Direction	Applicable	Consistency	Comment
6.1 Residential Zones	Yes	Yes	The subject site is already zoned as large Lot residential, therefore this direction is applicable. We have outlined below in greater detail how the proposed development meets the objectives of this direction.
6.2 Caravan Parks and Manufactured Home Estates	No	N/a	The proposed development is not a caravan park of manufactured home estate. Caravan Parks are prohibited in the R5 zone.

6.1 Residential Zones

Direction 6.1 Residential zones has the following objectives:

(a) encourage a variety and choice of housing types to provide for existing and future housing needs,

- (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) minimise the impact of residential development on the environment and resource lands

The proposed development will provide large lot residential development, a style of housing which is in high demand in Gunnedah. This development will make efficient use of existing services and infrastructure. The proposed development will include the extension of services to all lots developed at this site. Developer contributions applied to the development will ensure the proposed development does not place any burden on public infrastructure. The subject site is not of high environmental value and given the size of the holding is not considered to be resource lands. We believe this planning proposal is consistent with the objectives of Ministerial Direction 6.1 and therefore consistent with the direction.

Focus Area 7: Industry and Employment

Direction	Applicable	Consistency	Comment
7.1 Employment zones	No	N/a	The subject site is not currently or proposed to be in an Employment, Business or Industrial Zone therefore, this direction is not applicable.
7.2 Reduction in non-hosted short term rental accommodation period	No	N/a	This direction only applies to Bryon Shire Council Area.
7.3 Commercial and Retail development along the Pacific Highway, North Coast	No	N/a	This direction does not apply to Gunnedah Shire Council.

Focus Area 8: Resources and Energy

Direction	Applicable	Consistency	Comment
8.1 Mining Petroleum and Extractive Industries	No	N/a	Mining, Petroleum and Extractive Industries are prohibited in the R5 zone of the GLEP, 2012

Focus Area 9: Primary Production

Direction	Applicable	Consistency	Comment
9.1 Rural Zones	No	N/a	This direction does not apply to Gunnedah Shire Council.
9.2 Rural Lands	Yes	Yes	The subject site is currently zoned RU1 Primary Production. This direction is applicable to the development and addressed in greater detail below.
9.3 Oyster Aquaculture	No	N/a	An Oyster Aquaculture land use is not permitted in the R5 zone of the GLEP, 2012
9.4 Farmland of State and Regional Significance on the NSW Far North Coast.	No	N/a	This direction does not apply to Gunnedah Shire Council.

9.2 Rural Lands

Direction 9.2 Rural Lands has the following objectives:

- Protect the agricultural production value of rural land;
- Facilitate orderly and economic use and development of rural lands for rural and related purposes;
- Assist in the proper management, development and protection of rural lands to promote the social, economic, and environmental welfare of the state;
- Minimise the potential for land fragmentation and land use conflicts in rural areas, particularly between residential and other rural land uses;
- Encourage sustainable land use practices and encourage the ongoing viability of agriculture on rural land; and
- Support the delivery of the actions outlined in the NSW right to farm policy.

The proposed development is already zoned for large lot residential development. The size of the holding does not make agricultural pursuits viable. The subject site adjoins existing R5 Large Lot residential land and therefore this planning proposal represents the orderly development of residential land in Gunnedah. It also meets the long term strategic planning for the town's residential land and will not result in any fragmentation of rural land. This planning proposal is not expected to impact agricultural land in the area, or the farmers right to farm their property. Biodiversity will be considered through the development application process with the preparation of a BDAR report. No areas of high biodiversity or ecological value have been identified on the subject site.

This planning proposed is not expected to adversely affect any surrounding agricultural land uses or supporting infrastructure.

The subject site is appropriately located within the existing R5 Rural Residential land in Gunnedah. There is good service availability in the area, which will be extended to cover the development site. In Gunnedah there is high demand for rural residential land and this planning proposal is addressing this demand through the provision of additional residential land. We believe this planning proposal is consistent with the objectives of the Rural Lands ministerial direction.

We believe this planning proposal is consistent with all of the ministerial directions. Created under section 9.1 (2) of the Environmental Planning and Assessment Act, 1979.

SECTION C – ENVIRONMENTAL SOCIAL AND ECONOMIC IMPACT

Section C of the guideline requires a review of any environmental, social and economic impacts of the planning proposal. This section reviews applicable impacts of the proposed development.

Impact on critical habitat or threatened species, populations or ecological communities or their habitats

The subject site has a long agricultural history, with recent uses including and cattle/horse grazing. The site is mostly grasslands, with landscape trees around the existing residences as shown in **Figure 18**.



Figure 18: Aerial Photo of the subject site (Eplanning)

We have conducted a search of the NSW SEED portal vegetation communities on the subject site. **Figure 19** shows the extract from this database of the site. The site is mapped as PCT 0 which is non-native vegetation.

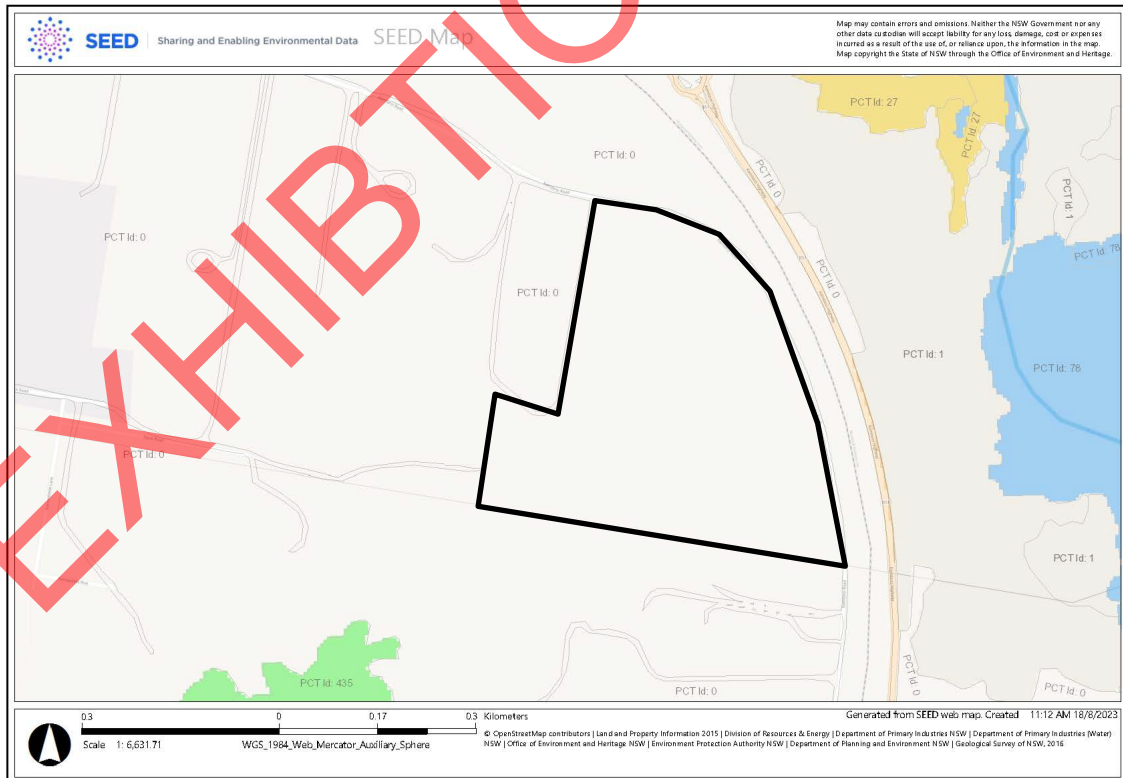


Figure 19: Vegetation Mapping (Seed Portal)

PCT 0 is associated with Non – Native Vegetation.

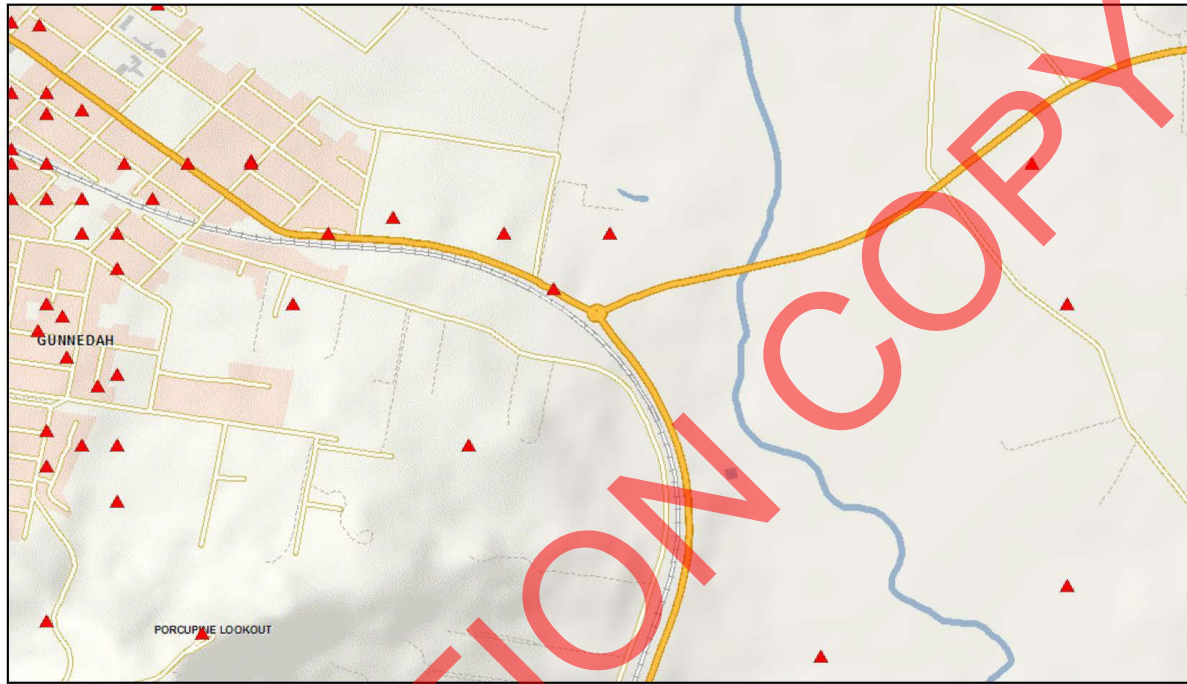
We have conducted a NSW Bionet Database search for threatened fauna on or around the subject site. The search parameters for this search were [North: -30.96 West: 150.16 East: 150.26 South: -31.06]. These search results returned a total of 1473 records of 215 species. We have listed below the species which are listed as being vulnerable or critically endangered under the Commonwealth Status. There were no sightings of any of these species recorded on the subject site. **Table 2** outlines the records and **Figure 20** to **Figure 22** shows the sightings on plan. A full list of the sightings are appended to this report.

Table 2: Table of Vulnerable or Critically endangered fauna observed around the site

Species	Status	Easting	Northing	Date of Record	Location
Koala	Endangered	239515	6567958	30.06.2006	Approx. 137m west of site - Lot 1 DP1262345
		239776	6568548	07.11.2014	Approx. 320m north of site – Kamilaroi Highway
		239951	6568760	30.06.2006	Approx. 523m north of site – Lot 2 DP717413
		239610	6568752	30.06.2006	Approx. 556m north west of site – Lochrey road
		239249	6568804	30.06.2004	Approx. 794m north west of site – Lot 5 DP828373
		239041	6568738	30.06.2006	Approx. 928m north west of site – Oxley Highway
		238379	6567930	30.06.2006	Approx. 1.4km south west of site – Lot 7308 DP1138676
		238384	6567719	30.06.2004	Approx. 1.3km south west of site – Lot 7309 DP1138676
		240671	6567194	30.06.2006	Approx. 927m south east of site – Lot 187 DP755503
238671	6567231	06.05.2021	Approx 1.3km south west of site - Porcupine Lookout		
Little Lorikeet	Vulnerable/ Protected	238469	6569584	05.03.2001	Approx 1.9km north west of site - Lot 3 DP227508
		236635	6569646	17.09.2018	Approx 3.5km north west of site - Lot 7 DP1222187
		236505	6566689	28.09.2006	Approx 3.5km south west of site - Lot 2 DP740218
		236501	6569261	22.10.2012	Approx 3.5km north west of site - Lot 4 DP1222187
		237105	6563189	07.07.1996	Approx 5.5km south west of site - Lot 2 DP717863
Little Eagle	Vulnerable/ Protected	237505	6566689	29.09.2006	Approx 2.5km south west of site - Lot 118 DP1176830
		236500	6570230	14.03.2011	Approx 3.9km north west of site - Kamilaroi Highway
Pink-tailed Legless Lizard	Vulnerable/ Protected	236932	6566059	28.09.2006	Approx 3.4km south west of site - Lot 118 DP1176830
		237505	6566689	29.09.2006	Approx 2.5km south west of site - Lot 118 DP1176831
Square-tailed Kite	Vulnerable/ Protected	238267	6571610	23.09.2020	Approx 3.7km north west of site - Lot 7003 DP93689
Swift parrot	Critically Endangered	236638	6569646	17.09.2018	Approx 3.5km north west of site - Lot 7 DP1222187
		236886	6568018	31.05.2021	Approx 2.9km west of site - Lot 68 DP755503 (golf course)
		237418	6567262	04.08.2016	Approx 2.4km south west of site - Lot 105 DP1176830
		236442	6563798	30.07.2016	Approx 5.3km south west of site - Lot 75 DP1207553
Brown Treecreeper (eastern subspecies)	Vulnerable/ Protected	237505	6566689	29.09.2006	Approx 2.5km south west of site - Lot 118 DP1176832
		237105	6563189	07.07.1996	Approx 5.5km south west of site - Lot 2 DP717864
Speckled Warbler	Vulnerable/ Protected	238117	6567326	06.01.2023	Approx 1.7km south west of site - Porcupine Lookout
		238111	6567267	12.03.2013	Approx 1.7km south west of site - Porcupine Lookout
		237505	6566689	29.09.2006	Approx 2.5km south west of site - Lot 118 DP1176833
		237105	6563189	07.07.1996	Approx 5.5km south west of site - Lot 2 DP717865
		236505	6566689	26.09.2006	Approx 3.5km south west of site - Lot 2 DP740219
Varied Sittella	Vulnerable/ Protected	237505	6566689	29.09.2006	Approx 2.5km south west of site - Lot 118 DP1176834
Grey-headed Flying-fox	Vulnerable/ Protected	238664	6569187	16.11.2015	Approx 1.5km north west of site - Wentworth Street
		236501	6569261	22.10.2012	Approx 3.5km north west of site - Lot 4 DP1222188
Dusky Woodswallow	Vulnerable/ Protected	237505	6566689	29.09.2006	Approx 2.5km south west of site - Lot 118 DP1176835
		237105	6563189	07.07.1996	Approx 5.5km south west of site - Lot 2 DP717866
Spotted-tailed Quoll	Endangered	236105	6565189	10.06.1997	Approx 4.5km south west of site - Lot 4 DP731871
		237341	6566723	31.12.1999	Approx 2.7km south west of site - Lot 118 DP1176830

		237105	6569189	01.06.1997	Approx 5.5km south west of site - Lot 2 DP717867
		235605	6572689	02.01.2000	Approx 6.2km north west of site - Lot 128 DP754931
Yellow-bellied Sheathtail-bat	Vulnerable/Protected	237505	6566689	25.09.2006	Approx 2.5km south west of site - Lot 118 DP1176836
Corben's Long-eared Bat	Vulnerable/Protected	237505	6566689	25.09.2006	Approx 2.5km south west of site - Lot 118 DP1176837
Eastern Cave Bat	Vulnerable/Protected	237868	6565192	17.02.2016	Approx 3.3km south west of site - Lot 1 DP806027

Atlas Map



August 18, 2023

drawGraphics_poly

— Override 1

▲ Koala (*Phascolarctos cinereus*)

1:16,000
 0 0.125 0.25 0.5 mi
 0 0.2 0.4 0.8 km

Figure 20: Map showing Koala Sightings

Atlas Map

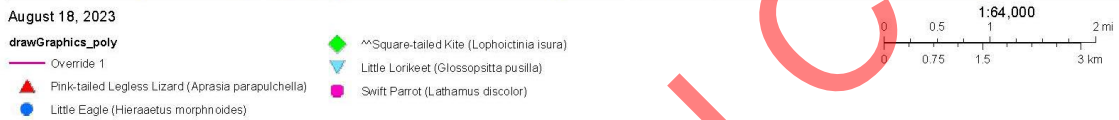
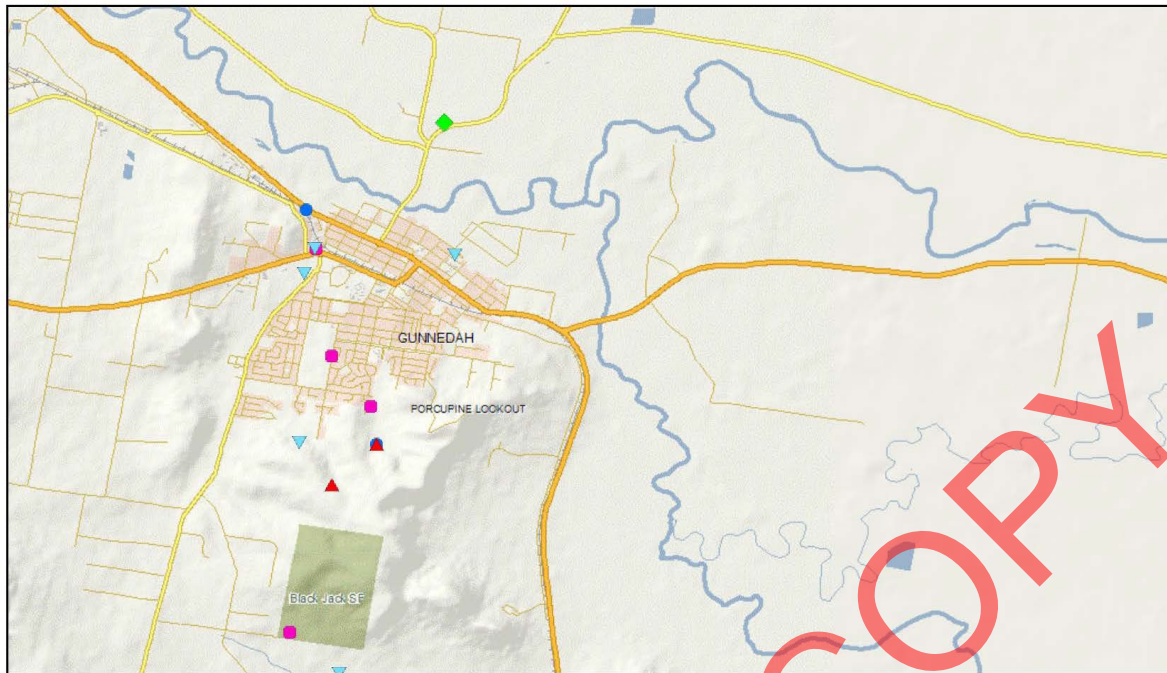


Figure 21: Map showing Pink-tailed Legless Lizard, Little Eagle, Square-tailed Kite, Little Lorikeet & Swift Parrot sightings

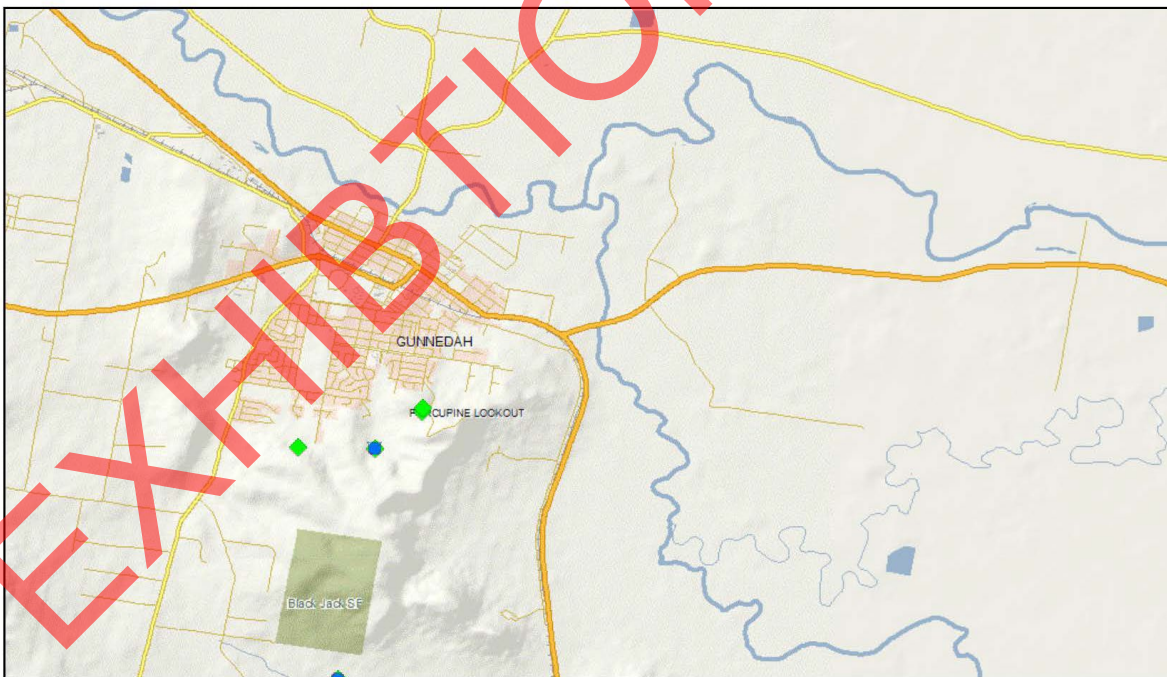


Figure 22: Map showing Brown Treecreeper, Speckled Warbler, Varied Sittella & Dusky Woodswallow sightings

Atlas Map

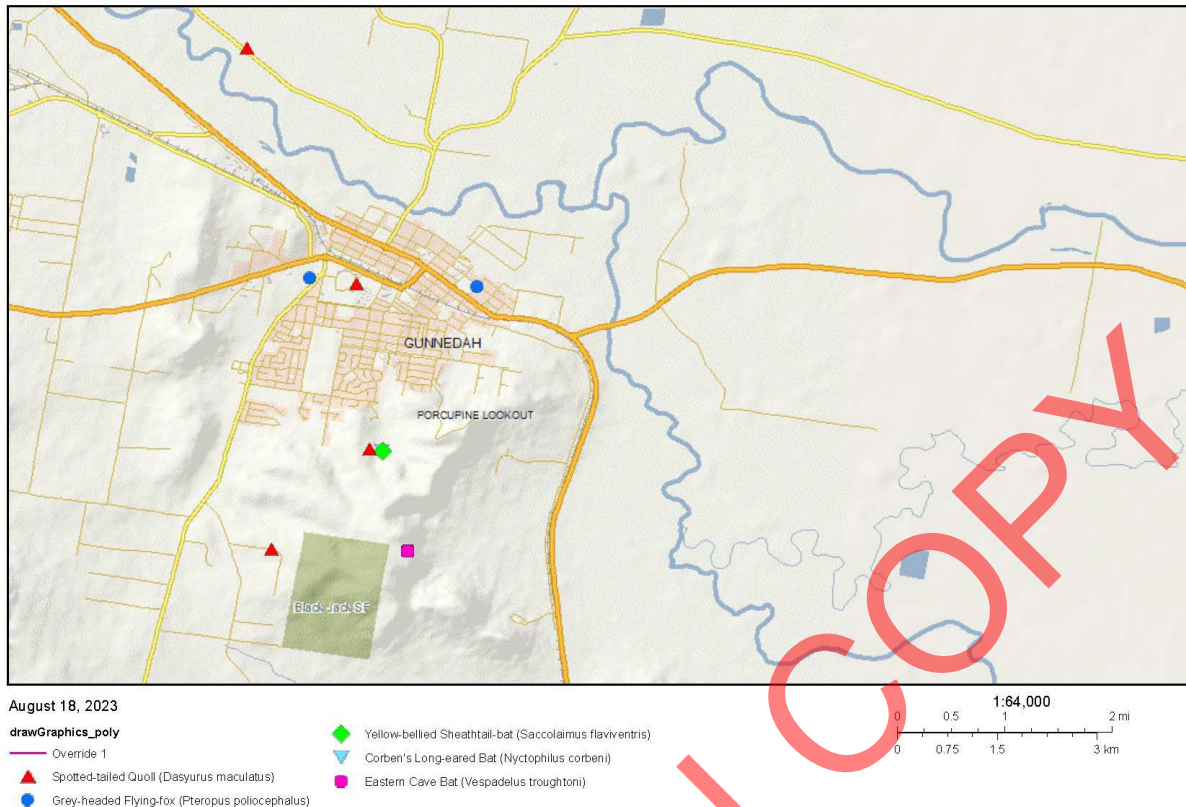


Figure 23: Map showing Spotted-tailed Quoll, Grey-headed Flying-fox, Yellow-bellied Sheathtail-bat, Corben's Long-eared Bat & Eastern Cave Bat sightings.

There have been 10 historical Koala Sightings around the subject site. The most recent of these sightings were in 2021, 1.3 kilometres from the site at Porcupine Lookout. Since this time Koala populations in Gunnedah have experienced severe decline. As part of the DA process a SEPP (Biodiversity Conservation) 2021 Assessment will be carried out and if the subject site found to be Core Koala Habitat a Koala Plan of Management will be required to adequately protect Koala populations from the impacts of the development.

Based on these searches the site is not considered to have a significant impact on any critical habitat or threatened species, populations or ecological communities. Further detailed investigations will be undertaken during a development application to ensure the development would not adversely impact and critical habitat or threatened species, populations or ecological communities.

Biodiversity Offset Scheme

The Biodiversity Conservation Act 2016 is legislation which applies to the whole of NSW. The purpose of the act is to protect the following biodiversity values:

- (a) vegetation integrity—being the degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state,
- (b) habitat suitability—being the degree to which the habitat needs of threatened species is present at a particular site,
- (c) biodiversity values, or biodiversity-related values, prescribed by the regulations.

The subject site is not mapped as being in an area of high biodiversity value under the Biodiversity Offset Scheme as shown in **Figure 24**. We have appended the search results.

This planning proposal is seeking a minimum lot size of 9000m². Under Clause 7.2 of the Biodiversity Conservation Regulation 2017, the allowable clearing threshold for a lot less than 1 hectare in size is 0.25 hectare, or 2500 square metres.

The proposed development is likely to exceed the clearing threshold with the construction of new dwellings, access driveways and fence lines and will therefore trigger a Biodiversity Development Application Report to be prepared under the Biodiversity Conservation Act. Given that the native vegetation on the holding only covers a very small area, we do not expect the development to have a significant impact on Biodiversity, or that the development will be rendered unviable due to required offsets.

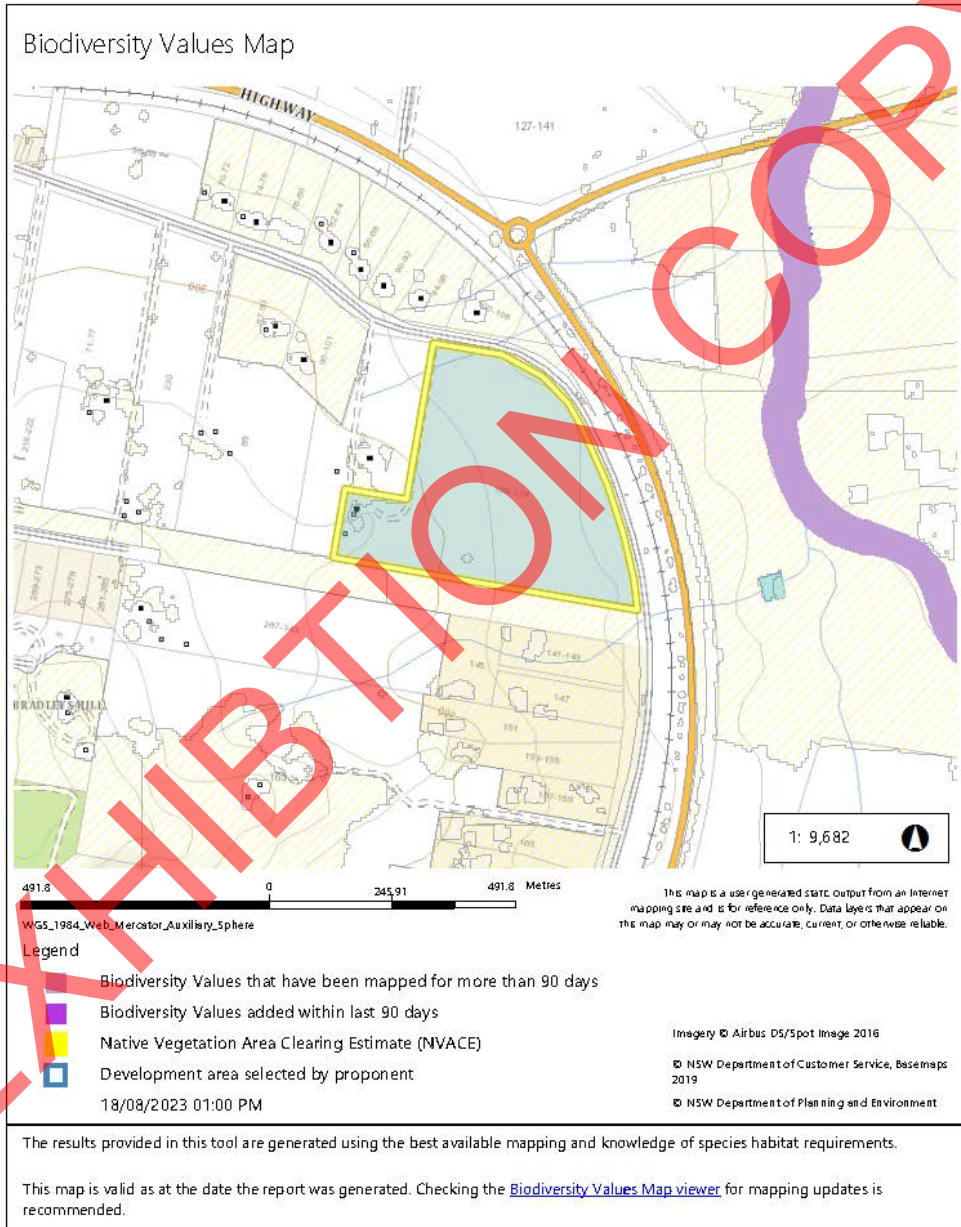


Figure 24: Biodiversity Offset Scheme Entry Threshold Map

Soil Landscape

The soil landscape on the site has been mapped as the Maryland (may) soil profile by the Office of Environment and Heritage on the ESfade portal. This soil landscape is described as a transferral soil with extremely long pediment footslopes comprising of coalescing alluvium fans below sandstone hills. Soils are mostly degraded very deep to giant, moderately well-drained red and brown earths with deep well drained red earths common on upper footslopes.

The soil landscape is described as having the limitations and qualities including moderate soil fertility, localised foundation hazard, widespread recharge zone, localised salinity hazard and localised gully and sheet erosion hazard.

The Maryland (may) soil landscape is widespread around Gunnedah's residential areas and does not pose a limitation to development of houses.

Flooding

The site is not mapped as flood prone land in the Gunnedah LEP as illustrated in **Figure 15**.

Land Contamination

A search of the List of NSW Contaminated Sites Notified to the NSW OEH as at 21 September 2023 in the Gunnedah Shire did not uncover any listings on or in close proximity to the site. The search results are shown in **Table 3**:

Table 3: NSW EPA Record of Notices in the Gunnedah Shire Council LGA

Suburb	Address	Site Name	Notices related to this site
GUNNEDAH	Intersection of Henry Street and Conadilly STREET	Adjacent to Service Station	6 former
GUNNEDAH	103 Mathias ROAD	BP Depot Gunnedah	2 current
GUNNEDAH	Corner Conadilly Street & Henry STREET	BP Service Station	5 former
GUNNEDAH	61 Railway AVENUE	Former Caltex Depot	3 former
GUNNEDAH	341 Conadilly STREET	Mobil Service Station	5 former

There has not been any soil contamination testing carried out at the site. The land owner has completed a State Environmental Planning Policy (Resilience and Hazards) 2021 preliminary investigation of contamination statement which has not identified any potential sources of contamination. Therefore, we believe the risk of contamination on the subject site would be low and there are no requirements under this SEPP (Reliance and Hazards) 2021 that would prevent this property being utilised for residential holdings.

Bushfire Prone Land

We have conducted a search of the NSW Rural Fire Service bushfire prone land and the subject site, Lot 14 in DP864066 is not mapped as bushfire prone land. Therefore, the development would not be subject to the Rural Fires Act, 1997. There is bushfire prone land in the vicinity of the subject site as shown in **Figure 14**. We do not believe this surrounding threat of bushfire prevents the site being subdivided for rural residential purposes.

Aboriginal Cultural Heritage

There are no known items of heritage significance on the site.

The Gunnedah Local Environment Plan 2012 Heritage Map does not record any items of heritage significance on the site or in the vicinity of the subject site.

A search of the Office of Heritage and Environment Aboriginal Heritage Information Management System (AHIMS) for a 50 metre buffer around Lot 14 in DP864066 has shown that there are no aboriginal sites recorded in or near the subject site. It is therefore concluded that the proposed development of the site will not impact on any items of Aboriginal cultural heritage. The search results of this enquiry are attached to this report. The location of the subject site is not close to any waterways and not in the path of travel between significant cultural heritage sites such as

Mullibah Lagoon and Porcupine lookout, therefore we believe the chance of the site containing an item of aboriginal heritage significance is low.

Economic Impacts

The proposed development is aligned with the Gunnedah Economic development strategy as described in section B of this report and will provide additional land suitable for housing in a land size which has short supply currently in Gunnedah. Future development of the site will require developer contributions to offset any impacts on community infrastructure. We believe this planning proposal will have a positive economic outcome for Gunnedah.

Social Impacts

Increasing housing availability has a range of positive social impacts. It allows potential land buyers increased choice in land size, location and dwelling types available in the town. This can also open up more affordable housing with people building new houses and bringing into the market existing dwellings within the town limits. Increase in population allows public authorities to deliver a higher level of service to its residence. Therefore, the proposed development has the potential to attract new residences to Gunnedah. It also has the potential to improve services within this immediate location, with public transports more viable with increased population. Developer contributions required at the time of subdivision ensure any development does not negatively impact the wider community.

We have reviewed the likely environmental effects, as a result of the planning proposal and believe the proposed development, with appropriate mitigation measures nominated during the development application stage will not have a significant environmental, social or economic impact which would prevent support for this planning proposal.

SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

Is there adequate public infrastructure for the planning proposal?

The guideline states that this question typically applies to planning proposals which will result in 150 or more additional residential lots, substantial urban renewal, infill development or development that will result in additional demand of infrastructure.

The proposed development will result in potential for twenty five percent (25%) additional residential lots at the development site or a maximum of 14 Lots, 3 lots more than the current maximum yield. The site servicing has been reviewed in section B, as having adequate existing infrastructure to support the planned residential development. There is not considered to be any shortfalls in infrastructure nor significant demands on public utilities associated with this amendment to the Minimum Lot size proposal.

The planning proposal will result in increased traffic to Kamilaroi Road and Stock Road, both of which are local collector roads. Stock Road is currently not constructed and a development consent for the subdivision of this property would require the construction of a road to provide public road frontage to the development site. Kamilaroi Road is already of bitumen construction across the site frontage. Given that future holdings are likely to have a frontage of approximately 60 metres we believe the driveways fronting both Kamilaroi Road and Stock Road will have suitable sightlines in both directions. Traffic from 14 additional residential holdings in this established rural residential area is considered to be within the holding capacity of the adjoining road network. Kamilaroi Road connects at a Tee-Intersection with Carroll Street which is a local road. From here traffic can travel south to the residential area of Gunnedah or north to the Oxley Highway and CBD.

Council has confirmed that with extensions to the reticulated water main which would be conditioned as part of a development consent the existing water network has the capacity to service this development.

The subject site is not located within a reticulated sewer network and onsite sewer management systems apply for large lot residential development in this area. 9,000 square metres provide adequate area to drain onsite sewer management systems without impact to adjoining residents.

Electrical and Telecommunications services will be extended as part of the development requirements conditioned in the development consent. The site has existing overhead powerlines along Stock Road which can be extended to

service the development. Appropriately licenced designers and trades people will be engaged during the detailed design to seek approval for these services to the satisfaction of Essential Energy and Telstra.

We have reviewed the servicing of the proposed development and believe that it is feasible to extend services to the development site at the expense of the developer.

SECTION E – STATE AND COMMONWEALTH INTERESTS

There has not been any State or Commonwealth Government authority consultation as part of this gateway application and given the nature of the development, none is deemed necessary.

PART FOUR – MAPS

The following Gateway Application Maps have been prepared and appended to this report.

Gateway Application Maps

1. Map showing site on the existing Land Zoning Map LZN-005A in the Gunnedah Local Environment Plan 2012
2. Map showing existing Land Size Map LSZ_005A in the Gunnedah Local Environment Plan 2012
3. Map showing proposed Land Size Map LSZ_005A in the Gunnedah Local Environment Plan 2012

PART FIVE – COMMUNITY CONSULTATION

The guideline states that the gateway determination (stage 5 of the planning proposal) will specify the required public exhibition period. Timeframes are based on the complexity of the planning proposal and vary between 10 and 30 working days.

The LEP guide defines a standard proposal as a planning proposal that in the opinion of the person making the gateway determination is:

- Consistent with the patterns of surrounding land use zones and/or land uses
- Consistent with the strategic planning framework
- Presents no issues with regard to infrastructure servicing
- Not a principal LEP
- Does not reclassify land.

The guidelines state that a standard planning proposal refers to any one or more of the following proposed LEP types including an amendment

- To change the land use zone where the proposal is consistent with the objectives identified in the proposed zone.
- That relates to altering the principal development standards of the LEP.
- This is consistent with an endorsed District / Regional Strategic.
- Relating to classified or reclassification of public land through LEP.

It is the opinion of the author of this application that this gateway application meets these requirements and should be considered a standard planning proposal.

Community consultation for standard impact proposals is undertaken for 20 days in the following manner as outlined in the LEP guide.

- Notification on the Planning Portal;

- Notification in the local newspaper;
- Notification on the website of the Gunnedah Shire Council; and
- Notification in writing to affected and adjoining landholders.

The gateway approval requires consultation with the following agencies:

- Red Chief Local Aboriginal Land Council
- Transport for NSW, and
- NSW Department of Primary Industries – Agriculture.

The guideline states that the notice must describe and identify the following:

- The objective or intended outcomes of the planning proposal;
- The land affected by the planning proposal;
- Where people can view the proposal;
- Contact details for submissions; and
- Whether council is the designated LPMA

The guideline states the following information must be made available during the exhibition period

- The planning proposal in the form approved for public exhibition by the Gateway Determination;
- The Gateway determination; and
- All relevant additional information relied upon by the planning proposal.

PART SIX – PROJECT TIMELINE

The project timeframe will be based on the date of gateway determination by the department and time frame for Gunnedah Shire Council to make the amendments to the Gunnedah Local Environment Plan. As these processes are removed from our control it is not possible for us to determine a project timeline.

Our client wishes to finalise this process as quickly as possible to enable lodged of the development application for the proposed subdivision. We have suggested a preliminary timeframe which would be suitable for Council’s review

Stage	Timeframe/date	Working Days
Consideration by Council	16/10/23 to 13/11/23	20
Council decision	13/12/2023	42 (22)
Gateway determination	18/12/23 to 14/2/2024	83 (61)
Pre-exhibition	14/2/24 to 5/4/2024	118 (35)
Commencement and completion of public exhibition period	15/4/24 to 13/05/24	128 (20)
Consideration of submissions	13/05/24 to 27/05/24	153(10)
Post-exhibition review and additional studies	27/05/24 to 17/07/24	190 (37)
Submission to the Department for finalisation (where applicable)	17/07/24 to 14/08/24	210 (20)
Gazettal of LEP amendment	14/08/24	210 days total 303 calendar days

CONCLUSION

This gateway proposal will enable 109-139 Kamilaroi Road, Gunnedah to be subdivided into rural residential lots with an area exceeding 9000 metres square for residential occupation. The subject site has been identified in current and previous local environmental plans for large lot residential development. The minimum lot size recommendation is consistent with strategic planning for Gunnedah Shire. The subject site is located adjacent to the current R5 Large Lot Residential zone and in close proximity to current services with efficient extension of these services available. The proposed development meets the requirements of the ministerial directions and both local and regional planning provisions and will allow the site to be developed into rural residential holdings. This will meet a shortcoming in residential supply in Gunnedah and assist in making Gunnedah a vibrant place to live.

EXHIBTION COPY

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APPENDIX A

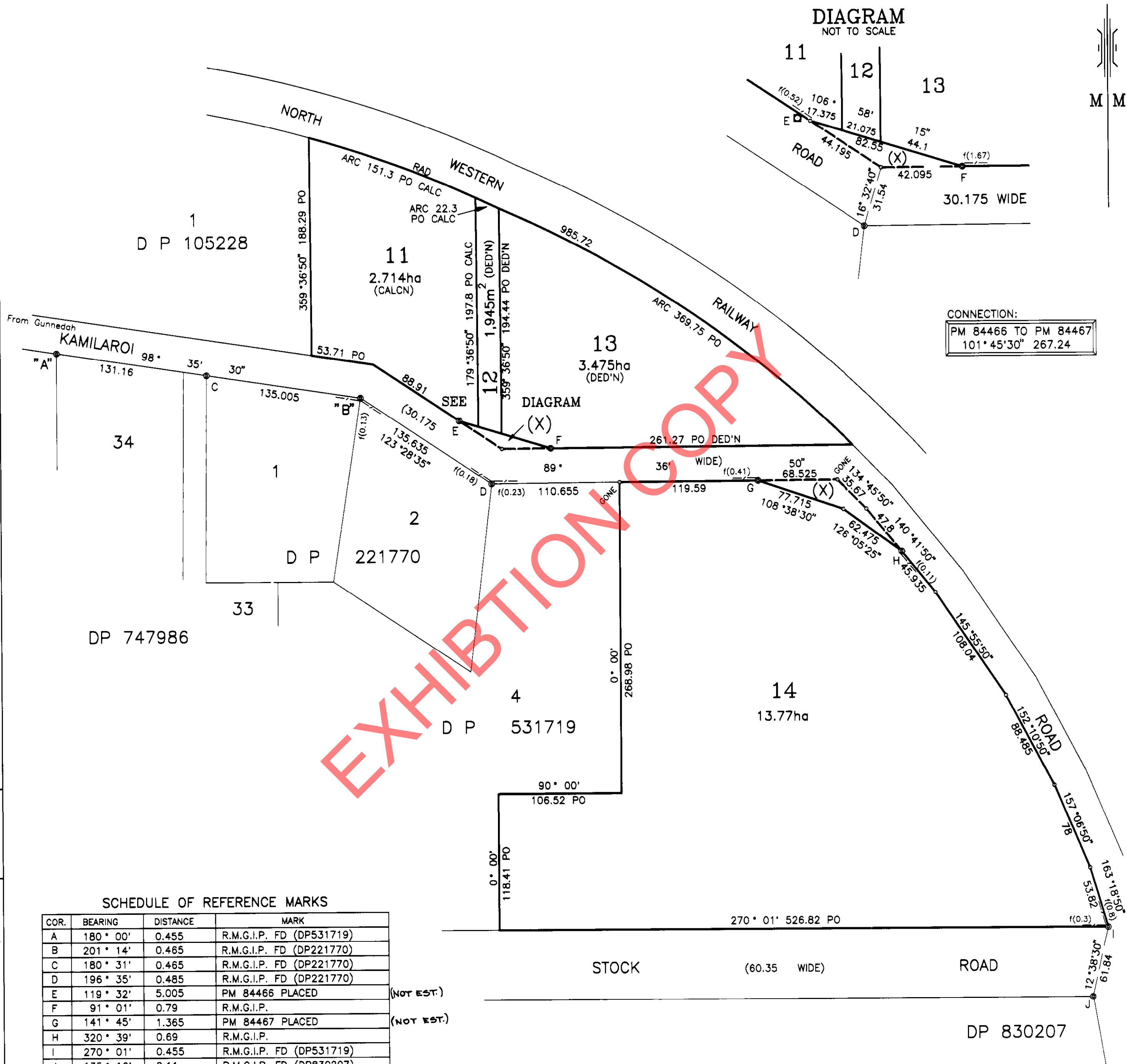
TITLE DOCUMENTS

- Deposited Plan 864066

EXHIBITION COPY

SIGNATURES AND SEALS ONLY

Handwritten signatures and names: Henry M. Meyer, J. G. Jones, G. Jones



CONNECTION:
 PM 84466 TO PM 84467
 101° 45' 30" 267.24

EXHIBITION COPY

DP 747986

D P 105228

11
2.714ha
(CALCN)

13
3.475ha
(DED'N)

D P 221770

D P 531719

14
13.77ha

SCHEDULE OF REFERENCE MARKS

COR.	BEARING	DISTANCE	MARK
A	180° 00'	0.455	R.M.G.I.P. FD (DP531719)
B	201° 14'	0.465	R.M.G.I.P. FD (DP221770)
C	180° 31'	0.465	R.M.G.I.P. FD (DP221770)
D	196° 35'	0.485	R.M.G.I.P. FD (DP221770)
E	119° 32'	5.005	PM 84466 PLACED (NOT EST.)
F	91° 01'	0.79	R.M.G.I.P.
G	141° 45'	1.365	PM 84467 PLACED (NOT EST.)
H	320° 39'	0.69	R.M.G.I.P.
I	270° 01'	0.455	R.M.G.I.P. FD (DP531719)
J	135° 16'	2.11	R.M.G.I.P. FD (DP830207)

Crown Land Office Approval
 PLAN APPROVED
 Authorised Officer
 Land District
 Paper No
 Field Book pages

Council's Certificate
 I hereby certify that -
 (a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
 (b) the requirements of Part 3 Division 2 of the Water Board Act 1967, or Part 5 Division 7 of the Hunter Water Board (Corporation) Act 1991.
 have been complied with by the applicant in relation to
 NEW ROAD
 "insert 'new road', 'subdivision' or 'consolidated lot' set out herein
 Subdivision No. 523/96
 Date 16/12/96
 (Signature) General Manager/Authorised Person
 Council File No. 1996/19
 *This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd.
 † Delete if inapplicable

DP 864066
 Registered: 10.1.1997.
 C.A.: N 523/96 OF 16.12.1996.
 Title System: TORRENS
 Purpose: SUBDIVISION
 Ref. Map: T 28 67-7*, 44*
 Last Plan: DP105227, DP116031, DP 531719

PLAN
 OF SUBDIVISION OF
 PT POR 59, LOT 1
 DP 116031, LOT 1
 DP 105227, AND
 LOT 5 DP 531719
 Lengths are in metres. Reduction Ratio 1: 2500

L G A GUNNEDAH
 Locality: GUNNEDAH
 Parish: GUNNEDAH
 County: POTTINGER

This is sheet 1 of my plan in sheets.
 (Delete if inapplicable)

CLIFFORD R. STEWART
 of BATH STEWART ASSOCIATES PTY LTD
 P.O. BOX 592 GUNNEDAH ACN 002 745 020
 a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan AS REGARDS THE ROAD WIDENINGS is accurate and has been made in accordance with the Survey Practice Regulation 1990 and was completed on
 31ST JULY 1996
 Signature
 Surveyor registered under Surveyors Act, 1929, as amended.
 Datum Line of Azimuth
 † Insert date of survey. "A-B"

Plans used in preparation of survey/compilation.
 DP 531719, DP 221770,
 DP 116031, DP 105227,
 DP 830207, P4-1781.

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE THE LAND SHOWN THUS (X) TO THE PUBLIC FOR ROAD

PM. STEWART CHECKED IN LTD 14.11.1996

Box:GUNE /Doc:DP 0864066 P /Rev:10-Jan-1997 /Sts:OK.OK /Prt:01-Jul-2008 16:20 /Pgs:ALL /Seq:1 of 1
 WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.

DP 864066



APPENDIX B

EPLANNING REPORT

EXHIBITION COPY

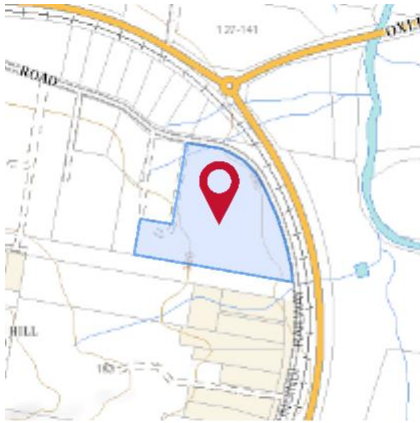
Development Consultants - Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

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PO Box 592
Gunnedah NSW 2380
T 02 6742 2966
F 02 6742 0684
cstewart@stewartsurveys.com

Property Report

109-139 KAMILAROI ROAD GUNNEDAH 2380



Property Details

Address: 109-139 KAMILAROI ROAD GUNNEDAH 2380
 Lot/Section /Plan No: 14/-/DP864066
 Council: GUNNEDAH SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Gunnedah Local Environmental Plan 2012 (pub. 29-6-2012)
Land Zoning	R5 - Large Lot Residential: (pub. 24-2-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	1.2 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	RED CHIEF
Regional Plan Boundary	New England North West

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



APPENDIX C

BIODIVERSITY OFFSET SCHEME (BOS) ENTRY THRESHOLD MAP

EXHIBITION COPY

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Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to a consent authority to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

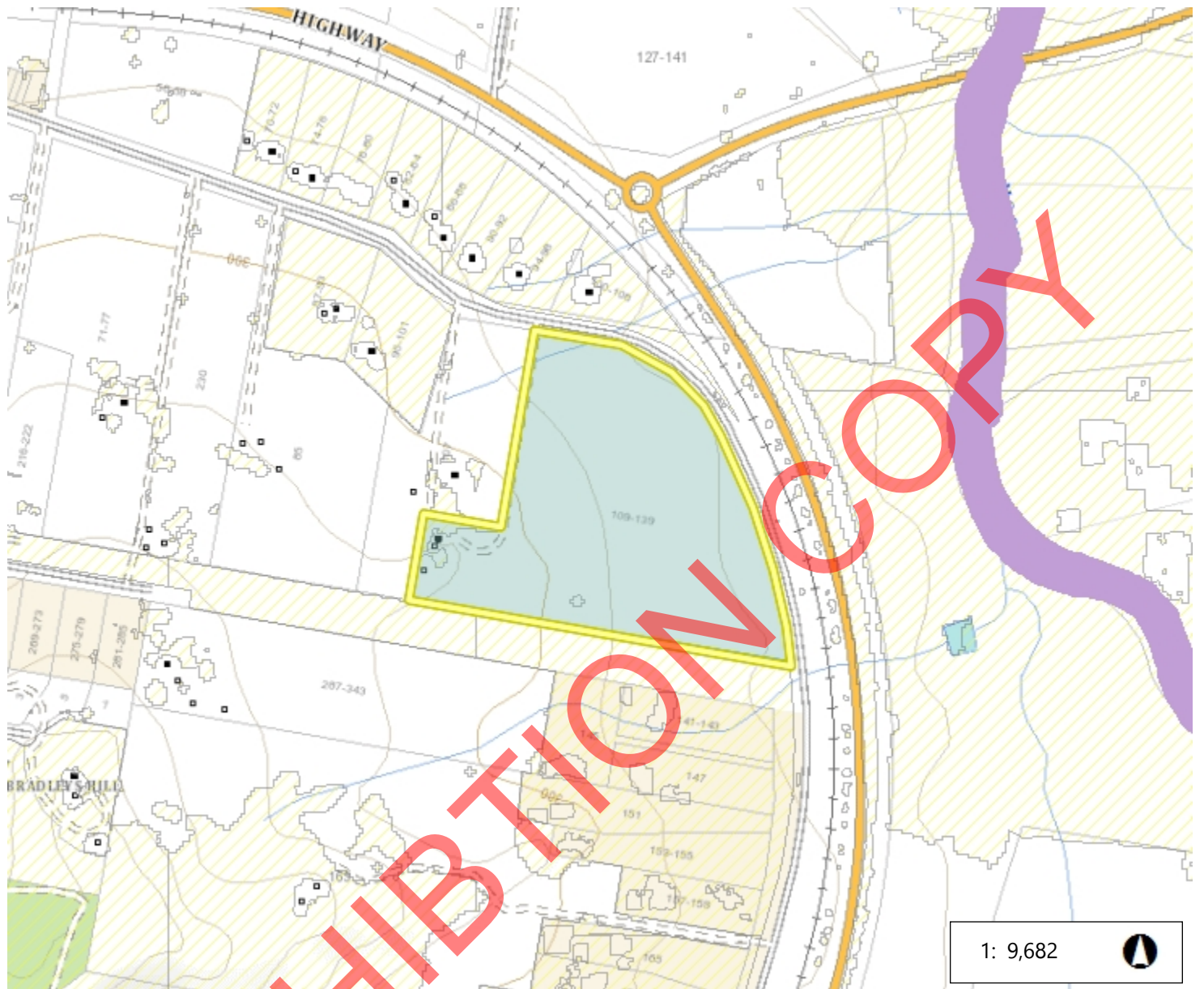
The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether or not a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report		
Date of Report Generation		18/08/2023 1:00 PM
Biodiversity Values (BV) Map Threshold - Results Summary		
1	Does the development Footprint intersect with BV mapping?	no
2	Was ALL of the BV Mapping within the development footprinted added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
3	Date of expiry of dark purple 90 day mapping*	N/A
4	Is the Biodiversity Values Map threshold exceeded?	no
Area Clearing Threshold - Results Summary		
5	Size of the development or clearing footprint	136,597.1 sqm
6	Native Vegetation Area Clearing Estimate (NVACE)	2,660.6 sqm
7	Method for determining Minimum Lot Size	LEP
8	Minimum Lot Size (10,000sqm = 1ha)	12,000 sqm
9	Area Clearing Threshold (10,000sqm = 1ha)	5,000 sqm
10	Is the Area Clearing Threshold exceeded?	no
Is the proposed development assessed above the Biodiversity Offsets Schema (BOS) threshold?		no
Exceeding the BOS threshold will require completion of a Biodiversity Development Assessment Report (BDAR). More details provided on page 2.		

Biodiversity Values Map



491.8 0 245.91 491.8 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

18/08/2023 01:00 PM

1: 9,682



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.

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.



APPENDIX D

ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEMS SEARCH RESULTS

EXHIBITION COPY

Development Consultants - Surveying, Environmental & Landscape Architecture Services

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F 02 6742 0684
cstewart@stewartsurveys.com

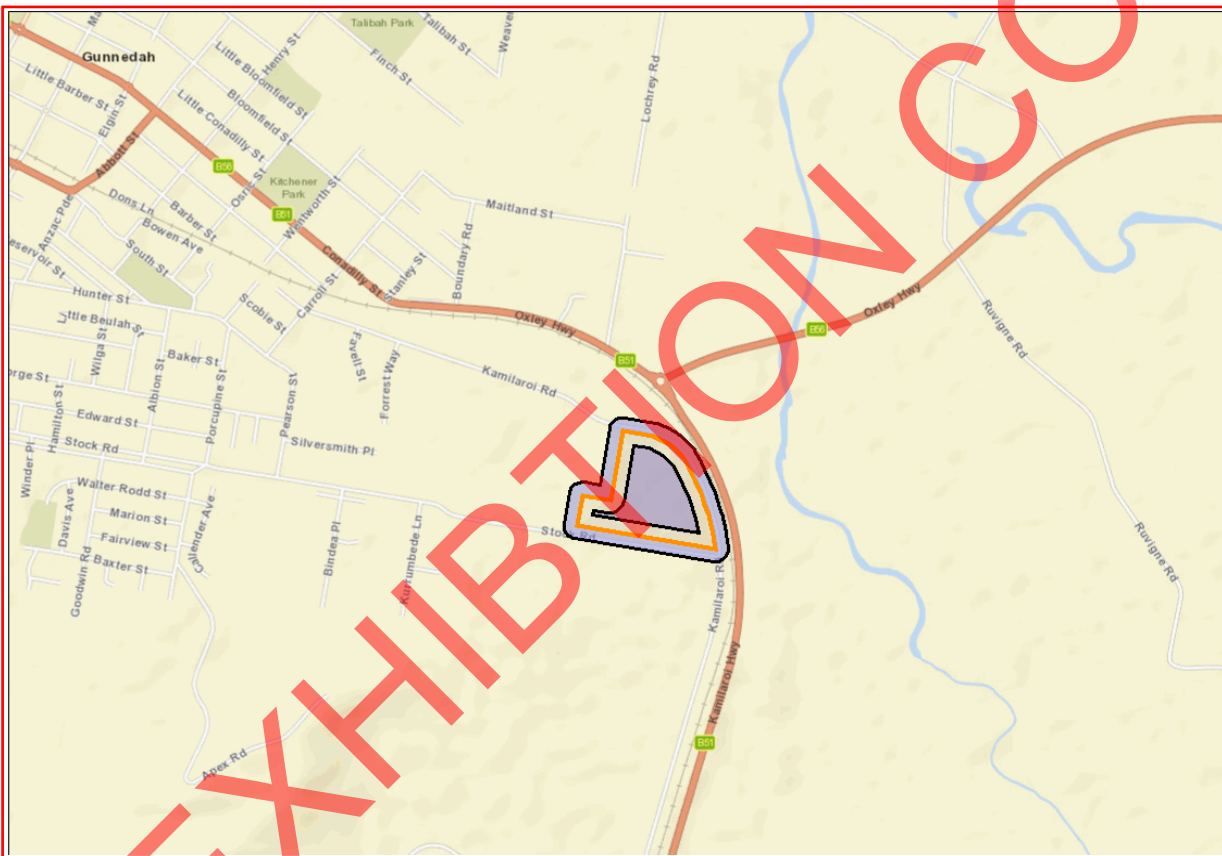
Stewart Surveys
 PO Box 592
 Gunnedah New South Wales 2380
 Attention: Kathryn Yigman
 Email: kathryn@stewartsurveys.com

Date: 22 September 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 14, DP:DP864066, Section : - with a Buffer of 50 meters, conducted by Kathryn Yigman on 22 September 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

	0 Aboriginal sites are recorded in or near the above location.
	0 Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

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APPENDIX E

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021 PRELIMINARY INVESTIGATION OF SITE CONTAMINATION

EXHIBITION COPY

Development Consultants - Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

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STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

PRELIMINARY INVESTIGATION OF SITE CONTAMINATION

The purpose of this form is to determine whether the issue of land contamination is relevant to the subject site, and whether investigation of land contamination is required under State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4 Remediation of Land.

Lot Particulars: Lot 14 in DP864066

Land Owners: Kate and Gerard Mainey

Please describe the historical land use of the site

Rural Residential

☞ Have any contamination investigations been carried out on the subject site? Yes No
NB: If yes, please attach results (including any previous initial evaluations).

☞ Have any of the following activities ever been carried out on the subject site? (please tick)

acid/alkali plant and formulation	<input type="checkbox"/>	metal treatment	<input type="checkbox"/>
agricultural/horticultural activities	<input checked="" type="checkbox"/>	mining and extractive industries	<input type="checkbox"/>
airport	<input type="checkbox"/>	oil production and storage	<input type="checkbox"/>
asbestos production and disposal	<input type="checkbox"/>	paint formulation and manufacturing	<input type="checkbox"/>
chemicals manufacture and formulation	<input type="checkbox"/>	pesticide manufacture and formulation	<input type="checkbox"/>
defence works	<input type="checkbox"/>	power station	<input type="checkbox"/>
drum re-conditioning works	<input type="checkbox"/>	railway yards	<input type="checkbox"/>
dry cleaning establishments	<input type="checkbox"/>	scrap yards	<input type="checkbox"/>
electrical manufacturing (transformers)	<input type="checkbox"/>	service stations	<input type="checkbox"/>
electroplating and heat treatment premises	<input type="checkbox"/>	sheep and cattle dips	<input type="checkbox"/>
engine works	<input type="checkbox"/>	smelting and refining	<input type="checkbox"/>
explosive industry	<input type="checkbox"/>	tanning and associated trades	<input type="checkbox"/>
gas works	<input type="checkbox"/>	waste storage and treatment	<input type="checkbox"/>
iron and steel works	<input type="checkbox"/>	wood preservation	<input type="checkbox"/>
landfill sites	<input type="checkbox"/>		

☞ Are there any contamination impacts on land immediately adjacent to the subject site which may affect the subject land? Yes No
NB: If yes, please attach details of contamination impacts

DECLARATION

<input checked="" type="checkbox"/> I declare that to the best of my knowledge, the issue of land contamination is not relevant to the subject site.	<input type="checkbox"/> I declare that the subject site may be affected by land contamination and that further contamination investigation is warranted.
Signed: <u>Kate and Gerard Mainey</u>	Signed: _____
Date: <u>11/10/23</u>	Date: _____

APPENDIX F

SOIL LANDSCAPE PROFILE

- MAY (Maryland Soil Landscape)

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Landscape— Long to very long footslopes with alluvial fans derived from Permian-Carboniferous basalts, tuffs, and tuffaceous sandstones of the Werri Basalts, and sandstones and conglomerates of the Porcupine Formation. Slopes 1 - 10%, local relief <50 m, elevation 270 - 340 m. Open woodland and closed grassland extensively cleared for cultivation and grazing.

Soils— Moderately deep to deep, moderately well-drained Red Ferrosols and Dermosols (Euchrozems) on upper footslopes with deep to very deep, moderately well-drained to imperfectly drained Black Vertosols (Black Earths) on lower footslopes.

Qualities and limitations— variable soil fertility, widespread foundation hazard, localised productive arable land, widespread recharge zone, localised discharge zone, localised salinity hazard, widespread gully erosion hazard, widespread sheet erosion hazard, widespread high run-on, localised permanently high watertables, localised seasonal waterlogging.

LOCATION AND SIGNIFICANCE

Long footslopes derived from Permian-Carboniferous basalts and sandstones in the Curlewis Hills immediately south of Gunnedah. Type location is footslope NE of Gunnedah Research Centre (MGA grid reference 239000E, 6564500N, grid zone 56).

Variants

None.

Included landscapes

None.

LANDSCAPE

Landform

Generally long to very long (300 - 2,000 m) footslopes comprised of alluvial fans. Occasional rolling low hills. Slopes range between 1-10%, local relief is <50 m and elevation ranges from 270 - 340 m. Drainage is generally by sheetflow.

Geology

Alluvium and colluvium predominantly derived from and underlain by Permian Carboniferous basalts, tuffs, and tuffaceous sandstones of the Werrie Basalts. Fragments of lithic sandstones from the Porcupine Formation are common especially on upper footslopes. These volcanics are more likely to be an extension of the Permian Boggabri Volcanics as determined by subsequent fieldwork in areas to the north.

Vegetation

Open woodland and closed grassland mostly cleared for agriculture. Dominant species include *Eucalyptus albens* (white box), *Eucalyptus melliodora* (yellow box), *Eucalyptus populnea* (bimble box), *Casuarina cristata* (belah), *Acacia pendula* (myall), *Brachychiton populneus* (kurrajong), *Heterodendron oleifolium* (rosewood) and *Geijera parviflora* (wilga).

Dominant ground cover species include *Stipa aristiglumis* (plains grass), *Panicum* spp. (panics), *Dicanthium sericeum* (blue grass), *Chloris* spp. (windmill grasses), *Aristida* spp. (wire grasses), *Stipa* spp. (spear grasses) and *Danthonia* spp. (wallaby grasses).

Climate

Estimated average annual rainfall ranges from 560 - 595 mm/year.

Hydrology

Not recorded.

Land use

Mostly cultivation, with pastures used as part of rotational cropping systems. Some smaller blocks are also used for grazing, whilst hobby farms are common.

Land degradation

This landscape was known through the late 1930's-40's as the most degraded land in the Gunnedah district. Severe gully, rill and sheet erosion were prominent, but since this period most of this landscape has been reclaimed by soil conservation earthworks and gully filling. Some blocks, particularly the grazing reserves, still exhibit the severe gully, sheet and rill erosion which previously dominated the entire area.

Dryland salinity outbreaks are beginning to occur on lower footslopes, resulting in tree death and loss of ground cover species. Pasture establishment is severely affected.

Erosion hazard

Land use	Non-concentrated flows	Concentrated flows	Wind
cropping	high	high	moderate
grazing	low	moderate	low

SOILS

Soil Variation and Distribution

Generally the so-called 'Red Soils' (moderately deep to deep, moderately well-drained Red Ferrosols and Dermosols) are found on upper footslopes, with the 'Black Soils' (deep to very deep, moderately well-drained to imperfectly drained Black Vertosols) sitting below them on the lower footslopes. There is a zone of transition between the two, forming a wavy gradational boundary across the mid footslope.

QUALITIES AND LIMITATIONS

Capabilities

Land and Soil Capability	4	Urban Capability	B (C)
Soil Regolith Class	R3 (R1)		

Limitations to Land Use

Grazing	low to moderate	Cultivation	low to moderate
---------	-----------------	-------------	-----------------

Urban	low to moderate		
Landscape			
Steep slopes	not observed	Mass movement hazard	not observed
Rock outcrop	not observed	Rockfall hazard	not observed
Foundation hazard	widespread	Woody weeds	not observed
Complex terrain	not observed	Productive arable land	localised
Soils			
Shallow soils	not observed	Poor moisture availability	not observed
Non-cohesive soils	not observed	Soil fertility	variable
Hydrology			
High run-on	widespread	Poor drainage	not observed
Permanently high watertables	localised	Permanent waterlogging	not observed
Seasonal waterlogging	localised	Flood hazard	not observed
Erosion			
Wind erosion hazard	not observed	Wave erosion hazard	not observed
Gully erosion hazard	widespread	Sheet erosion hazard	widespread
Streambank erosion hazard	not observed		
Salinity			
Recharge zone	widespread	Discharge zone	localised
Salinity hazard	localised	Seepage scalds	not observed

FACETS

may(1)— Mid to lower footslope

Soils	Moderately well to imperfectly drained, Black Vertosols (Black Earths).
Type Profile	Soil Landscapes of the Curlewis 1:100 000 Sheet (1000212), profile 32.

may(2)— Upper footslope

Soils	Moderately deep to deep, moderately well-drained Red Ferrosols and Dermosols (Euchrozems).
Type Profile	Soil Landscapes of the Curlewis 1:100 000 Sheet (1000212), profile 133.

LAND MANAGEMENT RECOMMENDATIONS

On slopes 2-10%, retain or promote by planting/regeneration >15% tree cover. Rotational dryland cropping systems with opportunity cropping, including >40% of land in pastures at any one time, are recommended.

On slopes <2%, rotational cropping systems with opportunity cropping, including >40% of land in pastures at any one time, are recommended. Pasture species may need to be salt tolerant or flood tolerant according to location in landscape. Salt tolerant tree and shrub species can be established in moderately salt affected areas by planting.

A buffer strip of native vegetation (planted or regrowth trees or pasture) is suggested for the strip either side of the plain-footslope junction as this is an area of extreme dryland salinity hazard.

Generally moderate to high limitations for earthworks due to lack of suitable soil materials. However, contour banks are necessary to avoid soil loss through erosion in cropping systems and are also beneficial in pasture systems.

NOTES

(1) This report describes soil landscape information mapped at 1:100,000 scale and does not negate the need for site assessment at a scale suitable to the land use or development under consideration.

(2) 'Not observed' means unlikely to be found. 'Localised' means observed to a level considered significant for land management. 'Widespread' means prevalent and significant over most of the landscape. 'None recorded' means no occurrence has been recorded. 'Not assessed' means no result has been recorded for this attribute and it may or may not be present in the soil landscape.

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SLAM Soil Landscape Report for Liverpool Plains v 1.0.0, Mon Oct 31 09:23:24 2011

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APPENDIX G

BUSHFIRE PRONE LAND SEARCH RESULTS

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Development Consultants - Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

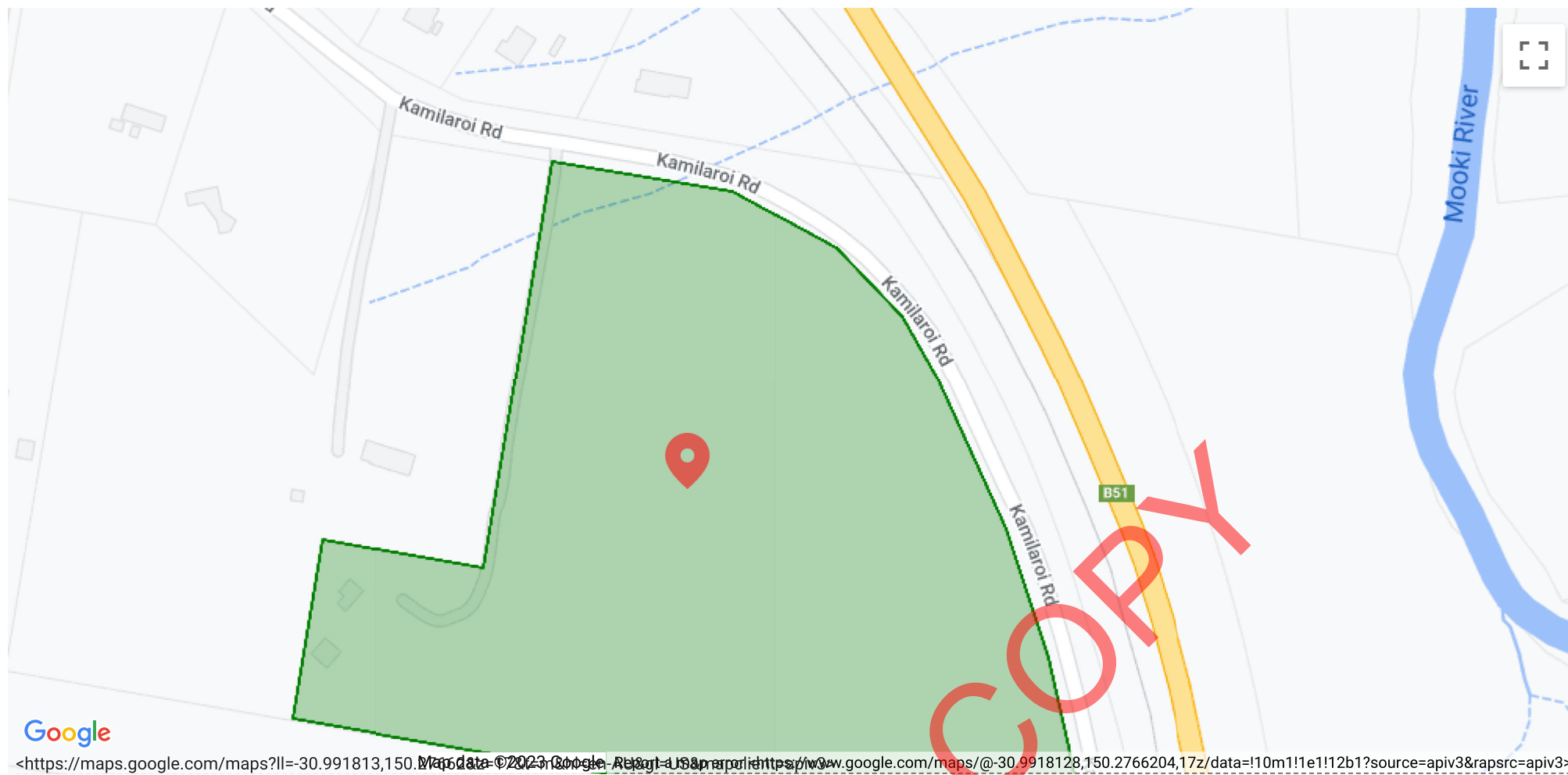
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NSW RURAL FIRE SERVICE

Check if you're in bush fire prone land

Your Property



<https://maps.google.com/maps?ll=-30.991813,150.2766204,17z/data=!10m1!1e1!12b1?source=apiv3&rapsrc=apiv3>

Your search result

You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact bushfireprone.mapping@rfs.nsw.gov.au

The parcel of land selected is not identified as bush fire prone however you could still be affected by a bush fire.

Think about where you work, travel or holiday. These areas may be at risk of a bush fire.

Remember, discuss with your family about what to do if a bush fire were to happen near you. It may save your life, your community and your family.

For more information on making a plan for bush fire check out our [guide to making your bush fire survival plan](https://www.rfs.nsw.gov.au/plan-and-prepare/bush-fire-survival-plan) <https://www.rfs.nsw.gov.au/plan-and-prepare/bush-fire-survival-plan> .

The NSW RFS provides extensive information and resources to assist people interested in preparing their homes and families against the risk of bush fires. Try some of the useful links below for more information:

- [Download a guide to making your bush fire survival plan](#)
- [Download the Bush Fire and Your Home fact sheet](#)
- [Download the Prepare. Act. Survive fact sheet](#)
- [Visit our Farm Fire Safety page](#)

[New Search](#) [Print](#)



APPENDIX H

BIONET ATLAS SEARCH RESULTS – THREATENED FAUNA SPECIES LIST

EXHIBITION COPY

Development Consultants – Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
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Data from the BIONET Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Entities in selected area [North: -30.94 West: 150.23 East: 150.33 South: -31.04] returned a total of 2,199 records of 735 species.

Report generated on 18/08/2023 10:49 AM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Amphibia	Limnodynastidae	3058	<i>Limnodynastes dumerilii</i>		Eastern Banjo Frog	P		1	
Animalia	Amphibia	Limnodynastidae	3059	<i>Limnodynastes fletcheri</i>		Long-thumbed Frog	P		1	
Animalia	Amphibia	Limnodynastidae	3062	<i>Limnodynastes salmini</i>		Salmon Striped Frog	P		1	
Animalia	Amphibia	Limnodynastidae	3063	<i>Limnodynastes tasmaniensis</i>		Spotted Grass Frog	P		2	
Animalia	Amphibia	Limnodynastidae	3064	<i>Limnodynastes terraereginae</i>		Northern Banjo Frog	P		3	
Animalia	Amphibia	Limnodynastidae	3098	<i>Notaden bennettii</i>		Crucifix Frog	P		1	
Animalia	Amphibia	Hylidae	3171	<i>Litoria caerulea</i>		Green Tree Frog	P		8	
Animalia	Amphibia	Hylidae	3204	<i>Litoria peronii</i>		Peron's Tree Frog	P		3	
Animalia	Amphibia	Hylidae	3210	<i>Litoria rubella</i>		Desert Tree Frog	P		4	
Animalia	Reptilia	Chelidae	5259	<i>Chelodina expansa</i>		Broad-shelled Turtle	P		2	
Animalia	Reptilia	Chelidae	2017	<i>Chelodina longicollis</i>		Eastern Snake-necked Turtle	P		7	
Animalia	Reptilia	Chelidae	2034	<i>Emydura macquarii</i>		Macquarie Turtle	P		2	
Animalia	Reptilia	Diplodactylidae	2123	<i>Nebulifera robusta</i>		Robust Velvet Gecko	P		1	
Animalia	Reptilia	Pygopodidae	2144	<i>Aprasia parapulchella</i>		Pink-tailed Legless Lizard	V,P	V	2	
Animalia	Reptilia	Pygopodidae	2170	<i>Lialis burtonis</i>		Burton's Snake-lizard	P		1	
Animalia	Reptilia	Pygopodidae	2911	<i>Pygopus schraderi</i>		Eastern Hooded Scaly-foot	P		1	
Animalia	Reptilia	Scincidae	2331	<i>Cryptoblepharus virgatus</i>		Cream-striped Shinning-skink	P		2	
Animalia	Reptilia	Scincidae	2375	<i>Ctenotus robustus</i>		Robust Ctenotus	P		1	
Animalia	Reptilia	Scincidae	T114	<i>Ctenotus sp.</i>			P		1	
Animalia	Reptilia	Scincidae	2429	<i>Egernia striolata</i>		Tree Skink	P		1	
Animalia	Reptilia	Scincidae	2450	<i>Lampropholis delicata</i>		Dark-flecked Garden Sunskink	P		2	
Animalia	Reptilia	Scincidae	2499	<i>Lerista punctatovittata</i>		Eastern Robust Slider	P		1	
Animalia	Reptilia	Scincidae	2419	<i>Liopholis modesta</i>		Eastern Ranges Rock-skink	P		1	
Animalia	Reptilia	Scincidae	2580	<i>Tiliqua scincoides</i>		Eastern Blue-tongue	P		2	
Animalia	Reptilia	Agamidae	2177	<i>Pogona barbata</i>		Bearded Dragon	P		3	
Animalia	Reptilia	Varanidae	2283	<i>Varanus varius</i>		Lace Monitor	P		1	
Animalia	Reptilia	Typhlopidae	2603	<i>Anilius proximus</i>		Proximus Blind Snake	P		1	
Animalia	Reptilia	Typhlopidae	T112	<i>Anilius sp.</i>		blind snake	P		1	
Animalia	Reptilia	Typhlopidae	2606	<i>Anilius wiedii</i>		Brown-snouted Blind Snake	P		1	
Animalia	Reptilia	Elapidae	2711	<i>Brachyurophis australis</i>		Coral Snake	P		2	
Animalia	Reptilia	Elapidae	2669	<i>Furina diadema</i>		Red-naped Snake	P		2	
Animalia	Reptilia	Elapidae	2692	<i>Pseudechis guttatus</i>		Spotted Black Snake	P		2	
Animalia	Reptilia	Elapidae	9075	<i>Pseudechis sp.</i>		Unidentified Black Snake	P		1	
Animalia	Reptilia	Elapidae	2699	<i>Pseudonaja textilis</i>		Eastern Brown Snake	P		3	
Animalia	Aves	Phasianidae	0009	<i>Coturnix pectoralis</i>		Stubble Quail	P		1	
Animalia	Aves	Anatidae	0208	<i>Anas superciliosa</i>		Pacific Black Duck	P		7	
Animalia	Aves	Anatidae	0202	<i>Chenonetta jubata</i>		Australian Wood Duck	P		5	
Animalia	Aves	Anatidae	0203	<i>Cygnus atratus</i>		Black Swan	P		1	
Animalia	Aves	Columbidae	0957	<i>Columba livia</i>	*	Rock Dove			3	
Animalia	Aves	Columbidae	0031	<i>Geopelia cuneata</i>		Diamond Dove	P		1	
Animalia	Aves	Columbidae	0032	<i>Geopelia humeralis</i>		Bar-shouldered Dove	P		2	
Animalia	Aves	Columbidae	9931	<i>Geopelia striata</i>		Peaceful Dove	P		3	
Animalia	Aves	Columbidae	0043	<i>Ocyphaps lophotes</i>		Crested Pigeon	P		10	
Animalia	Aves	Columbidae	0034	<i>Phaps chalcoptera</i>		Common Bronzewing	P		1	
Animalia	Aves	Podargidae	0313	<i>Podargus strigoides</i>		Tawny Frogmouth	P		3	
Animalia	Aves	Aegothelidae	0317	<i>Aegothales cristatus</i>		Australian Owlet-nightjar	P		2	
Animalia	Aves	Apodidae	0335	<i>Apus pacificus</i>		Fork-tailed Swift	P	C,J,K	1	
Animalia	Aves	Ardeidae	0188	<i>Egretta novaehollandiae</i>		White-faced Heron	P		4	
Animalia	Aves	Threskiornithidae	0180	<i>Threskiornis spinicollis</i>		Straw-necked Ibis	P		3	
Animalia	Aves	Accipitridae	0221	<i>Accipiter fasciatus</i>		Brown Goshawk	P		2	
Animalia	Aves	Accipitridae	0224	<i>Aquila audax</i>		Wedge-tailed Eagle	P		2	
Animalia	Aves	Accipitridae	0232	<i>Elanus axillaris</i>		Black-shouldered Kite	P		2	

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Aves	Accipitridae	0228	<i>Haliastur sphenurus</i>		Whistling Kite	P		2	
Animalia	Aves	Accipitridae	0225	<i>Hieraetus morphnoides</i>		Little Eagle	V,P		2	
Animalia	Aves	Accipitridae	0230	<i>Lophoictinia isura</i>		Square-tailed Kite	V,P,3		1	
Animalia	Aves	Falconidae	0240	<i>Falco cenchroides cenchroides</i>		Nankeen Kestrel	P		8	
Animalia	Aves	Falconidae	0235	<i>Falco longipennis</i>		Australian Hobby	P		2	
Animalia	Aves	Charadriidae	0133	<i>Vanellus miles</i>		Masked Lapwing	P		4	
Animalia	Aves	Scolopacidae	0168	<i>Gallinago hardwickii</i>		Latham's Snipe	P	J,K	1	
Animalia	Aves	Turnicidae	0014	<i>Turnix varius</i>		Painted Button-quail	P		1	
Animalia	Aves	Cacatuidae	0269	<i>Cacatua galerita</i>		Sulphur-crested Cockatoo	P		13	
Animalia	Aves	Cacatuidae	0271	<i>Cacatua sanguinea</i>		Little Corella	P		3	
Animalia	Aves	Cacatuidae	0273	<i>Eolophus roseicapilla</i>		Galah	P		17	
Animalia	Aves	Cacatuidae	0274	<i>Nymphicus hollandicus</i>		Cockatiel	P		1	
Animalia	Aves	Psittacidae	0281	<i>Alisterus scapularis</i>		Australian King-Parrot	P		6	
Animalia	Aves	Psittacidae	0294	<i>Barnardius zonarius</i>		Australian Ringneck	P		2	
Animalia	Aves	Psittacidae	0258	<i>Glossopsitta concinna</i>		Musk Lorikeet	P		3	
Animalia	Aves	Psittacidae	0260	<i>Glossopsitta pusilla</i>		Little Lorikeet	V,P		5	
Animalia	Aves	Psittacidae	0309	<i>Lathamus discolor</i>		Swift Parrot	E1,P	CE	4	
Animalia	Aves	Psittacidae	0302	<i>Neophema pulchella</i>		Turquoise Parrot	V,P,3		1	
Animalia	Aves	Psittacidae	0288	<i>Platycercus eximius</i>		Eastern Rosella	P		7	
Animalia	Aves	Psittacidae	T039	<i>Platycercus sp.</i>		Unidentified Rosella	P		1	
Animalia	Aves	Psittacidae	0295	<i>Psephotus haematonotus</i>		Red-rumped Parrot	P		4	
Animalia	Aves	Psittacidae	9947	<i>Trichoglossus haematodus</i>		Rainbow Lorikeet	P		3	
Animalia	Aves	Cuculidae	0338	<i>Cacomantis flabelliformis</i>		Fan-tailed Cuckoo	P		1	
Animalia	Aves	Cuculidae	0342	<i>Chalcites basalus</i>		Horsfield's Bronze-Cuckoo	P		1	
Animalia	Aves	Cuculidae	0348	<i>Scythrops novaehollandiae</i>		Channel-billed Cuckoo	P		2	
Animalia	Aves	Strigidae	9922	<i>Ninox novaeseelandiae</i>		Southern Boobook	P		3	
Animalia	Aves	Alcedinidae	0322	<i>Dacelo novaeguineae</i>		Laughing Kookaburra	P		4	
Animalia	Aves	Alcedinidae	0326	<i>Todiramphus sanctus</i>		Sacred Kingfisher	P		4	
Animalia	Aves	Meropidae	0329	<i>Merops ornatus</i>		Rainbow Bee-eater	P		1	
Animalia	Aves	Climacteridae	8127	<i>Climacteris picumnus victoriae</i>		Brown Treecreeper (eastern subspecies)	V,P		2	
Animalia	Aves	Climacteridae	0558	<i>Cormobates leucophaea</i>		White-throated Treecreeper	P		1	
Animalia	Aves	Maluridae	0529	<i>Malurus cyaneus</i>		Superb Fairy-wren	P		3	
Animalia	Aves	Maluridae	0536	<i>Malurus lamberti</i>		Variegated Fairy-wren	P		2	
Animalia	Aves	Acanthizidae	0486	<i>Acanthiza chrysorrhoa</i>		Yellow-rumped Thornbill	P		4	
Animalia	Aves	Acanthizidae	0471	<i>Acanthiza nana</i>		Yellow Thornbill	P		2	
Animalia	Aves	Acanthizidae	0475	<i>Acanthiza pusilla</i>		Brown Thornbill	P		1	
Animalia	Aves	Acanthizidae	0484	<i>Acanthiza reguloides</i>		Buff-rumped Thornbill	P		1	
Animalia	Aves	Acanthizidae	0504	<i>Chthonicola sagittata</i>		Speckled Warbler	V,P		5	
Animalia	Aves	Acanthizidae	0463	<i>Gerygone fusca</i>		Western Gerygone	P		1	
Animalia	Aves	Acanthizidae	0465	<i>Smicronis brevirostris</i>		Weebill	P		2	
Animalia	Aves	Pardalotidae	0565	<i>Pardalotus punctatus</i>		Spotted Pardalote	P		1	
Animalia	Aves	Pardalotidae	0976	<i>Pardalotus striatus</i>		Striated Pardalote	P		3	
Animalia	Aves	Meliphagidae	0640	<i>Acanthagenys rufogularis</i>		Spiny-cheeked Honeyeater	P		6	
Animalia	Aves	Meliphagidae	0638	<i>Anthochaera carunculata</i>		Red Wattlebird	P		1	
Animalia	Aves	Meliphagidae	T210	<i>Anthochaera sp.</i>		Unidentified Wattlebird	P		1	
Animalia	Aves	Meliphagidae	0614	<i>Caligavis chrysops</i>		Yellow-faced Honeyeater	P		1	
Animalia	Aves	Meliphagidae	0634	<i>Manorina melanocephala</i>		Noisy Miner	P		6	
Animalia	Aves	Meliphagidae	0617	<i>Nesoptilotis leucotis</i>		White-eared Honeyeater	P		1	
Animalia	Aves	Meliphagidae	0646	<i>Philemon citreogularis</i>		Little Friarbird	P		6	
Animalia	Aves	Meliphagidae	0645	<i>Philemon corniculatus</i>		Noisy Friarbird	P		5	
Animalia	Aves	Meliphagidae	0585	<i>Plectorhyncha lanceolata</i>		Striped Honeyeater	P		2	
Animalia	Aves	Meliphagidae	0613	<i>Ptilotula fusca</i>		Fuscous Honeyeater	P		2	
Animalia	Aves	Meliphagidae	0625	<i>Ptilotula penicillata</i>		White-plumed Honeyeater	P		5	
Animalia	Aves	Neosittidae	0549	<i>Daphoenositta chrysoptera</i>		Varied Sittella	V,P		1	
Animalia	Aves	Campephagidae	0424	<i>Coracina novaehollandiae</i>		Black-faced Cuckoo-shrike	P		5	
Animalia	Aves	Campephagidae	0430	<i>Lalage sueurii</i>		White-winged Triller	P		1	
Animalia	Aves	Pachycephalidae	0408	<i>Colluricincla harmonica</i>		Grey Shrike-thrush	P		3	
Animalia	Aves	Pachycephalidae	0398	<i>Pachycephala pectoralis</i>		Golden Whistler	P		1	

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Animalia	Aves	Pachycephalidae	0401	<i>Pachycephala rufiventris</i>		Rufous Whistler	P		4	
Animalia	Aves	Artamidae	8519	<i>Artamus cyanopterus cyanopterus</i>		Dusky Woodswallow	V,P		2	
Animalia	Aves	Artamidae	0700	<i>Cracticus nigrogularis</i>		Pied Butcherbird	P		3	
Animalia	Aves	Artamidae	T022	<i>Cracticus sp.</i>		Unidentified Butcherbird	P		2	
Animalia	Aves	Artamidae	0702	<i>Cracticus torquatus</i>		Grey Butcherbird	P		2	
Animalia	Aves	Artamidae	0705	<i>Gymnorhina tibicen</i>		Australian Magpie	P		20	
Animalia	Aves	Artamidae	0694	<i>Strepera graculina</i>		Pied Currawong	P		6	
Animalia	Aves	Rhipiduridae	0361	<i>Rhipidura albiscapa</i>		Grey Fantail	P		2	
Animalia	Aves	Rhipiduridae	0364	<i>Rhipidura leucophrys</i>		Willie Wagtail	P		8	
Animalia	Aves	Corvidae	0930	<i>Corvus coronoides</i>		Australian Raven	P		5	
Animalia	Aves	Corvidae	9902	<i>Corvus orru</i>		Torresian Crow	P		2	
Animalia	Aves	Monarchidae	0415	<i>Grallina cyanoleuca</i>		Magpie-lark	P		3	
Animalia	Aves	Monarchidae	9955	<i>Myiagra inquieta</i>		Restless Flycatcher	P		1	
Animalia	Aves	Corcoracidae	0693	<i>Corcorax melanorhamphos</i>		White-winged Chough	P		1	
Animalia	Aves	Petroicidae	0392	<i>Eopsaltria australis</i>		Eastern Yellow Robin	P		2	
Animalia	Aves	Petroicidae	0377	<i>Microeca fascians</i>		Jacky Winter	P		1	
Animalia	Aves	Hirundinidae	0358	<i>Cheramoeca leucosterna</i>		White-backed Swallow	P		1	
Animalia	Aves	Hirundinidae	0357	<i>Hirundo neoxena</i>		Welcome Swallow	P		6	
Animalia	Aves	Hirundinidae	0360	<i>Petrochelidon ariel</i>		Fairy Martin	P		3	
Animalia	Aves	Turdidae	0991	<i>Turdus merula</i>	*	Eurasian Blackbird			1	
Animalia	Aves	Sturnidae	0999	<i>Sturnus vulgaris</i>	*	Common Starling			7	
Animalia	Aves	Zosteropidae	0574	<i>Zosterops lateralis</i>		Silvereye	P		4	
Animalia	Aves	Dicaeidae	0564	<i>Dicaeum hirundinaceum</i>		Mistletoebird	P		4	
Animalia	Aves	Estrildidae	0655	<i>Stizoptera bichenovii</i>		Double-barred Finch	P		5	
Animalia	Aves	Passeridae	0995	<i>Passer domesticus</i>	*	House Sparrow			5	
Animalia	Aves	Motacillidae	0647	<i>Anthus novaeseelandiae</i>		Australian Pipit	P		4	
Animalia	Mammalia	Ornithorhynchidae	1001	<i>Ornithorhynchus anatinus</i>		Platypus	P		4	
Animalia	Mammalia	Tachyglossidae	1003	<i>Tachyglossus aculeatus</i>		Short-beaked Echidna	P		58	
Animalia	Mammalia	Dasyuridae	1008	<i>Dasyurus maculatus</i>		Spotted-tailed Quoll	V,P	E	4	
Animalia	Mammalia	Dasyuridae	1061	<i>Sminthopsis murina</i>		Common Dunnart	P		2	
Animalia	Mammalia	Phascolarctidae	1162	<i>Phascolarctos cinereus</i>		Koala	E1,P	E	257	
Animalia	Mammalia	Vombatidae	1165	<i>Vombatus ursinus</i>		Bare-nosed Wombat	P		2	
Animalia	Mammalia	Petauridae	1138	<i>Petaurus breviceps</i>		Sugar Glider	P		1	
Animalia	Mammalia	Pseudocheiridae	1129	<i>Pseudocheirus peregrinus</i>		Common Ringtail Possum	P		2	
Animalia	Mammalia	Phalangeridae	T082	<i>Trichosurus sp.</i>		brushtail possum	P		61	
Animalia	Mammalia	Phalangeridae	1113	<i>Trichosurus vulpecula</i>		Common Brushtail Possum	P		14	
Animalia	Mammalia	Macropodidae	1265	<i>Macropus giganteus</i>		Eastern Grey Kangaroo	P		10	
Animalia	Mammalia	Macropodidae	T085	<i>Macropus sp.</i>		kangaroo / wallaby	P		29	
Animalia	Mammalia	Macropodidae	1261	<i>Notamacropus rufogriseus</i>		Red-necked Wallaby	P		1	
Animalia	Mammalia	Macropodidae	1266	<i>Osphranter robustus</i>		Common Wallaroo	P		2	
Animalia	Mammalia	Pteropodidae	1280	<i>Pteropus poliocephalus</i>		Grey-headed Flying-fox	V,P	V	2	
Animalia	Mammalia	Pteropodidae	T087	<i>Pteropus sp.</i>		Flying-fox	P		4	
Animalia	Mammalia	Emballonuridae	1321	<i>Saccolaimus flaviventris</i>		Yellow-bellied Sheath-tail-bat	V,P		1	
Animalia	Mammalia	Molossidae	1324	<i>Austronomus australis</i>		White-striped Freetail-bat	P		1	
Animalia	Mammalia	Molossidae	1946	<i>Ozimops petersi</i>			P		1	
Animalia	Mammalia	Molossidae	1940	<i>Ozimops planiceps</i>		South-eastern Free-tailed Bat			2	
Animalia	Mammalia	Molossidae	1938	<i>Ozimops ridei</i>		Eastern Free-tailed Bat	P		1	
Animalia	Mammalia	Vespertilionidae	1349	<i>Chalinolobus gouldii</i>		Gould's Wattled Bat	P		3	
Animalia	Mammalia	Vespertilionidae	1351	<i>Chalinolobus morio</i>		Chocolate Wattled Bat	P		2	
Animalia	Mammalia	Vespertilionidae	T315	<i>Nyctophilus corbeni</i>		Corben's Long-eared Bat	V,P	V	1	
Animalia	Mammalia	Vespertilionidae	1335	<i>Nyctophilus geoffroyi</i>		Lesser Long-eared Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1364	<i>Scotorepens balstoni</i>		Inland Broad-nosed Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1365	<i>Scotorepens orion</i>		Eastern Broad-nosed Bat	P		1	

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Animalia	Mammalia	Vespertilionidae	1022	<i>Vespadelus darlingtoni</i>		Large Forest Bat	P		1	
Animalia	Mammalia	Vespertilionidae	1025	<i>Vespadelus troughtoni</i>		Eastern Cave Bat	V,P		29	
Animalia	Mammalia	Vespertilionidae	1379	<i>Vespadelus vulturnus</i>		Little Forest Bat	P		2	
Animalia	Mammalia	Muridae	1412	<i>Mus musculus</i>	*	House Mouse			1	
Animalia	Mammalia	Muridae	1395	<i>Rattus fuscipes</i>		Bush Rat	P		1	
Animalia	Mammalia	Muridae	1408	<i>Rattus rattus</i>	*	Black Rat			1	
Animalia	Mammalia	Canidae	1531	<i>Canis lupus</i>	*	Dingo, domestic dog			5	
Animalia	Mammalia	Canidae	1532	<i>Vulpes vulpes</i>	*	Fox			53	
Animalia	Mammalia	Felidae	1536	<i>Felis catus</i>	*	Cat			2	
Animalia	Mammalia	Leporidae	1929	<i>Lepus capensis occidentalis</i>	*	Brown Hare			2	
Animalia	Mammalia	Leporidae	1510	<i>Oryctolagus cuniculus</i>	*	Rabbit			4	
Animalia	Mammalia	Equidae	1512	<i>Equus caballus</i>	*	Horse			1	
Animalia	Mammalia	Bovidae	1518	<i>Bos taurus</i>	*	European cattle			3	
Animalia	Mammalia	Cervidae	9112	<i>Cervus sp.</i>	*	Unidentified Deer			1	
Animalia	Insecta	Lycaenidae	T190	<i>Lucia Limbaria</i>		Grassland Copper			1	
Animalia	Unknown	Unknown Fauna	T202	<i>Microchiroptera suborder</i>		Unidentified Microbat			3	
Plantae	Flora	Acanthaceae	1003	<i>Brunoniella australis</i>		Blue Trumpet			2	
Plantae	Flora	Acanthaceae	9256	<i>Rostellularia adscendens</i>		Pink Tongues			1	
Plantae	Flora	Aizoaceae	11185	<i>Tetragonia tetragonioides</i>		New Zealand Spinach			1	
Plantae	Flora	Aizoaceae	6504	<i>Zaleya galericulata</i>		Hogweed			1	
Plantae	Flora	Aizoaceae	7094	<i>Zaleya galericulata subsp. australis</i>					1	
Plantae	Flora	Alismataceae	1044	<i>Damasonium minus</i>		Starfruit			1	
Plantae	Flora	Alliaceae	8963	<i>Nothoscordum borbonicum</i>	*	Onion Weed			3	
Plantae	Flora	Amaranthaceae	6478	<i>Alternanthera denticulata</i>		Lesser Joyweed			4	
Plantae	Flora	Amaranthaceae	7191	<i>Alternanthera pungens</i>	*	Khaki Weed			3	
Plantae	Flora	Amaranthaceae	8485	<i>Alternanthera sp. A</i>					1	
Plantae	Flora	Amaranthaceae	1057	<i>Amaranthus macrocarpus</i>		Dwarf Amaranth			5	
Plantae	Flora	Amaranthaceae	9092	<i>Amaranthus macrocarpus var. macrocarpus</i>					1	
Plantae	Flora	Amaranthaceae	1060	<i>Amaranthus powellii</i>	*	Powell's Amaranth			1	
Plantae	Flora	Amaranthaceae	1064	<i>Amaranthus viridis</i>	*	Green Amaranth			2	
Plantae	Flora	Amaranthaceae	7056	<i>Gomphrena celosioides</i>	*	Gomphrena Weed			5	
Plantae	Flora	Amaranthaceae	1077	<i>Ptilotus macrocephalus</i>		Green Pusytails			1	
Plantae	Flora	Amaryllidaceae	6607	<i>Crinum flaccidum</i>		Darling Lily			1	
Plantae	Flora	Anacardiaceae	1086	<i>Schinus oreira</i>	*	Pepper Tree			2	
Plantae	Flora	Anthericaceae	6896	<i>Caesia calliantha</i>					1	
Plantae	Flora	Anthericaceae	7355	<i>Tricoryne elatior</i>		Yellow Autumn-lily			1	
Plantae	Flora	Apiaceae	1098	<i>Ammi majus</i>	*	Bishop's Weed			4	
Plantae	Flora	Apiaceae	11195	<i>Cyclospermum leptophyllum</i>	*	Slender Celery			3	
Plantae	Flora	Apiaceae	1109	<i>Daucus glochidiatus</i>		Native Carrot			3	
Plantae	Flora	Apiaceae	8805	<i>Daucus glochidiatus f. F</i>		Native Carrot			1	
Plantae	Flora	Apiaceae	1118	<i>Foeniculum vulgare</i>	*	Fennel			2	
Plantae	Flora	Apocynaceae	1227	<i>Gomphocarpus fruticosus</i>	*	Narrow-leaved Cotton Bush			3	
Plantae	Flora	Apocynaceae	MARS	<i>Marsdenia spp.</i>					1	
Plantae	Flora	Apocynaceae	10896	<i>Marsdenia viridiflora subsp. viridiflora</i>		Native Pear			1	
Plantae	Flora	Apocynaceae	1178	<i>Parsonia eucalyptophylla</i>		Gargaloo			4	
Plantae	Flora	Asparagaceae	3518	<i>Arthropodium minus</i>		Small Vanilla Lily			1	
Plantae	Flora	Asphodelaceae	3524	<i>Asphodelus fistulosus</i>	*	Onion Weed			1	
Plantae	Flora	Asphodelaceae	6789	<i>Dianella caerulea var. cinerascens</i>					1	
Plantae	Flora	Asteraceae	1273	<i>Arctotheca calendula</i>	*	Capeweed			1	
Plantae	Flora	Asteraceae	1280	<i>Aster subulatus</i>	*	Wild Aster			3	
Plantae	Flora	Asteraceae	ASTRC	<i>Asteraceae indeterminate</i>		Daisies			1	
Plantae	Flora	Asteraceae	1283	<i>Bidens pilosa</i>	*	Cobbler's Pegs			3	
Plantae	Flora	Asteraceae	1284	<i>Bidens subalternans</i>	*	Greater Beggar's Ticks			1	
Plantae	Flora	Asteraceae	7244	<i>Brachyscome diversifolia var. dissecta</i>					1	
Plantae	Flora	Asteraceae	1337	<i>Calotis cuneifolia</i>		Purple Burr-Daisy			2	

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Plantae	Flora	Asteraceae	1344	<i>Calotis lappulacea</i>		Yellow Burr-daisy			7	
Plantae	Flora	Asteraceae	1358	<i>Carthamus lanatus</i>	*	Saffron Thistle			4	
Plantae	Flora	Asteraceae	1370	<i>Cassinia quinquefaria</i>					4	
Plantae	Flora	Asteraceae	1382	<i>Centaurea melitensis</i>	*	Maltese Cockspur			3	
Plantae	Flora	Asteraceae	1383	<i>Centaurea solstitialis</i>	*	St Barnabys Thistle			5	
Plantae	Flora	Asteraceae	14360	<i>Centipeda minima subsp. minima</i>		spreading sneezeweed			1	
Plantae	Flora	Asteraceae	1386	<i>Centipeda thespidioides</i>		Desert Sneezeweed			1	
Plantae	Flora	Asteraceae	1391	<i>Chondrilla juncea</i>	*	Skeleton Weed			3	
Plantae	Flora	Asteraceae	8559	<i>Chrysocephalum apiculatum</i>		Common Everlasting			2	
Plantae	Flora	Asteraceae	8562	<i>Chrysocephalum semipapposum</i>		Clustered Everlasting			4	
Plantae	Flora	Asteraceae	CHRY	<i>Chrysocephalum spp.</i>					1	
Plantae	Flora	Asteraceae	1397	<i>Cichorium intybus</i>	*	Chicory			4	
Plantae	Flora	Asteraceae	1400	<i>Cirsium vulgare</i>	*	Spear Thistle			3	
Plantae	Flora	Asteraceae	1404	<i>Conyza bonariensis</i>	*	Flaxleaf Fleabane			5	
Plantae	Flora	Asteraceae	10442	<i>Conyza sumatrensis</i>	*	Tall fleabane			1	
Plantae	Flora	Asteraceae	1410	<i>Cosmos bipinnatus</i>	*				2	
Plantae	Flora	Asteraceae	9690	<i>Euchiton sphaericus</i>		Star Cudweed			1	
Plantae	Flora	Asteraceae	HELI	<i>Helichrysum spp.</i>					1	
Plantae	Flora	Asteraceae	15124	<i>Hypochaeris albiflora</i>	*	White Flatweed			2	
Plantae	Flora	Asteraceae	1540	<i>Hypochaeris glabra</i>	*	Smooth Catsear			1	
Plantae	Flora	Asteraceae	8788	<i>Hypochaeris radicata</i>	*	Catsear			2	
Plantae	Flora	Asteraceae	1549	<i>Lactuca saligna</i>	*	Willow-leaved Lettuce			2	
Plantae	Flora	Asteraceae	1550	<i>Lactuca serriola</i>	*	Prickly Lettuce			3	
Plantae	Flora	Asteraceae	12767	<i>Leiocarpa leptolepis</i>		Pale Plover-daisy			1	
Plantae	Flora	Asteraceae	15129	<i>Leontodon rhagadioloides</i>	*	Cretan Weed			4	
Plantae	Flora	Asteraceae	1571	<i>Minuria cunninghamii</i>		Bush Minuria			1	
Plantae	Flora	Asteraceae	1590	<i>Olearia elliptica</i>		Sticky Daisy-bush			2	
Plantae	Flora	Asteraceae	9206	<i>Ozothamnus cassinioides</i>					1	
Plantae	Flora	Asteraceae	8557	<i>Ozothamnus diosmifolius</i>		White Dogwood			1	
Plantae	Flora	Asteraceae	14032	<i>Rhaphonticum repens</i>	*	Creeping Knapweed			2	
Plantae	Flora	Asteraceae	10166	<i>Schkuhria pinnata var. abrotanoides</i>	*	Dwarf Marigold			2	
Plantae	Flora	Asteraceae	1650	<i>Scolymus maculatus</i>	*	Spotted Thistle			2	
Plantae	Flora	Asteraceae	7914	<i>Senecio diaschides</i>					1	
Plantae	Flora	Asteraceae	1675	<i>Senecio quadridentatus</i>		Cotton Fireweed			1	
Plantae	Flora	Asteraceae	8781	<i>Sigesbeckia australiensis</i>					1	
Plantae	Flora	Asteraceae	1684	<i>Silybum marianum</i>	*	Variiegated Thistle			8	
Plantae	Flora	Asteraceae	8253	<i>Solenogyne bellioides</i>		Solengyne			1	
Plantae	Flora	Asteraceae	1689	<i>Sonchus asper</i>	*	Prickly Sowthistle			1	
Plantae	Flora	Asteraceae	1690	<i>Sonchus oleraceus</i>	*	Common Sowthistle			6	
Plantae	Flora	Asteraceae	TAGE	<i>Tagetes spp.</i>	*				1	
Plantae	Flora	Asteraceae	1698	<i>Taraxacum officinale</i>	*	Dandelion			2	
Plantae	Flora	Asteraceae	14051	<i>Tragopogon porrifolius subsp. porrifolius</i>	*	Salsify			1	
Plantae	Flora	Asteraceae	12820	<i>Venidium fastuosum</i>	*				1	
Plantae	Flora	Asteraceae	1709	<i>Vittadinia cervicalis</i>					3	
Plantae	Flora	Asteraceae	1711	<i>Vittadinia cuneata</i>					4	
Plantae	Flora	Asteraceae	6737	<i>Vittadinia cuneata var. cuneata</i>					1	
Plantae	Flora	Asteraceae	1716	<i>Vittadinia muelleri</i>					1	
Plantae	Flora	Asteraceae	1718	<i>Vittadinia pustulata</i>		Fuzzweed			1	
Plantae	Flora	Asteraceae	VITT	<i>Vittadinia spp.</i>		Fuzzweed			1	
Plantae	Flora	Asteraceae	1719	<i>Vittadinia sulcata</i>					1	
Plantae	Flora	Asteraceae	7130	<i>Xanthium occidentale</i>	*	Noogoora Burr			5	
Plantae	Flora	Asteraceae	1729	<i>Xanthium spinosum</i>	*	Bathurst Burr			3	
Plantae	Flora	Asteraceae	7452	<i>Xanthium strumarium</i>	*				1	
Plantae	Flora	Asteraceae	11377	<i>Xerochrysum bracteatum</i>		Golden Everlasting			4	
Plantae	Flora	Asteraceae	11380	<i>Xerochrysum viscosum</i>		Sticky Everlasting			1	
Plantae	Flora	Azollaceae	9260	<i>Azolla filiculoides</i>		Pacific Azolla			1	
Plantae	Flora	Bignoniaceae	8688	<i>Jacaranda mimosifolia</i>	*	Jacaranda			1	
Plantae	Flora	Bignoniaceae	1740	<i>Pandorea pandorana</i>		Wonga Wonga Vine			1	

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Plantae	Flora	Bignoniaceae	10485	<i>Pandorea pandorana</i> <i>subsp. pandorana</i>		Wonga Wonga Vine			1	
Plantae	Flora	Boraginaceae	1744	<i>Amsinckia lycopsoides</i>	*				1	
Plantae	Flora	Boraginaceae	1747	<i>Cynoglossum australe</i>					1	
Plantae	Flora	Boraginaceae	1751	<i>Echium plantagineum</i>	*	Patterson's Curse			3	
Plantae	Flora	Boraginaceae	1752	<i>Echium vulgare</i>	*	Viper's Bugloss			3	
Plantae	Flora	Boraginaceae	1754	<i>Ehretia membranifolia</i>		Peach Bush			2	
Plantae	Flora	Boraginaceae	1771	<i>Omphalolappula concava</i>		Burr Stickseed			1	
Plantae	Flora	Brassicaceae	10772	<i>Brassica napus</i>	*	Canola			1	
Plantae	Flora	Brassicaceae	1788	<i>Brassica nigra</i>	*	Black Mustard			1	
Plantae	Flora	Brassicaceae	1794	<i>Capsella bursa-pastoris</i>	*	Shepherd's Purse			3	
Plantae	Flora	Brassicaceae	1814	<i>Hirschfeldia incana</i>	*	Buchan Weed			9	
Plantae	Flora	Brassicaceae	1815	<i>Lepidium africanum</i>	*	Common Peppergrass			2	
Plantae	Flora	Brassicaceae	14924	<i>Lepidium didymum</i>	*	Lesser Swinecress			2	
Plantae	Flora	Brassicaceae	6643	<i>Lepidium pseudohyssopifolium</i> <i>Lepidium spp.</i>		Peppergrass			2	
Plantae	Flora	Brassicaceae	LEPI	<i>Lepidium spp.</i>					1	
Plantae	Flora	Brassicaceae	1841	<i>Rapistrum rugosum</i>	*	Turnip Weed			2	
Plantae	Flora	Brassicaceae	1850	<i>Sinapis arvensis</i>	*	Charlock			1	
Plantae	Flora	Brassicaceae	1855	<i>Sisymbrium orientale</i>	*	Indian Hedge Mustard			1	
Plantae	Flora	Cactaceae	12452	<i>Cereus uruguayanus</i>	*	Apple Cactus			1	
Plantae	Flora	Cactaceae	OPUN	<i>Opuntia spp.</i>	*				1	
Plantae	Flora	Cactaceae	1875	<i>Opuntia stricta</i>	*	Common Prickly Pear			10	
Plantae	Flora	Cactaceae	7659	<i>Opuntia stricta var. stricta</i>	*	Common Prickly Pear			2	
Plantae	Flora	Campanulaceae	14937	<i>Lobelia concolor</i>		Poison Pratia			4	
Plantae	Flora	Campanulaceae	1929	<i>Wahlenbergia communis</i>		Tufted Bluebell			6	
Plantae	Flora	Campanulaceae	7314	<i>Wahlenbergia luteola</i>		Bluebell			3	
Plantae	Flora	Campanulaceae	WAHL	<i>Wahlenbergia spp.</i>		Bluebell			1	
Plantae	Flora	Campanulaceae	1938	<i>Wahlenbergia stricta</i>		Tall Bluebell			2	
Plantae	Flora	Campanulaceae	8708	<i>Wahlenbergia stricta subsp. stricta</i>		Tall Bluebell			1	
Plantae	Flora	Capparaceae	1942	<i>Apophyllum anomalum</i>		Warrior Bush			1	
Plantae	Flora	Capparaceae	1945	<i>Capparis mitchellii</i>		Native Orange			4	
Plantae	Flora	Caprifoliaceae	1952	<i>Lonicera japonica</i>	*	Japanese Honeysuckle			1	
Plantae	Flora	Caryophyllaceae	1974	<i>Paronychia brasiliiana</i>	*	Chilean Whitlow Wort, Brazilian Whitlow			1	
Plantae	Flora	Caryophyllaceae	7584	<i>Petrorhagia nanteuilii</i>	*	Proliferous Pink			1	
Plantae	Flora	Caryophyllaceae	1979	<i>Polycarpon tetraphyllum</i>	*	Four-leaved Allseed			1	
Plantae	Flora	Caryophyllaceae	1991	<i>Silene gallica</i>	*	French Catchfly			1	
Plantae	Flora	Casuarinaceae	8370	<i>Allocasuarina diminuta subsp. diminuta</i>					1	
Plantae	Flora	Casuarinaceae	2013	<i>Allocasuarina luehmannii</i>		Bulloak			1	
Plantae	Flora	Casuarinaceae	2019	<i>Casuarina cristata</i>		Belah			1	
Plantae	Flora	Casuarinaceae	9006	<i>Casuarina cunninghamiana subsp. cunninghamiana</i>		River Oak			1	
Plantae	Flora	Celastraceae	14672	<i>Denhamia cunninghamii</i>					4	
Plantae	Flora	Chenopodiaceae	6368	<i>Atriplex leptocarpa</i>		Slender-fruit Saltbush			3	
Plantae	Flora	Chenopodiaceae	2070	<i>Atriplex semibaccata</i>		Creeping Saltbush			3	
Plantae	Flora	Chenopodiaceae	2075	<i>Atriplex suberecta</i>					1	
Plantae	Flora	Chenopodiaceae	2084	<i>Chenopodium album</i>	*	Fat Hen			2	
Plantae	Flora	Chenopodiaceae	15125	<i>Dysphania carinata</i>		Keeled Goosefoot			1	
Plantae	Flora	Chenopodiaceae	14714	<i>Dysphania melanocarpa</i>					1	
Plantae	Flora	Chenopodiaceae	DYSP	<i>Dysphania spp.</i>					1	
Plantae	Flora	Chenopodiaceae	2110	<i>Einadia hastata</i>		Berry Saltbush			4	

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Plantae	Flora	Chenopodiaceae	2111	<i>Einadia nutans</i>		Climbing Saltbush			3	
Plantae	Flora	Chenopodiaceae	6482	<i>Einadia nutans subsp. nutans</i>		Climbing Saltbush			1	
Plantae	Flora	Chenopodiaceae	2112	<i>Einadia polygonoides</i>		Knotweed Goosefoot			2	
Plantae	Flora	Chenopodiaceae	2113	<i>Einadia trigonos</i>		Fishweed			3	
Plantae	Flora	Chenopodiaceae	7909	<i>Einadia trigonos subsp. stellulata</i>					1	
Plantae	Flora	Chenopodiaceae	7193	<i>Einadia trigonos subsp. trigonos</i>					1	
Plantae	Flora	Chenopodiaceae	2114	<i>Enchylaena tomentosa</i>		Ruby Saltbush			1	
Plantae	Flora	Chenopodiaceae	2119	<i>Maireana aphylla</i>		Cotton Bush			2	
Plantae	Flora	Chenopodiaceae	2128	<i>Maireana enchylaenoides</i>		Wingless Fissure-weed			1	
Plantae	Flora	Chenopodiaceae	2138	<i>Maireana microphylla</i>		Small-leaf Bluebush			1	
Plantae	Flora	Chenopodiaceae	2160	<i>Rhagodia parabolica</i>					2	
Plantae	Flora	Chenopodiaceae	14594	<i>Salsola australis</i>					1	
Plantae	Flora	Chenopodiaceae	7923	<i>Salsola kali var. kali</i>		Buckbush			4	
Plantae	Flora	Chenopodiaceae	2165	<i>Scleroblitum atriplicinum</i>		Purple Goosefoot			1	
Plantae	Flora	Chenopodiaceae	2170	<i>Sclerolaena birchii</i>		Galvanized Burr			7	
Plantae	Flora	Chenopodiaceae	2178	<i>Sclerolaena divaricata</i>		Tangled Copperburr			1	
Plantae	Flora	Chenopodiaceae	7570	<i>Sclerolaena muricata var. muricata</i>		Black Rolypoly			1	
Plantae	Flora	Chenopodiaceae	7799	<i>Sclerolaena muricata var. villosa</i>		Black Rolypoly			1	
Plantae	Flora	Colchicaceae	WURM	<i>Wurmbea spp.</i>					1	
Plantae	Flora	Commelinaceae	2209	<i>Commelina cyanea</i>		Native Wandering Jew			1	
Plantae	Flora	Commelinaceae	6954	<i>Commelina ensifolia</i>		Scurvy Grass			1	
Plantae	Flora	Commelinaceae	6788	<i>Murdannia graminea</i>					1	
Plantae	Flora	Convolvulaceae	CONVC	<i>Convolvulaceae indeterminate</i>	*	Morning glories			1	
Plantae	Flora	Convolvulaceae	12255	<i>Convolvulus angustissimus</i>					1	
Plantae	Flora	Convolvulaceae	2220	<i>Convolvulus erubescens</i>		Pink Bindweed			2	
Plantae	Flora	Convolvulaceae	2287	<i>Cuscuta campestris</i>	*	Golden Dodder			2	
Plantae	Flora	Convolvulaceae	2222	<i>Dichondra repens</i>		Kidney Weed			3	
Plantae	Flora	Convolvulaceae	15127	<i>Dichondra sp. Inglewood</i>					6	
Plantae	Flora	Cupressaceae	2279	<i>Callitris endlicheri</i>		Black Cypress Pine			2	
Plantae	Flora	Cupressaceae	6379	<i>Callitris glaucophylla</i>		White Cypress Pine			7	
Plantae	Flora	Cyperaceae	2327	<i>Carex inversa</i>		Knob Sedge			3	
Plantae	Flora	Cyperaceae	2364	<i>Cyperus eragrostis</i>	*	Umbrella Sedge			1	
Plantae	Flora	Cyperaceae	2366	<i>Cyperus exaltatus</i>					1	
Plantae	Flora	Cyperaceae	2372	<i>Cyperus fulvus</i>		Sticky Sedge			1	
Plantae	Flora	Cyperaceae	2374	<i>Cyperus gracilis</i>		Slender Flat-sedge			2	
Plantae	Flora	Cyperaceae	2402	<i>Cyperus subulatus</i>		Pointed Flat-sedge			3	
Plantae	Flora	Cyperaceae	2421	<i>Eleocharis plana</i>		Flat Spike-sedge			1	
Plantae	Flora	Cyperaceae	2422	<i>Eleocharis pusilla</i>					3	
Plantae	Flora	Cyperaceae	6402	<i>Lepidosperma laterale</i>		Variable Sword-sedge			1	
Plantae	Flora	Dilleniaceae	2542	<i>Hibbertia obtusifolia</i>		Hoary Guinea Flower			1	
Plantae	Flora	Dilleniaceae	2550	<i>Hibbertia serpyllifolia</i>		Hairy Guinea Flower			1	
Plantae	Flora	Ericaceae	2613	<i>Leucopogon biflorus</i>					1	
Plantae	Flora	Ericaceae	12952	<i>Styphelia triflora subsp. aroup B</i>					1	
Plantae	Flora	Euphorbiaceae	2694	<i>Beyeria viscosa</i>		Sticky Wallaby Bush			6	
Plantae	Flora	Euphorbiaceae	2704	<i>Croton phebalioides</i>					4	
Plantae	Flora	Euphorbiaceae	2710	<i>Euphorbia dallachyana</i>					1	
Plantae	Flora	Euphorbiaceae	7628	<i>Euphorbia drummondii</i>		Caustic Weed			2	
Plantae	Flora	Euphorbiaceae	15255	<i>Euphorbia papillifolia var. polyandra</i>					2	

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Plantae	Flora	Euphorbiaceae	6900	<i>Euphorbia tannensis</i> subsp. <i>eremophila</i>					1	
Plantae	Flora	Euphorbiaceae	2758	<i>Ricinocarpos bowmanii</i>					1	
Plantae	Flora	Fabaceae (Caesalpinioidea e)	9221	<i>Senna aciphylla</i>		Sprawling Cassia			2	
Plantae	Flora	Fabaceae (Caesalpinioidea e)	8492	<i>Senna artemisioides</i> subsp. <i>filifolia</i>					1	
Plantae	Flora	Fabaceae (Caesalpinioidea e)	14539	<i>Senna artemisioides</i> subsp. <i>X artemisioides</i>					2	
Plantae	Flora	Fabaceae (Caesalpinioidea e)	8494	<i>Senna artemisioides</i> subsp. <i>zygophylla</i>					4	
Plantae	Flora	Fabaceae (Caesalpinioidea e)	6644	<i>Senna barclayana</i>		Smooth Senna			2	
Plantae	Flora	Fabaceae (Faboideae)	7513	<i>Aeschynomene indica</i>		Budda Pea			1	
Plantae	Flora	Fabaceae (Faboideae)	14540	<i>Bossiaea concolor</i>					1	
Plantae	Flora	Fabaceae (Faboideae)	12173	<i>Crotalaria medicaginea</i> var. <i>neglecta</i>		Trefoil Rattlepod			1	
Plantae	Flora	Fabaceae (Faboideae)	10674	<i>Cullen tenax</i>		Emu-foot			3	
Plantae	Flora	Fabaceae (Faboideae)	2860	<i>Glycine clandestina</i>		Twining glycine			3	
Plantae	Flora	Fabaceae (Faboideae)	8522	<i>Glycine latifolia</i>					3	
Plantae	Flora	Fabaceae (Faboideae)	2861	<i>Glycine tabacina</i>		Variable Glycine			4	
Plantae	Flora	Fabaceae (Faboideae)	15314	<i>Grona varians</i>					2	
Plantae	Flora	Fabaceae (Faboideae)	2873	<i>Hardenbergia violacea</i>		False Sarsaparilla			1	
Plantae	Flora	Fabaceae (Faboideae)	2875	<i>Hovea lanceolata</i>					1	
Plantae	Flora	Fabaceae (Faboideae)	7544	<i>Indigofera adesmiifolia</i>		Tick Indigo			2	
Plantae	Flora	Fabaceae (Faboideae)	2882	<i>Indigofera australis</i>		Australian Indigo			1	
Plantae	Flora	Fabaceae (Faboideae)	INDI	<i>Indigofera</i> spp.					1	
Plantae	Flora	Fabaceae (Faboideae)	2918	<i>Medicago laciniata</i>	*	Cut-leaved Medic			3	
Plantae	Flora	Fabaceae (Faboideae)	2920	<i>Medicago minima</i>	*	Woolly Burr Medic			2	
Plantae	Flora	Fabaceae (Faboideae)	2922	<i>Medicago polymorpha</i>	*	Burr Medic			4	
Plantae	Flora	Fabaceae (Faboideae)	2926	<i>Medicago truncatula</i>	*	Barrel Medic			1	
Plantae	Flora	Fabaceae (Faboideae)	15128	<i>Oxytes brachypoda</i>		Large Tick-trefoil			3	
Plantae	Flora	Fabaceae (Faboideae)	2994	<i>Pultenaea foliolosa</i>					1	
Plantae	Flora	Fabaceae (Faboideae)	3003	<i>Pultenaea microphylla</i>					1	
Plantae	Flora	Fabaceae (Faboideae)	7304	<i>Rhynchosia minima</i>					1	
Plantae	Flora	Fabaceae (Faboideae)	7462	<i>Sesbania cannabina</i> var. <i>cannabina</i>		Sesbania Pea			1	
Plantae	Flora	Fabaceae (Faboideae)	10070	<i>Swainsona cadellii</i>					3	
Plantae	Flora	Fabaceae (Faboideae)	3041	<i>Swainsona galegifolia</i>		Smooth Darling Pea			2	
Plantae	Flora	Fabaceae (Faboideae)	3042	<i>Swainsona greyana</i>		Darling Pea			1	
Plantae	Flora	Fabaceae (Faboideae)	3059	<i>Swainsona swainsonioides</i>		Downy Swainson-pea			2	
Plantae	Flora	Fabaceae (Faboideae)	13059	<i>Trifolium alexandrinum</i> var. <i>serotinum</i>	*				1	
Plantae	Flora	Fabaceae (Faboideae)	3073	<i>Trifolium arvense</i>	*	Haresfoot Clover			2	

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Plantae	Flora	Fabaceae	3085	<i>Trifolium repens</i>	*	White Clover			4	
Plantae	Flora	Fabaceae (Faboideae)	TRIF	<i>Trifolium spp.</i>	*				1	
Plantae	Flora	Fabaceae (Mimosoideae)	6691	<i>Acacia buxifolia subsp. buxifolia</i>		Box-leaved Wattle			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3738	<i>Acacia cheelii</i>		Motherumbah			5	
Plantae	Flora	Fabaceae (Mimosoideae)	3759	<i>Acacia deanei</i>		Green Wattle			2	
Plantae	Flora	Fabaceae (Mimosoideae)	8269	<i>Acacia deanei subsp. deanei</i>		Deane's Wattle			2	
Plantae	Flora	Fabaceae (Mimosoideae)	3761	<i>Acacia decora</i>		Western Silver Wattle			5	
Plantae	Flora	Fabaceae (Mimosoideae)	3783	<i>Acacia gladiiformis</i>		Sword Wattle			2	
Plantae	Flora	Fabaceae (Mimosoideae)	3786	<i>Acacia hakeoides</i>		Hakea Wattle			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3788	<i>Acacia harpophylla</i>		Brigalow			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3791	<i>Acacia homalophylla</i>		Yarran			1	
Plantae	Flora	Fabaceae (Mimosoideae)	12032	<i>Acacia homalophylla <-> melvillei</i>					2	
Plantae	Flora	Fabaceae (Mimosoideae)	6472	<i>Acacia irrorata subsp. irrorata</i>		Green Wattle			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3813	<i>Acacia lineata</i>		Streaked Wattle			2	
Plantae	Flora	Fabaceae (Mimosoideae)	3824	<i>Acacia melanoxylon</i>		Blackwood			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3835	<i>Acacia neriifolia</i>		Silver Wattle			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3843	<i>Acacia oswaldii</i>		Miljee			2	
Plantae	Flora	Fabaceae (Mimosoideae)	3848	<i>Acacia pendula</i>		Weeping Myall, Boree			7	
Plantae	Flora	Fabaceae (Mimosoideae)	3858	<i>Acacia pruinosa</i>		Frosty Wattle			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3872	<i>Acacia salicina</i>		Cooba			3	
Plantae	Flora	Fabaceae (Mimosoideae)	10784	<i>Acacia sertiformis</i>					1	
Plantae	Flora	Fabaceae (Mimosoideae)	3878	<i>Acacia spectabilis</i>		Mudgee Wattle			1	
Plantae	Flora	Fabaceae (Mimosoideae)	ACAC	<i>Acacia spp.</i>		Wattle			2	
Plantae	Flora	Fabaceae (Mimosoideae)	3879	<i>Acacia stenophylla</i>		River Cooba			1	
Plantae	Flora	Fabaceae (Mimosoideae)	3884	<i>Acacia subulata</i>		Awl-leaved Wattle			2	
Plantae	Flora	Fabaceae (Mimosoideae)	3894	<i>Acacia uncinata</i>		Gold-dust Wattle			1	
Plantae	Flora	Fumariaceae	3126	<i>Fumaria densiflora</i>	*	Narrow-leaved Fumitory			2	
Plantae	Flora	Fumariaceae	3130	<i>Fumaria parviflora</i>	*	Small-flowered Fumitory			1	
Plantae	Flora	Gentianaceae	3133	<i>Centaurium tenuiflorum</i>	*	Branched Centaury, Slender centaury			2	
Plantae	Flora	Geraniaceae	3141	<i>Erodium cicutarium</i>	*	Common Crowfoot			2	
Plantae	Flora	Geraniaceae	3142	<i>Erodium crinitum</i>		Blue Crowfoot			4	
Plantae	Flora	Geraniaceae	3154	<i>Geranium retrorsum</i>		Cranesbill Geranium			1	
Plantae	Flora	Geraniaceae	3156	<i>Geranium solanderi</i>		Native Geranium			1	
Plantae	Flora	Goodeniaceae	3177	<i>Goodenia cycloptera</i>		Cut-leaf Goodenia			1	
Plantae	Flora	Goodeniaceae	3181	<i>Goodenia fascicularis</i>		Mallee Goodenia			1	
Plantae	Flora	Goodeniaceae	9279	<i>Goodenia hederacea subsp. hederacea</i>					1	
Plantae	Flora	Goodeniaceae	3216	<i>Velleia paradoxa</i>					1	
Plantae	Flora	Gyrostemonaceae	3231	<i>Codonocarpus attenuatus</i>		Bell-fruit Tree			3	
Plantae	Flora	Haloragaceae	3249	<i>Haloragis aspera</i>		Rough Raspwort			1	
Plantae	Flora	Haloragaceae	7455	<i>Haloragis glauca f. glauca</i>					4	
Plantae	Flora	Haloragaceae	3252	<i>Haloragis heterophylla</i>		Variable Raspwort			1	
Plantae	Flora	Haloragaceae	3254	<i>Haloragis serra</i>					1	
Plantae	Flora	Haloragaceae	HALR	<i>Haloragis spp.</i>					1	

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Plantae	Flora	Juncaceae	3347	<i>Juncus sarophorus</i>					1	
Plantae	Flora	Lamiaceae	3371	<i>Ajuga australis</i>		Austral Bugle			1	
Plantae	Flora	Lamiaceae	3377	<i>Lamium amplexicaule</i>	*	Dead Nettle			1	
Plantae	Flora	Lamiaceae	3381	<i>Marrubium vulgare</i>	*	White Horehound			1	
Plantae	Flora	Lamiaceae	3389	<i>Moluccella laevis</i>	*	Molucca Balm			1	
Plantae	Flora	Lamiaceae	3445	<i>Salvia reflexa</i>	*	Mintweed			8	
Plantae	Flora	Lamiaceae	3446	<i>Salvia verbenaca</i>	*	Vervain			1	
Plantae	Flora	Lamiaceae	15130	<i>Teucrium betchei</i>					5	
Plantae	Flora	Lamiaceae	14963	<i>Teucrium junceum</i>					2	
Plantae	Flora	Loganiaceae	13187	<i>Logania albiflora subsp. W</i>					1	
Plantae	Flora	Lomandraceae	6302	<i>Lomandra filiformis</i>		Wattle Matt-rush			2	
Plantae	Flora	Lomandraceae	6512	<i>Lomandra filiformis subsp. flavior</i>		Wattle Matt-rush			1	
Plantae	Flora	Lomandraceae	8802	<i>Lomandra multiflora subsp. multiflora</i>		Many-flowered Mat-rush			3	
Plantae	Flora	Loranthaceae	6393	<i>Amyema bifurcata</i>					1	
Plantae	Flora	Loranthaceae	3599	<i>Amyema cambagei</i>		Needle-leaf Mistletoe			1	
Plantae	Flora	Loranthaceae	6394	<i>Amyema miquelii</i>		Box Mistletoe			3	
Plantae	Flora	Loranthaceae	7630	<i>Amyema quandang var. quandana</i>		Grey Mistletoe			2	
Plantae	Flora	Loranthaceae	AMYE	<i>Amyema spp.</i>		Mistletoe			1	
Plantae	Flora	Loranthaceae	6710	<i>Dendrophthoe glabrescens</i>					1	
Plantae	Flora	Loranthaceae	7910	<i>Lysiana subfalcata</i>					3	
Plantae	Flora	Lythraceae	3623	<i>Lythrum hyssopifolia</i>		Hyssop Loosestrife			3	
Plantae	Flora	Malvaceae	3627	<i>Abutilon fraseri</i>		Dwarf Lantern-flower			1	
Plantae	Flora	Malvaceae	7184	<i>Abutilon otocarpum</i>		Desert Lantern			1	
Plantae	Flora	Malvaceae	3632	<i>Abutilon oxycarpum</i>		Straggly Lantern-bush			2	
Plantae	Flora	Malvaceae	6126	<i>Brachychiton acerifolius</i>		Illawarra Flame Tree			2	
Plantae	Flora	Malvaceae	6128	<i>Brachychiton populneus</i>		Kurrajong			1	
Plantae	Flora	Malvaceae	8961	<i>Brachychiton populneus subsp. populneus</i>					1	
Plantae	Flora	Malvaceae	9872	<i>Gossypium sturtianum var. nandewarensense</i>					2	
Plantae	Flora	Malvaceae	7296	<i>Hibiscus sturtii var. sturtii</i>		Hill Hibiscus			3	
Plantae	Flora	Malvaceae	3648	<i>Hibiscus trionum</i>		Flower-of-an-hour			2	
Plantae	Flora	Malvaceae	LASI	<i>Lasiopetalum spp.</i>					1	
Plantae	Flora	Malvaceae	3655	<i>Malva neglecta</i>	*	Dwarf Mallow			4	
Plantae	Flora	Malvaceae	3657	<i>Malva parviflora</i>	*	Small-flowered Mallow			4	
Plantae	Flora	Malvaceae	MALV	<i>Malva spp.</i>		Mallow			1	
Plantae	Flora	Malvaceae	7206	<i>Malvastrum americanum</i>	*	Spiked Malvastrum			5	
Plantae	Flora	Malvaceae	3659	<i>Malvastrum coramandelianum</i>		Prickly Malvastrum			2	
Plantae	Flora	Malvaceae	13618	<i>Seringia corallata</i>					1	
Plantae	Flora	Malvaceae	3664	<i>Sida corrugata</i>		Corrugated Sida			4	
Plantae	Flora	Malvaceae	3666	<i>Sida cunninghamii</i>		Ridge Sida			4	
Plantae	Flora	Malvaceae	3667	<i>Sida filiformis</i>					2	
Plantae	Flora	Malvaceae	14631	<i>Sida hackettiana</i>		Golden Rod, Spiked Sida, Queensland Hemp			2	
Plantae	Flora	Malvaceae	3673	<i>Sida rhombifolia</i>	*	Paddy's Lucerne			2	
Plantae	Flora	Malvaceae	7612	<i>Sida spinosa</i>	*				8	
Plantae	Flora	Malvaceae	3674	<i>Sida trichopoda</i>		High Sida			1	
Plantae	Flora	Marsileaceae	8803	<i>Marsilea drummondii</i>		Common Nardoo			5	
Plantae	Flora	Marsileaceae	8138	<i>Marsilea hirsuta</i>		Short-fruited Nardoo			1	
Plantae	Flora	Meliaceae	3680	<i>Melia azedarach</i>		White Cedar			1	
Plantae	Flora	Moraceae	11720	<i>Ficus rubiginosa f. rubianosa</i>					2	
Plantae	Flora	Myrtaceae	3971	<i>Angophora floribunda</i>		Rough-barked Apple			2	
Plantae	Flora	Myrtaceae	4039	<i>Eucalyptus albens</i>		White Box			12	
Plantae	Flora	Myrtaceae	4057	<i>Eucalyptus blakelyi</i>		Blakely's Red Gum			6	
Plantae	Flora	Myrtaceae	11385	<i>Eucalyptus blakelyi <--> dealbata</i>					1	
Plantae	Flora	Myrtaceae	6360	<i>Eucalyptus camaldulensis</i>		River Red Gum			15	
Plantae	Flora	Myrtaceae	6798	<i>Eucalyptus chloroclada</i>		Dirty Gum			2	
Plantae	Flora	Myrtaceae	4074	<i>Eucalyptus crebra</i>		Narrow-leaved Ironbark			6	
Plantae	Flora	Myrtaceae	4078	<i>Eucalyptus dealbata</i>		Tumbledown Red Gum			1	

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Plantae	Flora	Myrtaceae	4091	<i>Eucalyptus fibrosa</i>		Red Ironbark			1	
Plantae	Flora	Myrtaceae	4125	<i>Eucalyptus melliodora</i>		Yellow Box			8	
Plantae	Flora	Myrtaceae	4129	<i>Eucalyptus moluccana</i>		Grey Box			1	
Plantae	Flora	Myrtaceae	4154	<i>Eucalyptus pilligaensis</i>		Narrow-leaved Grey Box			1	
Plantae	Flora	Myrtaceae	10023	<i>Eucalyptus populnea subsp. bimbil</i>		Bimble Box			3	
Plantae	Flora	Myrtaceae	4181	<i>Eucalyptus sideroxylon</i>		Mugga Ironbark			1	
Plantae	Flora	Myrtaceae	4238	<i>Leptospermum sphaerocarpum</i>					1	
Plantae	Flora	Nyctaginaceae	6753	<i>Boerhavia coccinea</i>		Tarvine			1	
Plantae	Flora	Nyctaginaceae	6841	<i>Boerhavia dominii</i>		Tarvine			3	
Plantae	Flora	Oleaceae	6398	<i>Jasminum lineare</i>		Desert Jasmine			3	
Plantae	Flora	Oleaceae	4310	<i>Jasminum suavisimum</i>					1	
Plantae	Flora	Oleaceae	4319	<i>Notelaea microcarpa</i>		Native Olive			8	
Plantae	Flora	Oleaceae	6695	<i>Notelaea microcarpa var. microcarpa</i>					8	
Plantae	Flora	Onagraceae	7375	<i>Ludwigia peploides subsp. montevidensis</i>		Water Primrose			1	
Plantae	Flora	Orchidaceae	4376	<i>Caladenia cucullata</i>		Hooded Caladenia	P		1	
Plantae	Flora	Orchidaceae	9593	<i>Caladenia tentaculata</i>		Fringed Spider Orchid	P		1	
Plantae	Flora	Oxalidaceae	4618	<i>Oxalis latifolia</i>	*				1	
Plantae	Flora	Oxalidaceae	4621	<i>Oxalis perennans</i>					7	
Plantae	Flora	Papaveraceae	7115	<i>Argemone ochroleuca subsp. ochroleuca</i>	*	Mexican Poppy			2	
Plantae	Flora	Papaveraceae	4632	<i>Eschscholzia californica</i>	*	California Poppy			2	
Plantae	Flora	Papaveraceae	4638	<i>Papaver hybridum</i>	*	Rough Poppy			1	
Plantae	Flora	Phormiaceae	3569	<i>Styandra glauca</i>		Nodding Blue Lily			2	
Plantae	Flora	Phyllanthaceae	2695	<i>Breynia oblongifolia</i>		Coffee Bush			4	
Plantae	Flora	Phyllanthaceae	10561	<i>Phyllanthus carpentariae</i>					1	
Plantae	Flora	Phyllanthaceae	6676	<i>Phyllanthus similis</i>					1	
Plantae	Flora	Pittosporaceae	4674	<i>Bursaria spinosa</i>		Native Blackthorn			2	
Plantae	Flora	Pittosporaceae	11202	<i>Pittosporum angustifolium</i>		Butterbush			2	
Plantae	Flora	Plantaginaceae	4690	<i>Plantago cunninghamii</i>		Sago-weed			1	
Plantae	Flora	Plantaginaceae	4699	<i>Plantago lanceolata</i>	*	Lamb's Tongues			1	
Plantae	Flora	Plantaginaceae	6009	<i>Veronica plebeia</i>		Trailing Speedwell			1	
Plantae	Flora	Poaceae	6842	<i>Amphibromus nervosus</i>		Swamp Wallaby Grass			1	
Plantae	Flora	Poaceae	14896	<i>Anthosachne scabra</i>		Wheatgrass, Common			1	
Plantae	Flora	Poaceae	4757	<i>Aristida caput-medusae</i>		Wheatgrass			1	
Plantae	Flora	Poaceae	4758	<i>Aristida echinata</i>		Many-headed Wiregrass			1	
Plantae	Flora	Poaceae	4760	<i>Aristida jerichoensis</i>		Jericho Wiregrass			2	
Plantae	Flora	Poaceae	4762	<i>Aristida leptopoda</i>		White Speargrass			1	
Plantae	Flora	Poaceae	4767	<i>Aristida personata</i>					2	
Plantae	Flora	Poaceae	4770	<i>Aristida ramosa</i>		Purple Wiregrass			3	
Plantae	Flora	Poaceae	ARIS	<i>Aristida spp.</i>					3	
Plantae	Flora	Poaceae	4773	<i>Aristida vagans</i>		Threeawn Speargrass			1	
Plantae	Flora	Poaceae	4778	<i>Astrebula lappacea</i>		Curly Mitchell Grass			1	
Plantae	Flora	Poaceae	10384	<i>Austrostipa aristiglumis</i>		Plains Grass			5	
Plantae	Flora	Poaceae	9918	<i>Austrostipa ramosissima</i>		Stout Bamboo Grass			2	
Plantae	Flora	Poaceae	10377	<i>Austrostipa scabra</i>		Speargrass			4	
Plantae	Flora	Poaceae	10378	<i>Austrostipa scabra subsp. scabra</i>		Rough Speargrass			3	
Plantae	Flora	Poaceae	10382	<i>Austrostipa setacea</i>		Corkscrew Grass			2	
Plantae	Flora	Poaceae	10371	<i>Austrostipa verticillata</i>		Slender Bamboo Grass			10	
Plantae	Flora	Poaceae	4779	<i>Avena barbata</i>	*	Bearded Oats			1	
Plantae	Flora	Poaceae	AVEN	<i>Avena spp.</i>	*	Oats			1	
Plantae	Flora	Poaceae	4787	<i>Bothriochloa biloba</i>		Lobed Bluegrass			3	
Plantae	Flora	Poaceae	10346	<i>Bothriochloa bladhii subsp. bladhii</i>		Forest Bluegrass			1	
Plantae	Flora	Poaceae	7559	<i>Bothriochloa decipiens var. decipiens</i>		Pitted Bluegrass			3	
Plantae	Flora	Poaceae	4790	<i>Bothriochloa macra</i>		Red Grass			4	
Plantae	Flora	Poaceae	BOTH	<i>Bothriochloa spp.</i>		Redgrass, Bluegrass			1	
Plantae	Flora	Poaceae	4800	<i>Briza maxima</i>	*	Quaking Grass			1	
Plantae	Flora	Poaceae	4804	<i>Bromus arenarius</i>		Sand Brome			1	
Plantae	Flora	Poaceae	7813	<i>Bromus catharticus</i>	*	Praire Grass			4	

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Plantae	Flora	Poaceae	4811	<i>Bromus molliformis</i>	*	Soft Brome			1	
Plantae	Flora	Poaceae	4823	<i>Cenchrus caliculatus</i>		Hillside Burrgrass			1	
Plantae	Flora	Poaceae	14903	<i>Cenchrus clandestinus</i>	*	Kikuyu Grass			2	
Plantae	Flora	Poaceae	15299	<i>Cenchrus spinifex</i>	*	Spiny Burrgrass			1	
Plantae	Flora	Poaceae	4831	<i>Chloris gayana</i>	*	Rhodes Grass			1	
Plantae	Flora	Poaceae	CHLO	<i>Chloris spp.</i>					1	
Plantae	Flora	Poaceae	4833	<i>Chloris truncata</i>		Windmill Grass			11	
Plantae	Flora	Poaceae	4834	<i>Chloris ventricosa</i>		Tall Chloris			2	
Plantae	Flora	Poaceae	4841	<i>Cymbopogon refractus</i>		Barbed Wire Grass			10	
Plantae	Flora	Poaceae	6540	<i>Cynodon dactylon</i>		Common Couch			14	
Plantae	Flora	Poaceae	7178	<i>Dactyloctenium radulans</i>		Button Grass			2	
Plantae	Flora	Poaceae	7485	<i>Dichanthium sericeum</i>		Queensland Bluegrass			5	
Plantae	Flora	Poaceae	7645	<i>Dichanthium sericeum subsp. sericeum</i>		Queensland Bluegrass			2	
Plantae	Flora	Poaceae	4897	<i>Dichelachne crinita</i>		Longhair Plumegrass			1	
Plantae	Flora	Poaceae	4898	<i>Dichelachne micrantha</i>		Shorthair Plumegrass			2	
Plantae	Flora	Poaceae	6857	<i>Digitaria brownii</i>		Cotton Panic Grass			3	
Plantae	Flora	Poaceae	4905	<i>Digitaria diffusa</i>		Open Summer-grass			2	
Plantae	Flora	Poaceae	4907	<i>Digitaria divaricatissima</i>		Umbrella Grass			3	
Plantae	Flora	Poaceae	6850	<i>Digitaria porrecta</i>		Finger Panic Grass	E1		1	
Plantae	Flora	Poaceae	DIGI	<i>Digitaria spp.</i>					1	
Plantae	Flora	Poaceae	4920	<i>Diplachne fusca</i>		Brown Beetle Grass			1	
Plantae	Flora	Poaceae	7607	<i>Echinochloa colona</i>		Awnless Barnyard Grass			1	
Plantae	Flora	Poaceae	4923	<i>Echinochloa crus-galli</i>	*	Barnyard Grass			2	
Plantae	Flora	Poaceae	4940	<i>Eleusine tristachya</i>	*	Goose Grass			3	
Plantae	Flora	Poaceae	4943	<i>Enneapogon gracilis</i>		Slender Nineawn			3	
Plantae	Flora	Poaceae	ENNE	<i>Enneapogon spp.</i>		Nineawn Grass, Bottlewashers			1	
Plantae	Flora	Poaceae	6721	<i>Enteropogon acicularis</i>		Curly Windmill Grass			2	
Plantae	Flora	Poaceae	7921	<i>Eragrostis brownii</i>		Brown's Lovegrass			1	
Plantae	Flora	Poaceae	6387	<i>Eragrostis cilianensis</i>	*	Stinkgrass			3	
Plantae	Flora	Poaceae	4952	<i>Eragrostis curvula</i>	*	African Lovegrass			1	
Plantae	Flora	Poaceae	4955	<i>Eragrostis elongata</i>		Clustered Lovegrass			1	
Plantae	Flora	Poaceae	4960	<i>Eragrostis leptostachya</i>		Paddock Lovegrass			1	
Plantae	Flora	Poaceae	4961	<i>Eragrostis megalosperma</i>					2	
Plantae	Flora	Poaceae	4967	<i>Eragrostis parviflora</i>		Weeping Lovegrass			3	
Plantae	Flora	Poaceae	ERAG	<i>Eragrostis spp.</i>					1	
Plantae	Flora	Poaceae	7907	<i>Eriochloa australiensis</i>		Australian Cupgrass			1	
Plantae	Flora	Poaceae	7335	<i>Eriochloa pseudoacrotricha</i>		Early Spring Grass			1	
Plantae	Flora	Poaceae	7602	<i>Eulalia aurea</i>		Silky Browntop			2	
Plantae	Flora	Poaceae	5012	<i>Hordeum leporinum</i>	*	Barley Grass			1	
Plantae	Flora	Poaceae	11388	<i>Lachnagrostis filiformis</i>					3	
Plantae	Flora	Poaceae	14476	<i>Leptochloa asthenes</i>					2	
Plantae	Flora	Poaceae	5028	<i>Leptochloa divaricatissima</i>					1	
Plantae	Flora	Poaceae	5032	<i>Lolium perenne</i>	*	Perennial Ryegrass			1	
Plantae	Flora	Poaceae	5033	<i>Lolium rigidum</i>	*	Wimmera Ryegrass			3	
Plantae	Flora	Poaceae	10904	<i>Melinis repens</i>	*	Red Natal Grass			1	
Plantae	Flora	Poaceae	5037	<i>Microlaena stipoides</i>		Weeping Grass			1	
Plantae	Flora	Poaceae	6395	<i>Panicum decompositum</i>		Native Millet			1	
Plantae	Flora	Poaceae	5055	<i>Panicum effusum</i>		Hairy Panic			3	
Plantae	Flora	Poaceae	PANI	<i>Panicum spp.</i>		Panicum			1	
Plantae	Flora	Poaceae	5073	<i>Paspalidium aversum</i>		Bent Summer Grass			4	
Plantae	Flora	Poaceae	5077	<i>Paspalidium constrictum</i>		Knottybutt Grass			3	
Plantae	Flora	Poaceae	7172	<i>Paspalidium distans</i>					2	
Plantae	Flora	Poaceae	5080	<i>Paspalidium globoideum</i>		Shotgrass			2	
Plantae	Flora	Poaceae	5081	<i>Paspalidium gracile</i>		Slender Panic			4	
Plantae	Flora	Poaceae	5082	<i>Paspalidium jubiflorum</i>		Warrego Grass			3	
Plantae	Flora	Poaceae	5086	<i>Paspalum dilatatum</i>	*	Paspalum			4	
Plantae	Flora	Poaceae	5087	<i>Paspalum distichum</i>		Water Couch			4	
Plantae	Flora	Poaceae	5110	<i>Phalaris minor</i>	*	Lesser Canary Grass			2	
Plantae	Flora	Poaceae	5121	<i>Poa annua</i>	*	Winter Grass			1	
Plantae	Flora	Poaceae	11196	<i>Poa labillardierei var. labillardierei</i>		Tussock			1	

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Plantae	Flora	Poaceae	8744	<i>Poa sieberiana</i> var. <i>hirtella</i>					1	
Plantae	Flora	Poaceae	8742	<i>Poa sieberiana</i> var. <i>sieberiana</i>		Snowgrass			1	
Plantae	Flora	Poaceae	5145	<i>Polygonum monspeliensis</i>	*	Annual Beardgrass			1	
Plantae	Flora	Poaceae	14304	<i>Rytidosperma bipartitum</i>		Wallaby Grass			1	
Plantae	Flora	Poaceae	14305	<i>Rytidosperma caespitosum</i>		Ringed Wallaby Grass			2	
Plantae	Flora	Poaceae	14308	<i>Rytidosperma erianthum</i>		Wallaby Grass			1	
Plantae	Flora	Poaceae	14312	<i>Rytidosperma longifolium</i>		Long-leaved Wallaby Grass			3	
Plantae	Flora	Poaceae	14317	<i>Rytidosperma racemosum</i>		Wallaby Grass			2	
Plantae	Flora	Poaceae	14319	<i>Rytidosperma racemosum</i> var. <i>obtusatum</i>		Wallaby Grass			1	
Plantae	Flora	Poaceae	14320	<i>Rytidosperma richardsonii</i>		Straw Wallaby-grass			1	
Plantae	Flora	Poaceae	RYTI	<i>Rytidosperma</i> spp.					2	
Plantae	Flora	Poaceae	5164	<i>Setaria italica</i>	*	Foxtail Millet			2	
Plantae	Flora	Poaceae	5169	<i>Setaria verticillata</i>	*	Whorled Pigeon Grass			1	
Plantae	Flora	Poaceae	5172	<i>Sorghum halepense</i>	*	Johnson Grass			5	
Plantae	Flora	Poaceae	5177	<i>Sporobolus caroli</i>		Fairy Grass			2	
Plantae	Flora	Poaceae	5179	<i>Sporobolus creber</i>		Slender Rat's Tail Grass			2	
Plantae	Flora	Poaceae	5220	<i>Themeda avenacea</i>		Native Oatgrass			1	
Plantae	Flora	Poaceae	7770	<i>Themeda triandra</i>					1	
Plantae	Flora	Poaceae	5224	<i>Tragus australianus</i>		Small Burrgrass			1	
Plantae	Flora	Poaceae	5228	<i>Triodia scariosa</i>		Porcupine Grass			2	
Plantae	Flora	Poaceae	7798	<i>Urochloa advena</i>	*				1	
Plantae	Flora	Poaceae	10001	<i>Urochloa fasciculata</i> var. <i>reticulata</i>	*				1	
Plantae	Flora	Poaceae	5237	<i>Urochloa panicoides</i>	*	Urochloa Grass			6	
Plantae	Flora	Poaceae	7506	<i>Urochloa piligera</i>		Hairy Armgrass			1	
Plantae	Flora	Polygonaceae	5264	<i>Acetosa vesicaria</i>	*	Bladder Dock			1	
Plantae	Flora	Polygonaceae	14542	<i>Duma florulenta</i>		Lignum			1	
Plantae	Flora	Polygonaceae	5266	<i>Emex australis</i>	*	Spiny Emex			2	
Plantae	Flora	Polygonaceae	5282	<i>Persicaria lapathifolia</i>		Pale Knotweed			2	
Plantae	Flora	Polygonaceae	5288	<i>Polygonum aviculare</i>	*	Wireweed			2	
Plantae	Flora	Polygonaceae	13486	<i>Polygonum bellardii</i>	*	Tree Hogweed			1	
Plantae	Flora	Polygonaceae	5296	<i>Rumex brownii</i>		Swamp Dock			3	
Plantae	Flora	Polygonaceae	5297	<i>Rumex conglomeratus</i>	*	Clustered Dock			1	
Plantae	Flora	Polygonaceae	5298	<i>Rumex crispus</i>	*	Curled Dock			5	
Plantae	Flora	Polygonaceae	5299	<i>Rumex crystallinus</i>		Shiny Dock			1	
Plantae	Flora	Portulacaceae	5324	<i>Portulaca oleracea</i>		Pigweed			4	
Plantae	Flora	Potamogetonaceae	5330	<i>Potamogeton crispus</i>		Curly Pondweed			1	
Plantae	Flora	Primulaceae	14614	<i>Lysimachia arvensis</i>	*	Scarlet Pimpernel			5	
Plantae	Flora	Proteaceae	10956	<i>Grevillea floribunda</i> subsp. <i>floribunda</i>		Seven Dwarfs Grevillea			2	
Plantae	Flora	Pteridaceae	6382	<i>Cheilanthes distans</i>		Bristly Cloak Fern			2	
Plantae	Flora	Pteridaceae	10439	<i>Cheilanthes sieberi</i>		Rock Fern			3	
Plantae	Flora	Pteridaceae	8007	<i>Cheilanthes sieberi</i> subsp. <i>sieberi</i>		Rock Fern			3	
Plantae	Flora	Pteridaceae	CHEI	<i>Cheilanthes</i> spp.		Cloak Fern, Mulga Fern, Rock Fern			2	
Plantae	Flora	Ranunculaceae	5496	<i>Clematis microphylla</i>		Small-leaved Clematis			1	
Plantae	Flora	Ranunculaceae	CLEM	<i>Clematis</i> spp.					1	
Plantae	Flora	Ranunculaceae	5528	<i>Ranunculus undosus</i>		Swamp Buttercup			1	
Plantae	Flora	Rhamnaceae	7686	<i>Alphitonia excelsa</i>		Red Ash			7	
Plantae	Flora	Rhamnaceae	5554	<i>Cryptandra amara</i>		Bitter Cryptandra			1	
Plantae	Flora	Rhamnaceae	8246	<i>Cryptandra amara</i> var. <i>floribunda</i>		Pretty Cryptandra			1	
Plantae	Flora	Rhamnaceae	6377	<i>Ventilago viminalis</i>		Supple Jack			1	
Plantae	Flora	Rosaceae	ACAE	<i>Acaena</i> spp.		Sheep's Burr			1	
Plantae	Flora	Rubiaceae	5653	<i>Asperula conferta</i>		Common Woodruff			1	
Plantae	Flora	Rubiaceae	5654	<i>Asperula cunninghamii</i>		Twining Woodruff			1	
Plantae	Flora	Rubiaceae	5686	<i>Galium migrans</i>					1	
Plantae	Flora	Rubiaceae	5688	<i>Galium propinquum</i>		Maori Bedstraw			1	
Plantae	Flora	Rubiaceae	11942	<i>Psydax odorata</i>		Shiny-leaved Canthium			2	
Plantae	Flora	Rubiaceae	12317	<i>Psydax odorata</i> subsp. <i>australiana</i> f. <i>subnitida</i>					3	

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Plantae	Flora	Poaceae	8742	<i>Poa sieberiana</i> var. <i>sieberiana</i>		Snowgrass			1	
Plantae	Flora	Poaceae	5145	<i>Polygonum monspeliensis</i>	*	Annual Beardgrass			1	
Plantae	Flora	Poaceae	14304	<i>Rytidosperma bipartitum</i>		Wallaby Grass			1	
Plantae	Flora	Poaceae	14305	<i>Rytidosperma caespitosum</i>		Ringed Wallaby Grass			2	
Plantae	Flora	Poaceae	14308	<i>Rytidosperma erianthum</i>		Wallaby Grass			1	
Plantae	Flora	Poaceae	14312	<i>Rytidosperma longifolium</i>		Long-leaved Wallaby Grass			3	
Plantae	Flora	Poaceae	14317	<i>Rytidosperma racemosum</i>		Wallaby Grass			2	
Plantae	Flora	Poaceae	14319	<i>Rytidosperma racemosum</i> var. <i>obtusatum</i>		Wallaby Grass			1	
Plantae	Flora	Poaceae	14320	<i>Rytidosperma richardsonii</i>		Straw Wallaby-grass			1	
Plantae	Flora	Poaceae	RYTI	<i>Rytidosperma</i> spp.					2	
Plantae	Flora	Poaceae	5164	<i>Setaria italica</i>	*	Foxtail Millet			2	
Plantae	Flora	Poaceae	5169	<i>Setaria verticillata</i>	*	Whorled Pigeon Grass			1	
Plantae	Flora	Poaceae	5172	<i>Sorghum halepense</i>	*	Johnson Grass			5	
Plantae	Flora	Poaceae	5177	<i>Sporobolus caroli</i>		Fairy Grass			2	
Plantae	Flora	Poaceae	5179	<i>Sporobolus creber</i>		Slender Rat's Tail Grass			2	
Plantae	Flora	Poaceae	5220	<i>Themeda avenacea</i>		Native Oatgrass			1	
Plantae	Flora	Poaceae	7770	<i>Themeda triandra</i>					1	
Plantae	Flora	Poaceae	5224	<i>Tragus australianus</i>		Small Burrgrass			1	
Plantae	Flora	Poaceae	5228	<i>Triodia scariosa</i>		Porcupine Grass			2	
Plantae	Flora	Poaceae	7798	<i>Urochloa advena</i>	*				1	
Plantae	Flora	Poaceae	10001	<i>Urochloa fasciculata</i> var. <i>reticulata</i>	*				1	
Plantae	Flora	Poaceae	5237	<i>Urochloa panicoides</i>	*	Urochloa Grass			6	
Plantae	Flora	Poaceae	7506	<i>Urochloa piligera</i>		Hairy Armgrass			1	
Plantae	Flora	Polygonaceae	5264	<i>Acetosa vesicaria</i>	*	Bladder Dock			1	
Plantae	Flora	Polygonaceae	14542	<i>Duma florulenta</i>		Lignum			1	
Plantae	Flora	Polygonaceae	5266	<i>Emex australis</i>	*	Spiny Emex			2	
Plantae	Flora	Polygonaceae	5282	<i>Persicaria lapathifolia</i>		Pale Knotweed			2	
Plantae	Flora	Polygonaceae	5288	<i>Polygonum aviculare</i>	*	Wireweed			2	
Plantae	Flora	Polygonaceae	13486	<i>Polygonum bellardii</i>	*	Tree Hogweed			1	
Plantae	Flora	Polygonaceae	5296	<i>Rumex brownii</i>		Swamp Dock			3	
Plantae	Flora	Polygonaceae	5297	<i>Rumex conglomeratus</i>	*	Clustered Dock			1	
Plantae	Flora	Polygonaceae	5298	<i>Rumex crispus</i>	*	Curled Dock			5	
Plantae	Flora	Polygonaceae	5299	<i>Rumex crystallinus</i>		Shiny Dock			1	
Plantae	Flora	Portulacaceae	5324	<i>Portulaca oleracea</i>		Pigweed			4	
Plantae	Flora	Potamogetonaceae	5330	<i>Potamogeton crispus</i>		Curly Pondweed			1	
Plantae	Flora	Primulaceae	14614	<i>Lysimachia arvensis</i>	*	Scarlet Pimpernel			5	
Plantae	Flora	Proteaceae	10956	<i>Grevillea floribunda</i> subsp. <i>floribunda</i>		Seven Dwarfs Grevillea			2	
Plantae	Flora	Pteridaceae	6382	<i>Cheilanthes distans</i>		Bristly Cloak Fern			2	
Plantae	Flora	Pteridaceae	10439	<i>Cheilanthes sieberi</i>		Rock Fern			3	
Plantae	Flora	Pteridaceae	8007	<i>Cheilanthes sieberi</i> subsp. <i>sieberi</i>		Rock Fern			3	
Plantae	Flora	Pteridaceae	CHEI	<i>Cheilanthes</i> spp.		Cloak Fern, Mulga Fern, Rock Fern			2	
Plantae	Flora	Ranunculaceae	5496	<i>Clematis microphylla</i>		Small-leaved Clematis			1	
Plantae	Flora	Ranunculaceae	CLEM	<i>Clematis</i> spp.					1	
Plantae	Flora	Ranunculaceae	5528	<i>Ranunculus undosus</i>		Swamp Buttercup			1	
Plantae	Flora	Rhamnaceae	7686	<i>Alphitonia excelsa</i>		Red Ash			7	
Plantae	Flora	Rhamnaceae	5554	<i>Cryptandra amara</i>		Bitter Cryptandra			1	
Plantae	Flora	Rhamnaceae	8246	<i>Cryptandra amara</i> var. <i>floribunda</i>		Pretty Cryptandra			1	
Plantae	Flora	Rhamnaceae	6377	<i>Ventilago viminalis</i>		Supple Jack			1	
Plantae	Flora	Rosaceae	ACAE	<i>Acaena</i> spp.		Sheep's Burr			1	
Plantae	Flora	Rubiaceae	5653	<i>Asperula conferta</i>		Common Woodruff			1	
Plantae	Flora	Rubiaceae	5654	<i>Asperula cunninghamii</i>		Twining Woodruff			1	
Plantae	Flora	Rubiaceae	5686	<i>Galium migrans</i>					1	
Plantae	Flora	Rubiaceae	5688	<i>Galium propinquum</i>		Maori Bedstraw			1	
Plantae	Flora	Rubiaceae	11942	<i>Psydax odorata</i>		Shiny-leaved Canthium			2	
Plantae	Flora	Rubiaceae	12317	<i>Psydax odorata</i> subsp. <i>australiana</i> f. <i>subnitida</i>					3	

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Plantae	Flora	Rutaceae	5800	<i>Geijera parviflora</i>		Wilga			12	
Plantae	Flora	Rutaceae	9285	<i>Phebalium squamulosum</i> <i>subsp. coriaceum</i>			P		1	
Plantae	Flora	Sapindaceae	7015	<i>Alectryon oleifolius</i>		Western Rosewood			1	
Plantae	Flora	Sapindaceae	5902	<i>Dodonaea peduncularis</i>					1	
Plantae	Flora	Sapindaceae	6573	<i>Dodonaea sinuolata</i> <i>subsp. sinuolata</i>					2	
Plantae	Flora	Sapindaceae	5911	<i>Dodonaea triquetra</i>		Large-leaf Hop-bush			1	
Plantae	Flora	Sapindaceae	5913	<i>Dodonaea viscosa</i>		Sticky Hop-bush			2	
Plantae	Flora	Sapindaceae	7690	<i>Dodonaea viscosa</i> <i>subsp. angustifolia</i>					5	
Plantae	Flora	Sapindaceae	6502	<i>Dodonaea viscosa</i> <i>subsp. mucronata</i>					1	
Plantae	Flora	Scrophulariaceae	8602	<i>Eremophila debilis</i>		Amulla			2	
Plantae	Flora	Scrophulariaceae	7252	<i>Eremophila deserti</i>		Turkeybush			1	
Plantae	Flora	Scrophulariaceae	3944	<i>Eremophila mitchellii</i>		Budda			5	
Plantae	Flora	Scrophulariaceae	7062	<i>Misopates orontium</i>	*	Lesser Snapdragon			1	
Plantae	Flora	Scrophulariaceae	3955	<i>Myoporum montanum</i>		Western Boobialla			3	
Plantae	Flora	Solanaceae	7016	<i>Capsicum annum</i> <i>var. alabrusculum</i>	*				1	
Plantae	Flora	Solanaceae	6027	<i>Cestrum parqui</i>	*	Green Cestrum			1	
Plantae	Flora	Solanaceae	6030	<i>Datura ferox</i>	*	Fierce Thornapple			3	
Plantae	Flora	Solanaceae	6033	<i>Datura stramonium</i>	*	Common Thornapple			2	
Plantae	Flora	Solanaceae	6040	<i>Lycium ferocissimum</i>	*	African Boxthorn			7	
Plantae	Flora	Solanaceae	6045	<i>Nicotiana glauca</i>	*	Tree Tobacco			1	
Plantae	Flora	Solanaceae	6050	<i>Nicotiana suaveolens</i>		Native Tobacco			2	
Plantae	Flora	Solanaceae	14010	<i>Physalis longifolia</i>	*	Perennial Ground Cherry			1	
Plantae	Flora	Solanaceae	6067	<i>Solanum brownii</i>		Violet Nightshade			4	
Plantae	Flora	Solanaceae	6072	<i>Solanum cinereum</i>		Narrawa Burr			2	
Plantae	Flora	Solanaceae	6078	<i>Solanum elaeagnifolium</i>	*	Silver-leaved Nightshade			3	
Plantae	Flora	Solanaceae	6081	<i>Solanum esuriale</i>		Quena			1	
Plantae	Flora	Solanaceae	6082	<i>Solanum ferocissimum</i>		Spiny Potato-bush			1	
Plantae	Flora	Solanaceae	6089	<i>Solanum linearifolium</i>		Mountain Kangaroo Apple			1	
Plantae	Flora	Solanaceae	6091	<i>Solanum nigrum</i>	*	Black-berry Nightshade			4	
Plantae	Flora	Solanaceae	12295	<i>Solanum parvifolium</i> <i>subsp. parvifolium</i>		Nightshade			4	
Plantae	Flora	Stackhousiaceae	6125	<i>Stackhousia viminea</i>		Slender Stackhousia			1	
Plantae	Flora	Surianaceae	6161	<i>Cadellia pentastylis</i>		Ooline	V	V	2	
Plantae	Flora	Thymelaeaceae	9576	<i>Pimelea ciliolaris</i>					1	
Plantae	Flora	Thymelaeaceae	6774	<i>Pimelea curviflora</i> <i>var. divergens</i>					1	
Plantae	Flora	Thymelaeaceae	6184	<i>Pimelea neo-anglica</i>		Poison Pimelea			2	
Plantae	Flora	Thymelaeaceae	6192	<i>Pimelea strigosa</i>					1	
Plantae	Flora	Thymelaeaceae	6194	<i>Pimelea trichostachya</i>					1	
Plantae	Flora	Typhaceae	7224	<i>Typha domingensis</i>		Narrow-leaved Cumbungi			2	
Plantae	Flora	Unknown Flora	A	<i>Unknown A</i>					2	
Plantae	Flora	Unknown Flora	D	<i>Unknown D</i>					1	
Plantae	Flora	Unknown Flora	E	<i>Unknown E</i>					1	
Plantae	Flora	Urticaceae	6237	<i>Urtica incisa</i>		Stinging Nettle			2	
Plantae	Flora	Verbenaceae	12422	<i>Glandularia aristigera</i>	*	Mayne's Pest			3	
Plantae	Flora	Verbenaceae	6252	<i>Phyla nodiflora</i>	*	Carpet Weed			1	
Plantae	Flora	Verbenaceae	6256	<i>Verbena bonariensis</i>	*	Purpletop			6	
Plantae	Flora	Verbenaceae	6636	<i>Verbena hispida</i>	*	Rough Verbena			1	
Plantae	Flora	Verbenaceae	6258	<i>Verbena litoralis</i>	*				2	
Plantae	Flora	Verbenaceae	6259	<i>Verbena officinalis</i>	*	Common Verbena			1	
Plantae	Flora	Verbenaceae	11406	<i>Verbena rigida</i> <i>var. rigida</i>	*	Veined Verbena			2	
Plantae	Flora	Viscaceae	6442	<i>Korthalsella rubra</i> <i>subsp. aeiiericola</i>					1	
Plantae	Flora	Xanthorrhoeaceae	8373	<i>Xanthorrhoea acaulis</i>			P		1	
Plantae	Flora	Zamiaceae	6328	<i>Macrozamia diplomera</i>			P		1	
Plantae	Flora	Zygophyllaceae	15272	<i>Roepera glauca</i>					2	

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Plantae	Flora	Zygophyllaceae	9230	<i>Tribulus micrococcus</i>		Spineless Caltrop			4	
Plantae	Flora	Zygophyllaceae	7655	<i>Tribulus terrestris</i>	*	Cat-head			5	
Plantae	Flora	Picrodendraceae	6396	<i>Petalostigma pubescens</i>		Bitter Bark			1	

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MAP 1:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - LAND ZONING MAPS LNZ_005A

EXISTING LAND ZONING MAP LNZ_005A

GUNNEDAH LOCAL GOVERNMENT AREA

PREPARED FOR:

KATE AND GERARD MAINEY

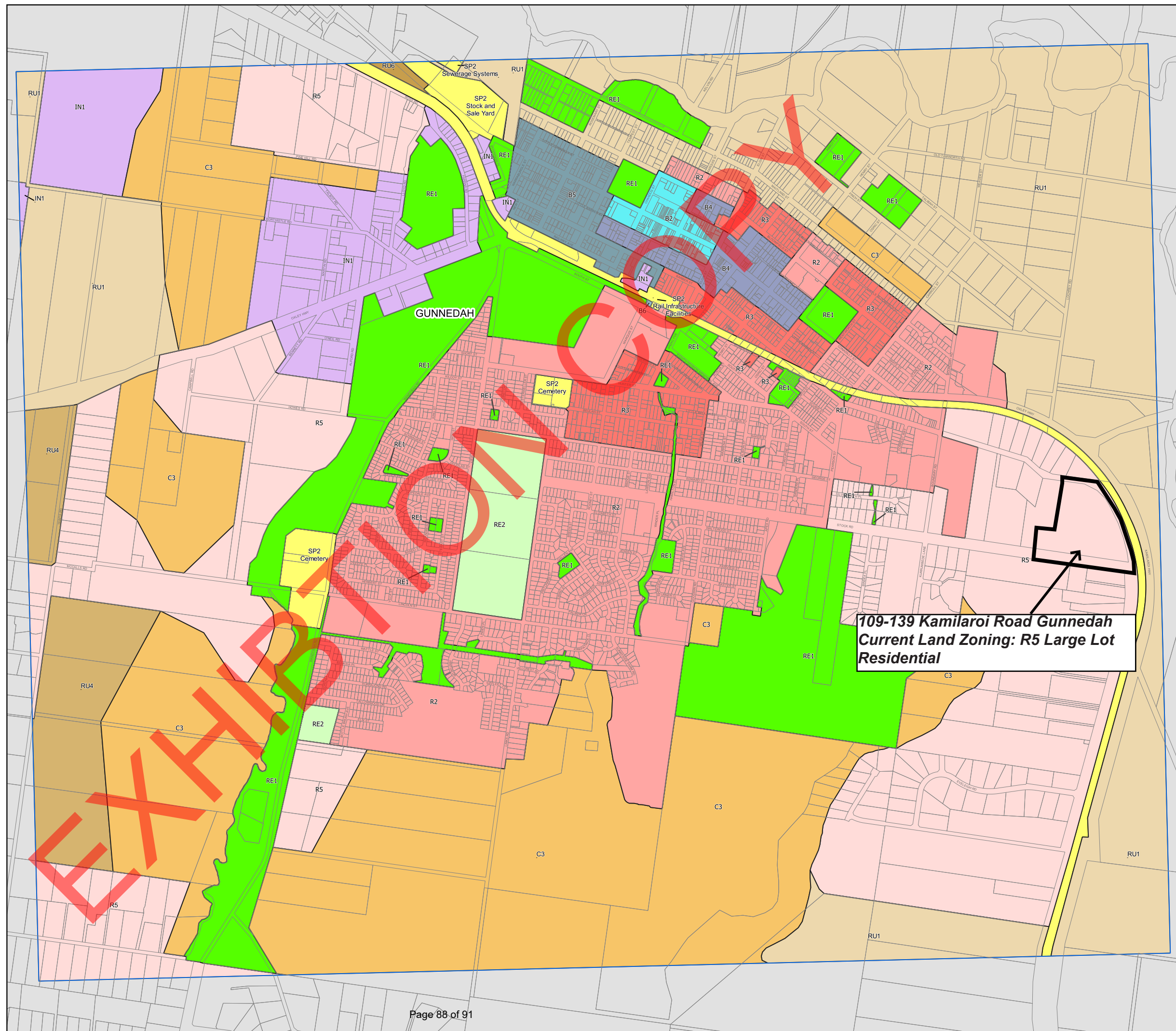
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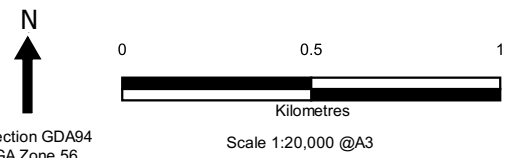
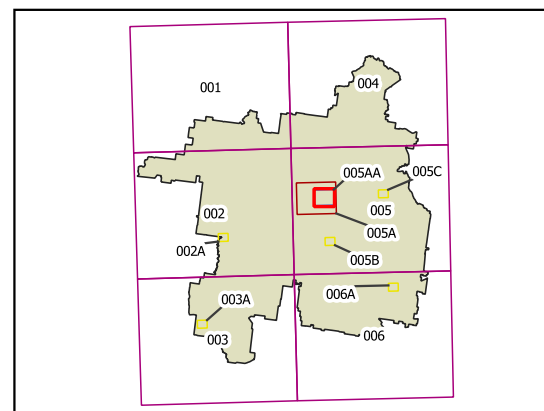
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Land Zoning Map - Sheet LZN_005AA

- Zone**
- B2 Local Centre
 - B4 Mixed Use
 - B5 Business Development
 - B6 Enterprise Corridor
 - C1 National Parks and Nature Reserves
 - C3 Environmental Management
 - IN1 General Industrial
 - IN3 Heavy Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU3 Forestry
 - RU4 Primary Production Small Lots
 - RU5 Village
 - RU6 Transition
 - SP1 Special Activities
 - SP2 Infrastructure
- Cadastre**
- Cadastre 30/09/2021 © Spatial Services



109-139 Kamilaroi Road Gunnedah
Current Land Zoning: R5 Large Lot Residential



GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - LOT SIZE MAPS LSZ_005A

EXISTING LOT SIZE MAP LSZ_005A
PROPOSED REZONING TO 9000M² MINIMUM LOT SIZE MAP LSZ_005A
GUNNEDAH LOCAL GOVERNMENT AREA

PREPARED FOR:

KATE AND GERARD MAINEY

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Stewart Surveys Reference 5905



**Gunnedah
Local
Environmental
Plan 2012**

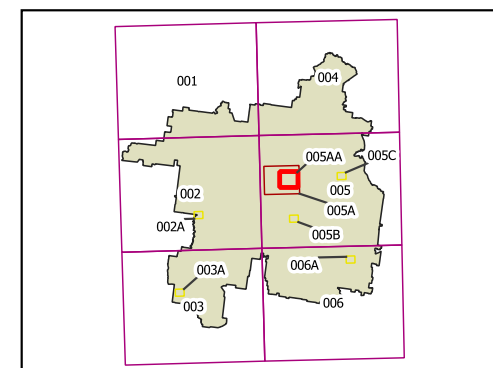
Lot Size Map - Sheet LSZ_005AA

Minimum Lot Size (sq m)

- G 450
- O 650
- U 1000
- V 2000
- W 3000
- X 6200
- Y 1.2ha
- AB1 10ha
- AB2 40ha
- AE 200ha

Cadastral

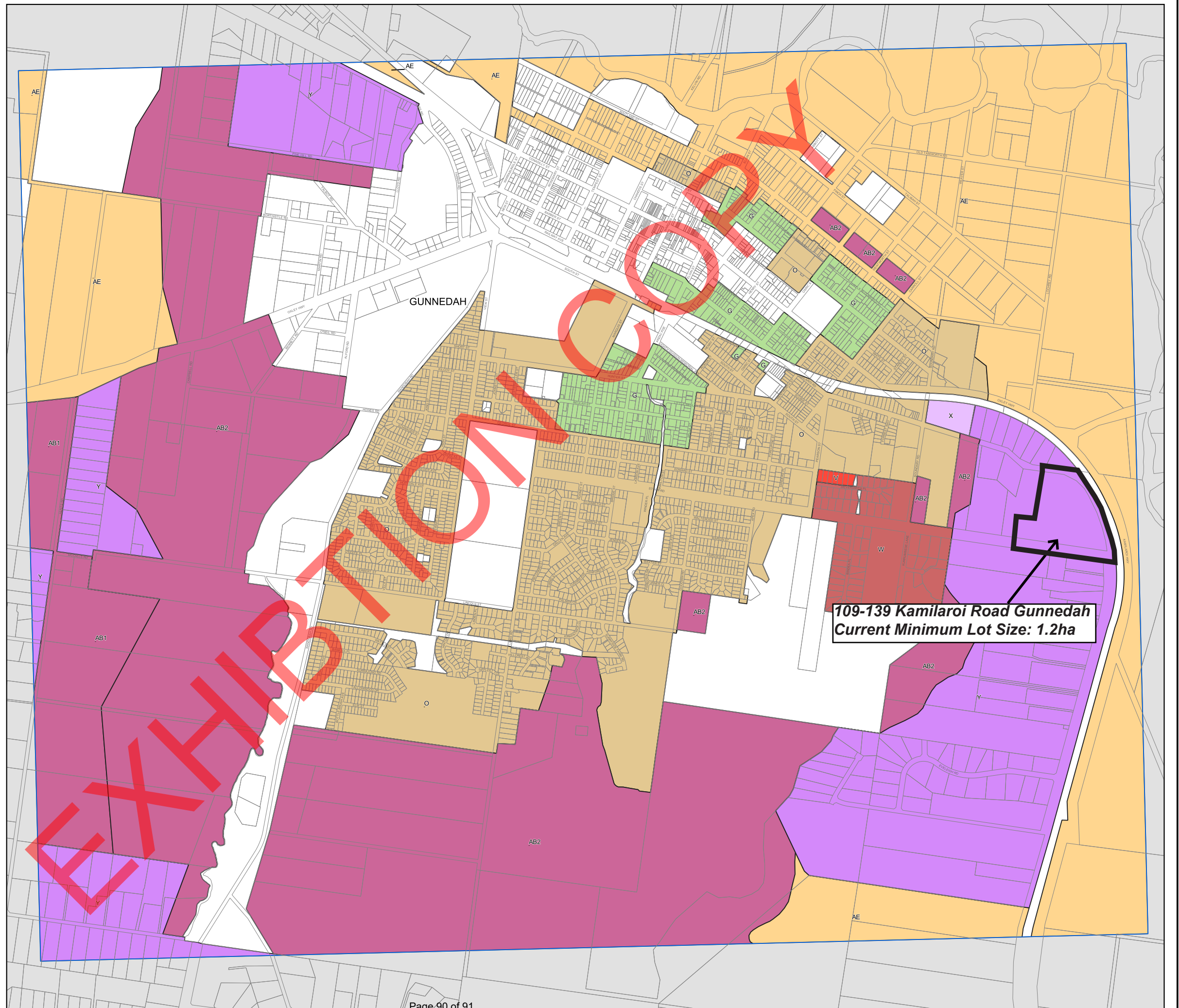
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Projection GDA94
MGA Zone 56

Scale 1:20000 @A3

Map Identification Number: 3550_COM_LSZ_005AA_020_20210930



**109-139 Kamilaroi Road Gunnedah
Current Minimum Lot Size: 1.2ha**



**Gunnedah
Local
Environmental
Plan 2012**

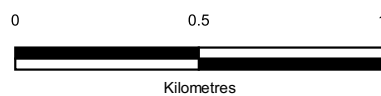
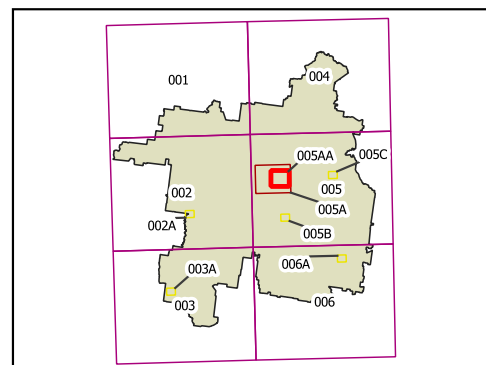
Lot Size Map - Sheet LSZ_005AA

Minimum Lot Size (sq m)

- G** 450
- O** 650
- U** 1000
- V** 2000
- W** 3000
- X** 6200
- Y** 1.2ha
- AB1** 10ha
- AB2** 40ha
- AE** 200ha

Cadastre

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Projection GDA94
MGA Zone 56
Scale 1:20000 @A3

Map Identification Number: 3550_COM_LSZ_005AA_020_20210930

