

## **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 47 DP 755474 and Lot 4 DP 114767, 671 Wandobah Road, Gunnedah

### **PROPOSAL:**

The planning proposal aims to rezone the subject land from RU1 Primary Production to R5 Large Lot Residential and to apply a minimum lot size of 9,000m<sup>2</sup>.

### **INTENDED OUTCOME OF PROPOSAL:**

The Planning Proposal seeks to make the following amendments:

- a) Amend the Land Zoning Map (LZN\_005A) to rezone Lot 47 DP 755474 – 671 Wandobah Road, Gunnedah from RU1 Primary Production to R5 Large Lot Residential;
- b) Amend the Land Zoning Map (LZN\_005) to rezone Lot 47 DP 755474 and Lot 4 DP 114767 – 671 Wandobah Road, Gunnedah from RU1 Primary Production to R5 Large Lot Residential;
- c) Amend the Lot Size Map (LSZ\_005A) to apply a minimum lot size restriction of 9,000m<sup>2</sup> to Lot 47 DP 755474 – 671 Wandobah Road, Gunnedah; and
- d) Amend the Lot Size Map (LSZ\_005) to apply a minimum lot size restriction of 9,000m<sup>2</sup> to Lot 47 DP 755474 and Lot 4 DP114767 – 671 Wandobah 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](http://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](mailto: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**

**Applicant details**

Title	Mr
First given name	Gerard
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
--	--

**Select the site of the development**

Site address #	1
Street address	671 WANDOBAN ROAD GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	47 / - / DP755474 4 / - / DP114767
Primary address?	Yes
Planning controls affecting property	<ul style="list-style-type: none"> <li>Land Application LEP</li> <li>Land Zoning</li> <li>Height of Building</li> <li>Floor Space Ratio (n:1)</li> <li>Minimum Lot Size</li> <li>Heritage</li> <li>Land Reservation Acquisition</li> <li>Foreshore Building Line</li> <li>Land near Electrical Infrastructure</li> </ul>

**Planning Proposal - subject provisions**

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Minimum lot size
Please provide a brief description of the effect of the planning proposal	To amend the Gunnedah Local Environmental Plan, 2012 to enable the redevelopment of Lot 47 in DP755474 and Lot 4 in DP114767 for large lot residential holdings with a minimum Lot size of 1.2 ha

## Prelodgement meeting

Has a pre-lodgement meeting occurred?	No
---------------------------------------	----

## Planning Agreement

Is the application accompanied by a Planning Agreement?	No
---	----

## 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	Gerard
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	5832 Rezoning Report Try On 5832_Rezoning Report Appendix
Map of the applicable land area	5832 Rezoning Map
Other	5832_Application Form

## 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 Determination

**Planning proposal (Department Ref: PP-2023-635):** to rezone Lot 47 DP755474 and Lot 4 DP114767, 671 Wandobah Road, Gunnedah from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size.

I, the Director, Northern Region at the Department of Planning and Environment, 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 rezone Lot 47 DP755474 and Lot 4 DP114767, 671 Wandobah Road, Gunnedah from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size should proceed subject to the following conditions:

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

### Gateway Conditions

1. Prior to community consultation the planning proposal is to be updated to address consistency with Gunnedah Local Strategic Planning Statement.
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 Guidelines* (Department of Planning and Environment, 2022) 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 Guidelines* (Department of Planning and Environment, 2022).
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 EP&A Act:
  - Biodiversity and Conservation Division
  - Mining, Exploration and Geoscience
  - NSW Department of Primary Industries – Agriculture
  - Red Chief Local Aboriginal Land Council

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 EP&A 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 26 day of 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**

EXHIBITION COPY



## GATEWAY APPLICATION

# PLANNING PROPOSAL

**PROPOSED REZONING LOT 47 DP755474 & LOT 4  
DP114767 'TRY ON' 671 WANDOBAN ROAD, GUNNEDAH**

**FROM RU1 TO R5 LARGE LOT RESIDENTIAL WITH A  
MINIMUM LOT SIZE OF 9000 SQUARE METRES**

**DATE: 5 APRIL 2024**

**PREPARED FOR:**

**KATE AND GERARD MAINEY**

**PREPARED BY:**

Stewart Surveys Pty Ltd  
107-109 Conadilly Street,  
PO Box 592  
GUNNEDAH NSW 2380  
office@stewartsurveys.com

Stewart Surveys Reference 5832

## REPORT PREPARATION

---

Name: **Kathryn Stewart**

Qualifications: Bachelor of Landscape Architecture (UNSW)  
Masters of Environmental Management (UNSW)  
Registered Landscape Architect (#001493)

Company: **Stewart Surveys Pty Ltd**  
ABN: 65 002 886 508  
PO Box 592, Gunnedah NSW 2380  
(02) 6742 2966  
[office@stewartsurveys.com](mailto: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: **Lots 47 in DP755474 and 4 in DP114767**

Address: **671 Wandobah Road, Gunnedah**

Local Government Area: **Gunnedah**

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

Date: **Version 1: 24 March 2023**  
**Version 2: 1 June 2023 (updated proposed MLS to 9000m<sup>2</sup>)**  
**Version 3: 18 October 2023**  
**Version 4: 5 April 2024**

## CONTENTS

INTRODUCTION	4
SUBJECT SITE PARTICULARS	4
PART ONE – OBJECTIVES AND INTENDED OUTCOMES	11
PART TWO – EXPLANATION OF PROVISIONS	11
PART THREE – JUSTIFICATION OF STRATEGIC AND SITE SPECIFIC MERIT	12
SECTION A – NEED FOR PLANNING PROPOSAL	20
SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK	20
SECTION C – ENVIRONMENTAL SOCIAL AND ECONOMIC IMPACT	30
SECTION D – INFRASTRUCUTRE (LOCAL, STATE AND COMMONWEALTH)	37
SECTION E – STATE AND COMMONWEALTH INTERESTS	37
PART FOUR – MAPS	37
PART FIVE – COMMUNITY CONSULTATION	38
PART SIX – PROJECT TIMELINE	39
CONCLUSION	39
REFERENCES	40

### List of Figures

Figure 1: Plan of Portion 47, Parish of Black Jack	5
Figure 2: Deposited Plan 114767	6
Figure 3: Aerial Photograph of the site	7
Figure 4: Photo of existing residence access from Wandobah Road	8
Figure 5: Site Photo from intersection of Black Jack Forest Road and Wandobah Road looking South East across the property	8
Figure 6: Intersection of Black Jack Forest Road and Wandobah Road	9
Figure 7: Current Zoning Map (extract from LZN-005A)	10
Figure 8: Current Lot Size Map (extract from LSZ_005A)	10
Figure 9: Proposed Land Zoning amendment to Map LZN-005A	11
Figure 10: Proposed Lot Size Map Amendment to LSZ_005A	12
Figure 11: Recommendations for new residential Development 2023 Local Housing Landuse Strategy	13
Figure 12: Dial Before you Dig Search (Gunnedah Shire Council)	17
Figure 13: Photo of Black Jack Forest Road looking East	17
Figure 14: Bushfire Prone Land (Eplanning Portal)	18
Figure 15: Flood Prone Land Search (Eplanning Portal)	19
Figure 16: Topographic Map (Source: Wondoba 8935-4N GeoPDF Topographic Map 2017 Edition)	19
Figure 17: Mine Subsidence District	26
Figure 18: Mining Leases surrounding the site (Min View)	26
Figure 19: Aerial Photo of the subject site (Eplanning)	30
Figure 20: Vegetation Mapping (Seed Portal)	31
Figure 21: Map showing Koala Sightings	33
Figure 22: Map showing Little Lorikeet, Swift Parrot, Turquoise Parrot, Brown Treecreeper & Speckled Warbler sightings	33
Figure 23: Map showing Dusky Woodswallow, Spotted-tailed Quoll, Grey-headed Flying-fox, Hoary Wattled bat, Eastern Cave Bat sightings	34
Figure 24: Biodiversity Offset Scheme Entry Threshold Map	35



**List of Tables**

Table 1: State Environmental Planning Policy (SEPP) application to this planning proposal ..... 21  
Table 2: Table of Vulnerable or Critically endangered fauna observed around the site..... 32  
Table 3: NSW EPA Record of Notices in the Gunnedah Shire Council LGA ..... 36

EXHIBITION 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 47 in DP755474 and Lot 4 in DP114767, located at 671 Wandobah Road, Gunnedah on the corner of Black Jack Forest Road and Wandobah Road south of Gunnedah. The property is located within the RU1 Primary Production zone with a minimum lot size of 40 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 rectangular in shape with an area of 35.9 hectares. It has 1.2 km frontage to Wandobah Road and 268 metres frontage to Black Jack Forest Road. The depth of the block varies with a width of 268.55 metres along the northern boundary and 343 metres along the southern boundary. The property can be described as a small rural holding with one residence and a number of associated outbuildings. The residence is accessed from Wandobah Road which is of bitumen formation. **Figure 1** and **Figure 2** are the Deposited Plans of the property, **Figure 3** is an aerial image of the property and **Figure 4** to **Figure 6** are site photos showing the character of the subject site.

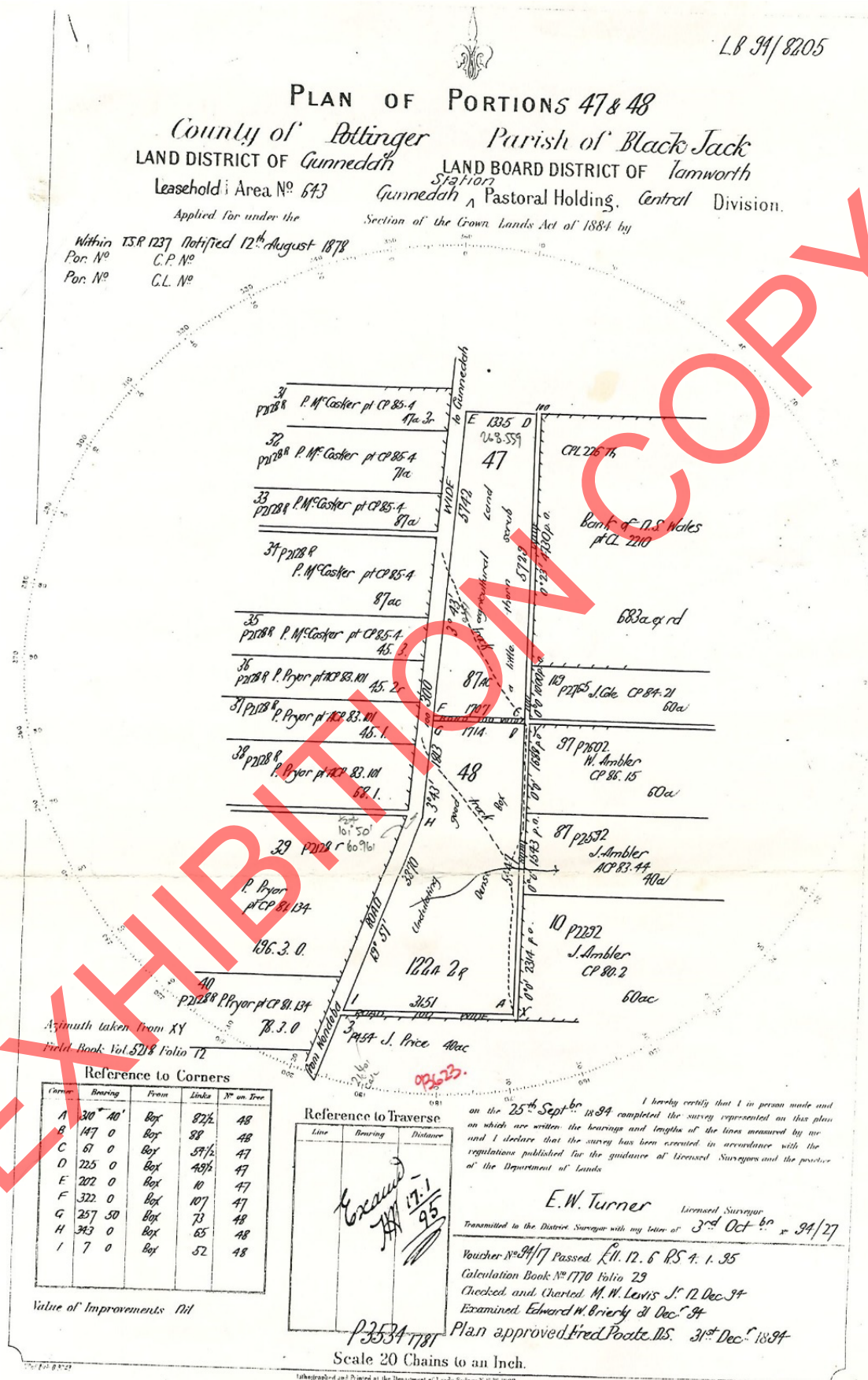


Figure 1: Plan of Portion 47, Parish of Black Jack

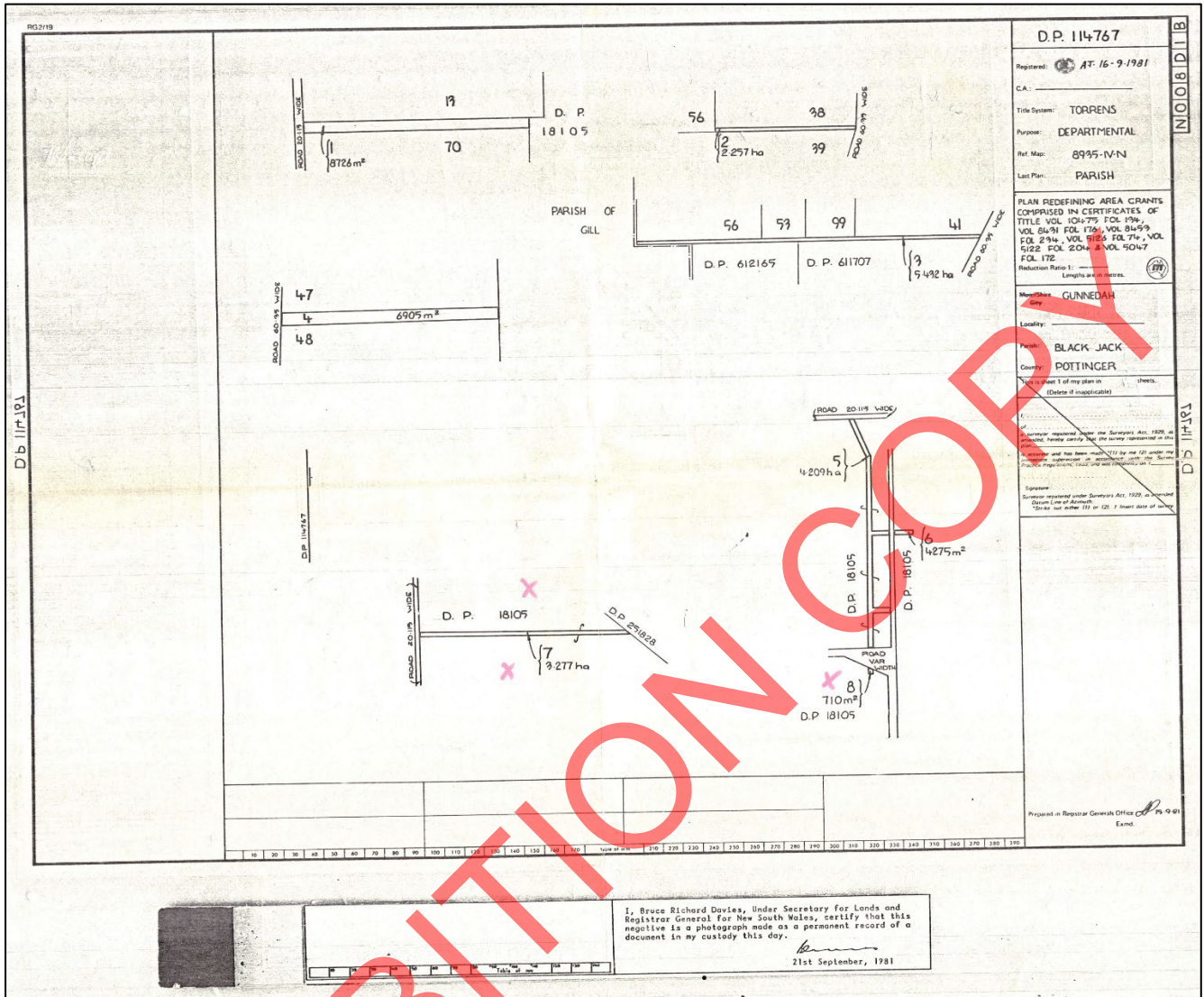


Figure 2: Deposited Plan 114767

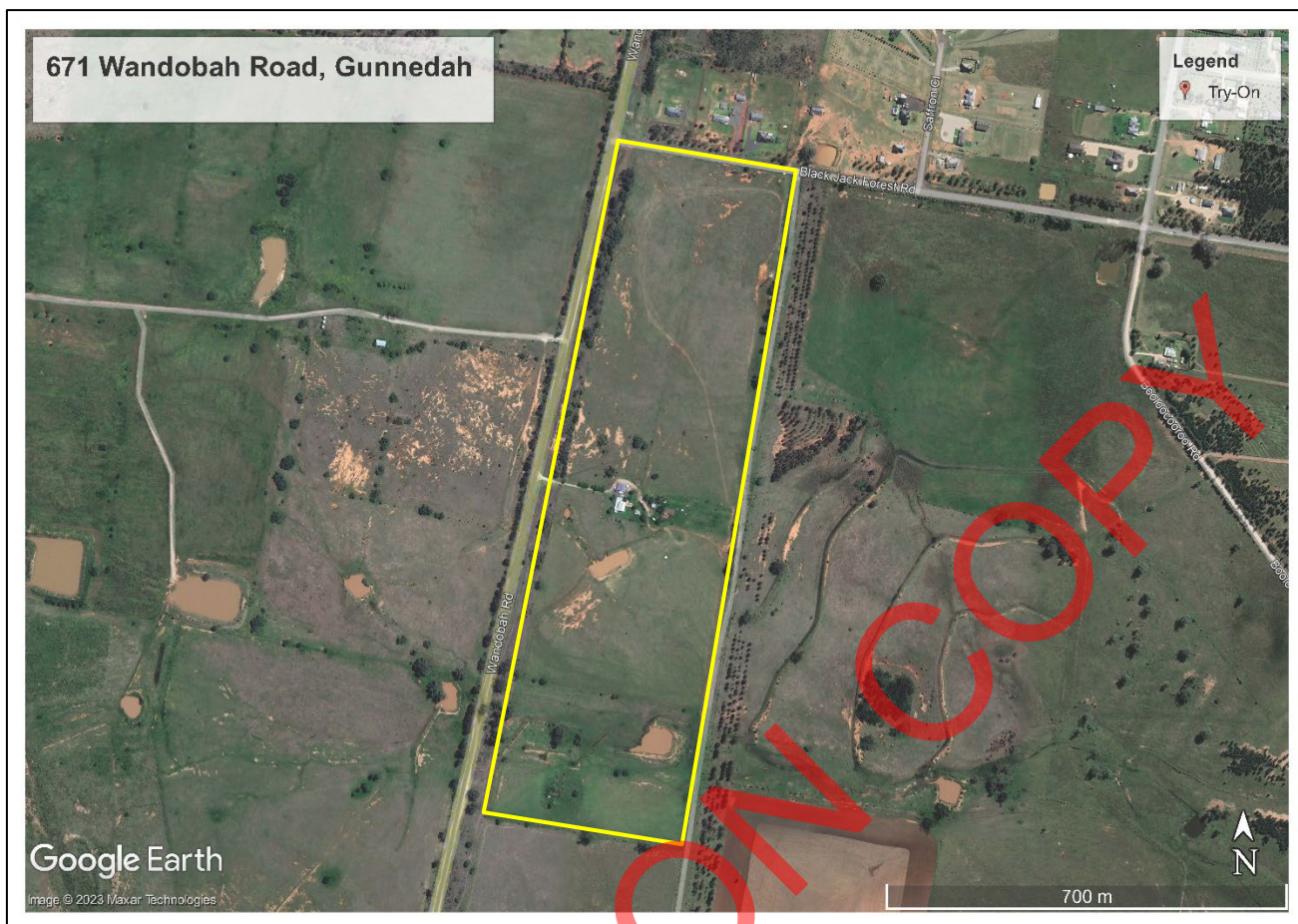


Figure 3: Aerial Photograph of the site



Figure 4: Photo of existing residence access from Wandobah Road



Figure 5: Site Photo from intersection of Black Jack Forest Road and Wandobah Road looking South East across the property



**Figure 6: Intersection of Black Jack Forest Road and Wandobah Road.**

This gateway applies to the following lots:

Lot No.	DP	Zoning	Minimum Lot Size
47	755474	RU1	40Ha
4	114767	RU1	40Ha

**Figure 7** illustrates the current zoning of the subject site as illustrated in the Gunnedah Local Environment Plan 2012 Map LZN-005A. **Figure 8** 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.

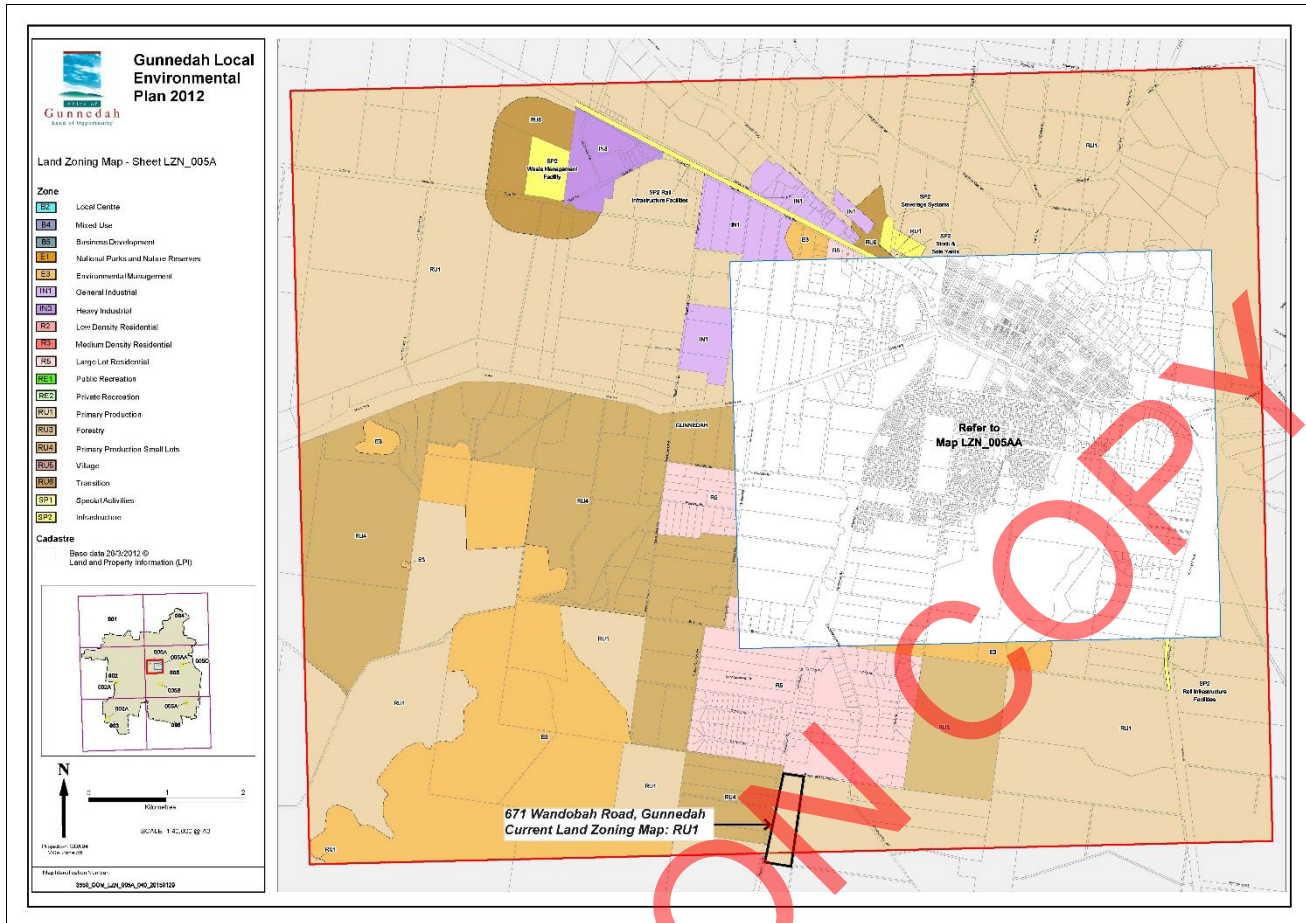


Figure 7: Current Zoning Map (extract from LZN-005A)

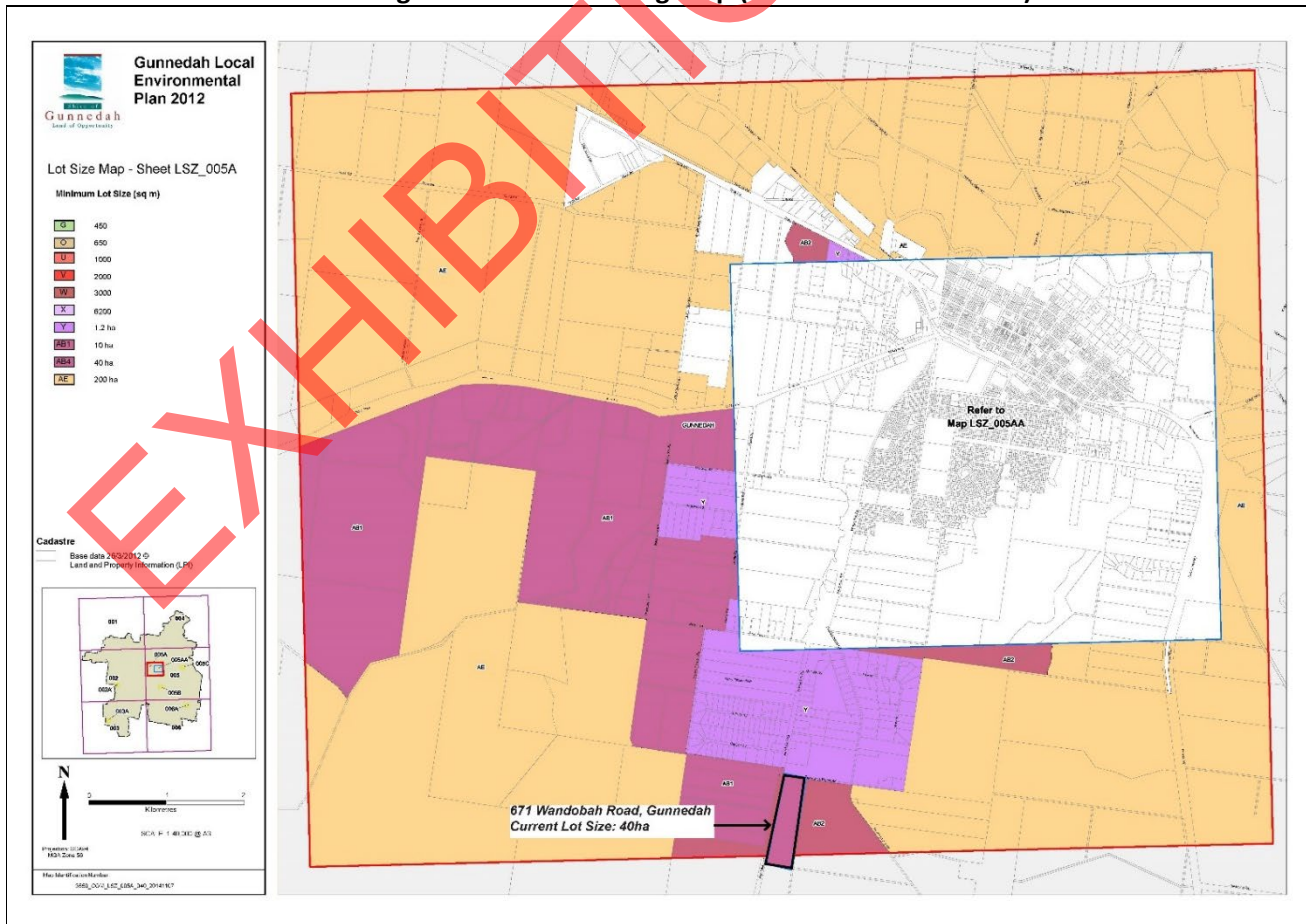


Figure 8: Current Lot Size Map (extract from LSZ\_005A)



## PART ONE – OBJECTIVES AND INTENDED OUTCOMES

### Objective

To amend the Gunnedah Local Environmental Plan, 2012 to enable the redevelopment of Lot 47 in DP755474 and Lot 4 in DP114767, for Large Lot Residential holdings with a minimum lot size of 9000sqm.

### 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.

## PART TWO – EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by:

- Amending the Gunnedah Local Environmental Plan, 2012 Land Zoning Map LZN-005A on Lot 47 in DP755474 and Lot 4 in DP114767, being 671 Wandobah Road, Gunnedah to R5 Large Lot Residential in accordance with the proposed zoning map shown in **Figure 9**; and
- Amending the Lot Size Map LSZ – 005A on Lot 47 in DP755474 and Lot 4 in DP114767, being 671 Wandobah Road, Gunnedah to “Y” 9000sqm in accordance with the proposed lot size map shown in **Figure 10**.

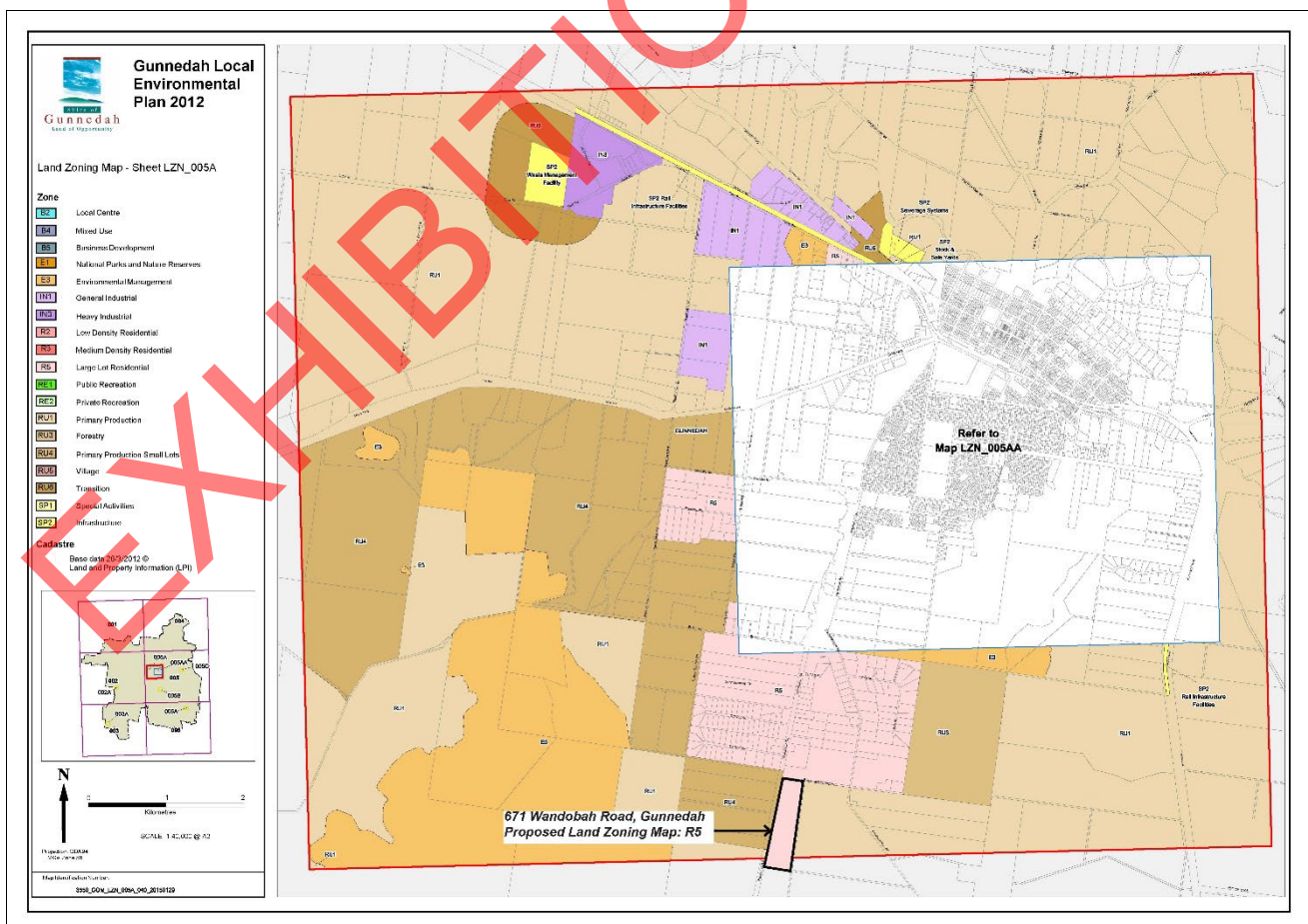
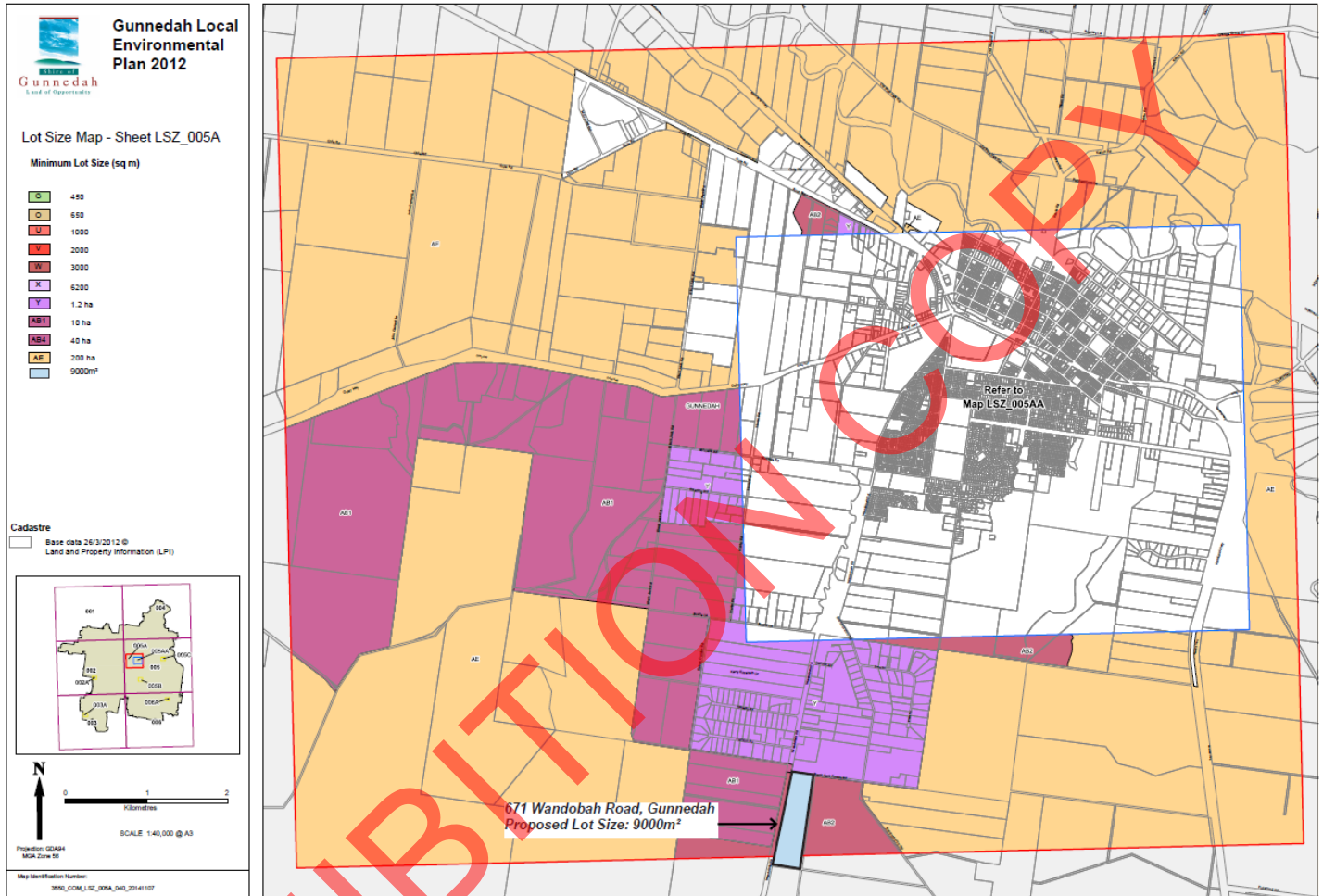


Figure 9: Proposed Land Zoning amendment to Map LZN-005A.

**Proposed zoning**

Lot No.	DP	Proposed Zoning
47	755474	R5 – Large Lot Residential
4	114767	R5 – Large Lot Residential



**Figure 10: Proposed Lot Size Map Amendment to LSZ\_005A**

**Proposed Minimum Lot Size**

Lot No.	DP	Proposed Zoning
47	755474	Y – 9000sqm
4	114767	Y – 9000sqm

**PART THREE – JUSTIFICATION OF STRATEGIC AND SITE SPECIFIC MERIT**

The subject site is located on the edge of a current area of large lot residential development with adjoining land along Black Jack Forest Road containing 1.2 hectare large lot residential holdings. Demand for large lot residence holdings has been high and available lots of this size currently on the residential market are difficult to procure. The subject site is an ideal extension of the existing land use pattern in the area of south Gunnedah.

The current land use strategy for the site is the Gunnedah Shire Local Housing Strategy in June 2023, prepared by Elton Consulting. The subject site is recommended in this strategy for future R5 Residential zone. This report references the site as an opportunity for additional R5 adjacent to existing. It is also noted that council should consider reducing the minimum lot size to less than one hectare, **Figure 11** show an extract from this report.

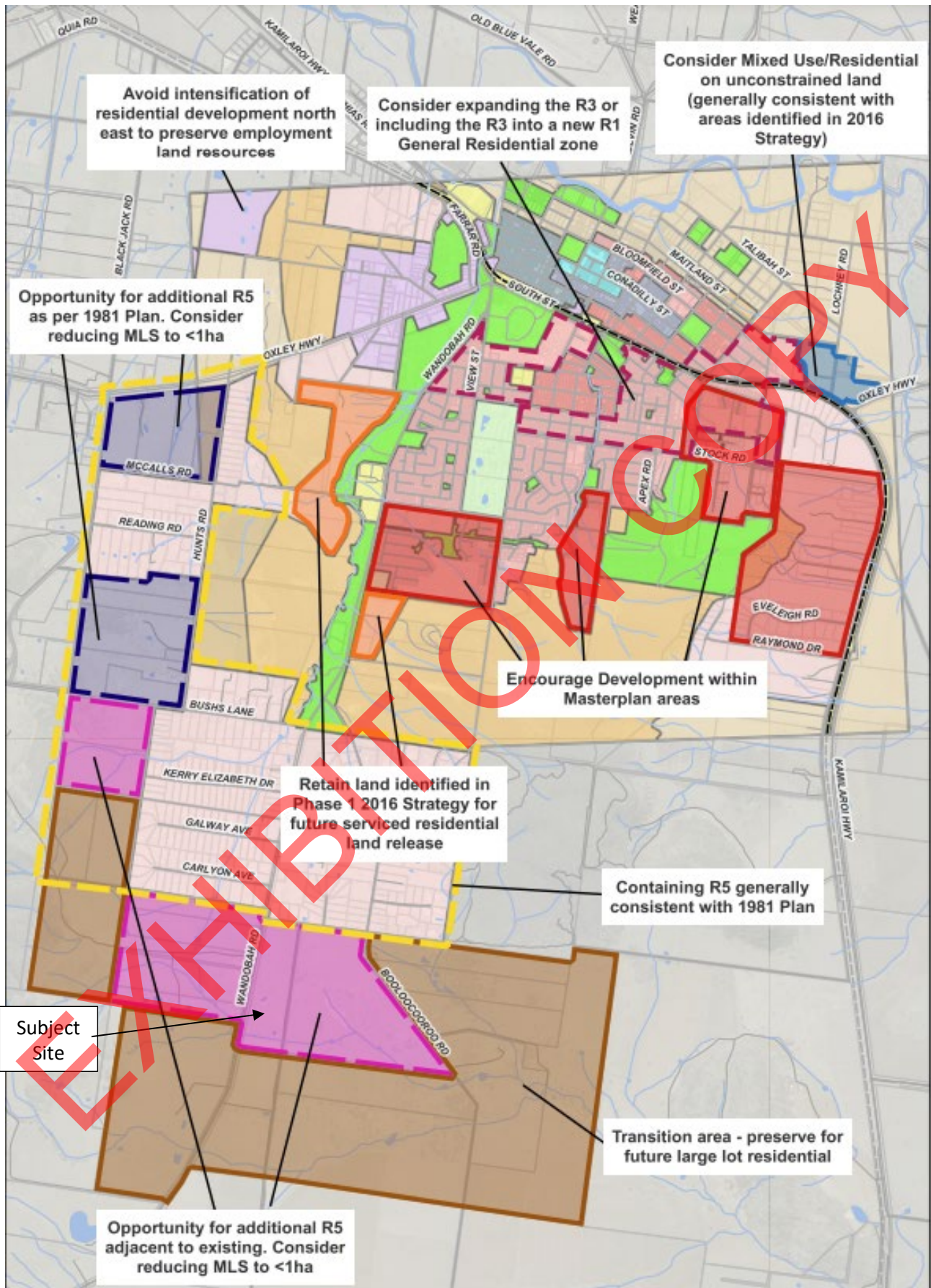


Figure 11: Recommendations for new residential Development 2023 Local Housing Landuse Strategy

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

These two strategic reports were prepared prior to the rezoning of land in the Gunnedah Local Environmental Plan, 2012. The reports were prepared to guide the rezoning 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 there was low demand for residential lots at the time, the bridging document 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 rezoning is supported.

The bridging study identified a number of small rural holdings which were not viable or productive due to their size. It recommended that productive rural holdings have an area of 200 hectares and intensive rural uses had an area of 10 hectares. 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 subject site was identified in the rural zone with a minimum lot size of 40 hectares. This recommendation was actioned in the Gunnedah Local Environmental Plan, 2012. The holding has an area of 35.9 hectares and could be capable of running 6-8 head of cattle as an agricultural pursuit. The property is not capable of sustaining employment on its own. There has been a shift in demand for rural residential land in Gunnedah and the land identified as “Future Urban” in the 2010 bridging report has been taken up. Therefore, rezoning of land on the fringe of the Gunnedah urban development is consistent with Gunnedah Local Environmental Study Bridging report and given the size of the land we do not believe it is viable for agricultural pursuits due to its size and location.

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 rezoning is consistent with these reports.

A review of the current land use planning for Gunnedah shows that the site has been earmarked for large lot residential development, it is therefore consistent with the planned and logical expansion of Gunnedah’s Residential area and has strategic merit.

### **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 avoid important agricultural lands. It is considered that this planning proposal which is consistent with the housing strategy as the site is identified as potential for future rural residential land and the recommended minimum lot size of the draft Gunnedah Local Housing Strategy is 9000 square metres. Therefore we believe the proposed rezoning is consistent with the Gunnedah LSPS. As outlined 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.

### **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.

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 not located on a hill and therefore, we don't believe the location has high scenic quality with visibility being restricted to Wandobah and Black Jack Forest Roads and the adjoining properties. Therefore, we believe the proposed rezoning 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 proposed development site is located adjacent to the existing R5 zone along Black Jack Forest Road. As the subject site has two road frontages it allows for development along these existing frontages in an orderly extension of the existing R5 zone, which is consistent with Gunnedah's residential land use strategic planning.

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

The subject site is located adjacent to the current reticulated water supply along Black Jack Forest Road. The developer will extend this service within the road reserve along Wandobah Road to service the development. Stewart Surveys has had consultation with Gunnedah Shire Council to confirm that the existing water service with upgrade minor works has the capacity to service this holding. The land owners is willing to enter into a Voluntary Planning Agreement (VPA) that requires the upfront financial contribution to undertake these minor upgrade works in lieu of future headworks contributions.

The subject site is not located in a reticulated sewer area and the Gunnedah DCP requires onsite sewerage management systems to be installed at the time of house construction.

The proposed rezoning of 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.

We believe, based on our past consultation with Gunnedah Shire Council's Infrastructure and Development team, that the proposed development can be serviced with the entering of the VPA as described at no unreasonable cost to the public. The increased demand on infrastructure will be offset by the developer headworks contributions paid at the time of subdivision.

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

The subject site is currently zoned RU1 Primary Production with a minimum lot size of 40 hectares. The land adjoining the subject site is currently zoned R5 Large Lot Residential and RU4 Primary Production Small Lots. Currently there are a number of areas in Gunnedah where the R5 and RU4 zones join with no land use conflicts, therefore, we don't expect the rezoning to result in any land use conflicts on the surrounding RU4 zoned land.

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.

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.

#### Servicing of the development

The proposed development joins the current R5 Large Lot Residential zone as shown in **Figure 7**.

There are existing reticulated water services along Black Jack Forest Road and Wandobah Road to the intersection of Black Jack Forest Road. **Figure 12** is the dial before you dig search showing these services. The existing services can be extended efficiently from the end of the existing infrastructure to service this development. As outlined above the proponent intends to enter a Voluntary Planning Agreement to undertake the required minor reservoir upgrades to enable water supply to the development. Following acceptance of this planning proposal our client is willing to engage Council's Solicitor to prepare this agreement.

Under the Gunnedah Development Control Plan lots greater than 3000 square metres are to be serviced by onsite sewerage management systems. These systems are installed at the time of residential house construction.

The subject site has good access to existing roads with the northern boundary fronting Black Jack Forest Road and the Western boundary fronting Wandobah Road. Both roads are bitumen sealed across the site's frontage.

We believe this planning proposed, which is located adjacent to the current R5 Large Lot Residential zone under the Gunnedah Local Environmental Plan, 2012 will allow for efficient use of existing infrastructure and extension of these services.

Being located in an established Rural Residential area this planning proposal would promote an increased sense of community with the expansion of this residential area.

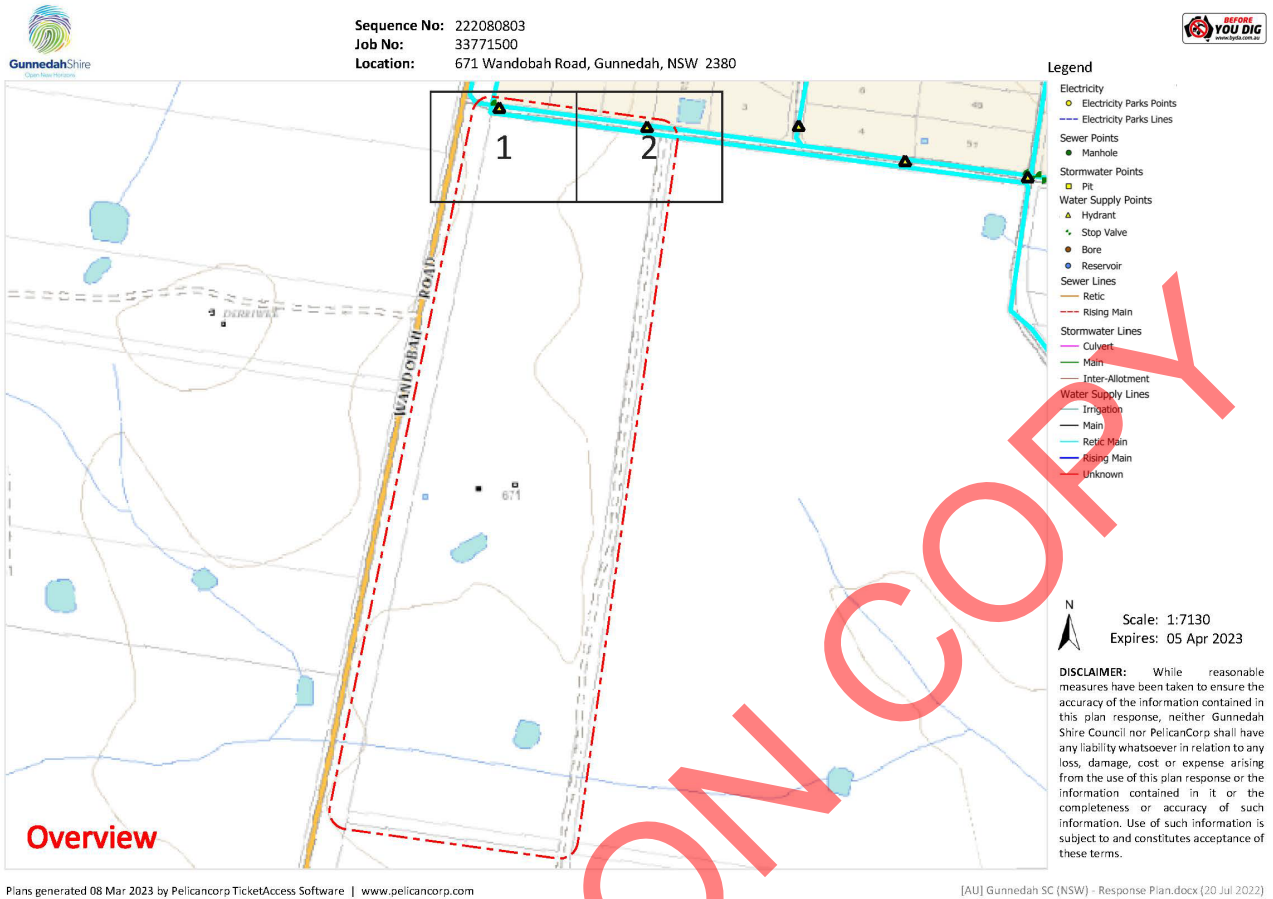


Figure 12: Dial Before you Dig Search (Gunnedah Shire Council)



Figure 13: Photo of Black Jack Forest Road looking East

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 in the site’s vicinity. We do not believe this inhibits development of this property.

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. There is a causeway on Wandobah Road at the southern end of the property. This causeway directs overland flow from an unnamed tributary on the subject site directing water to the east into the Peach Tree Gully east of the property. The proposed development is not considered to affect the water drainage at the subject site as the holding will be 9000 sqm 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**.

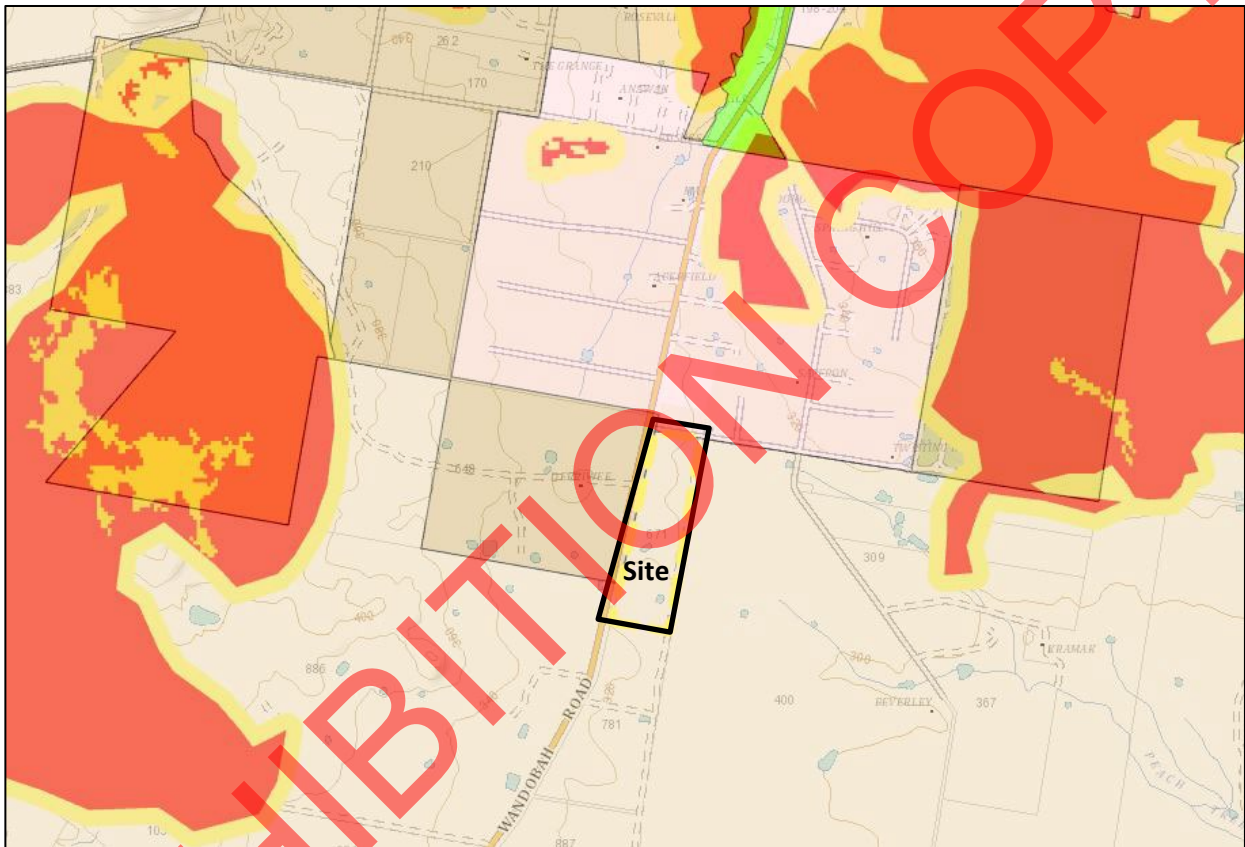


Figure 14: Bushfire Prone Land (Eplanning Portal)



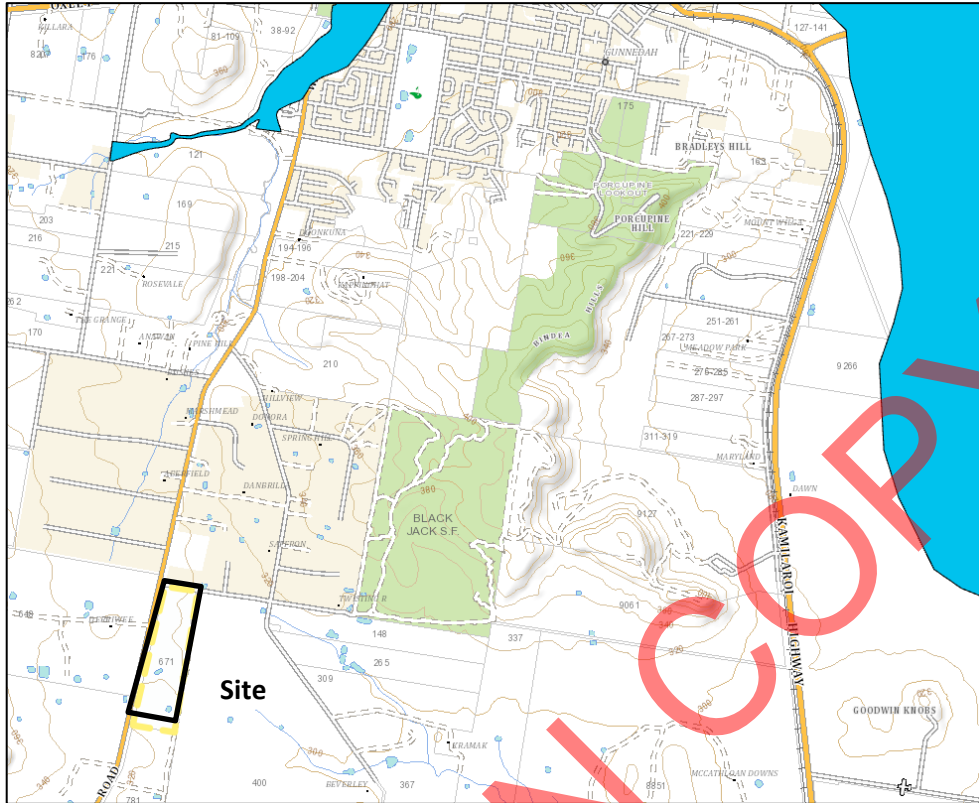


Figure 15: Flood Prone Land Search (Eplanning Portal)

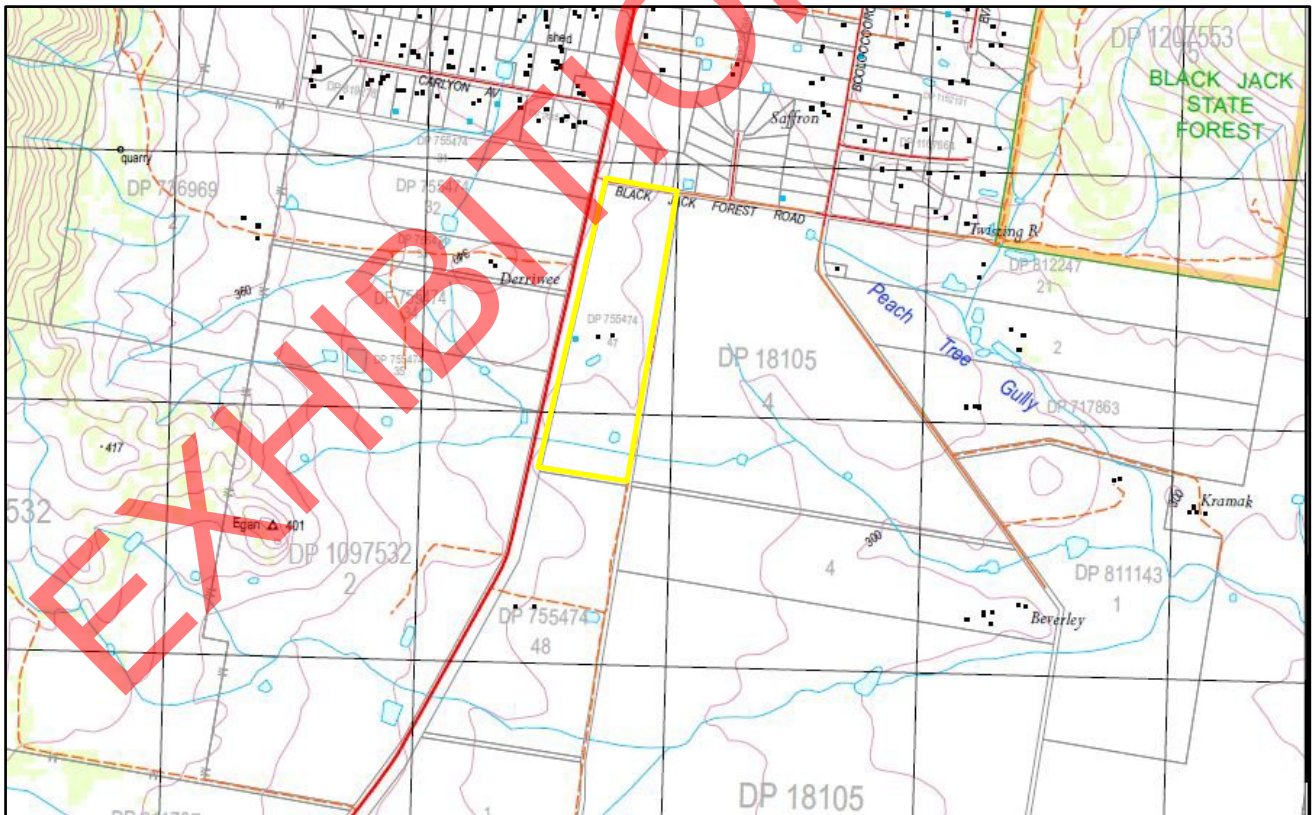


Figure 16: Topographic Map (Source: Wondoba 8935-4N GeoPDF Topographic Map 2017 Edition)

## 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 36 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 47 in DP755474 and Lot 4 in DP114767, for Large Lot Residential holdings with a minimum lot size of 9000sqm. 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 vision, 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.*

### **NENW RP, 2041 Part 1 Growth Change and Opportunity**

Part 1 Growth Change and Opportunity is 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 Gunnedah Shire Local Housing Strategy 2023 and the minimum lot size of less than 1 hectare is a recommendation of this report. 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. The VPA which has been entered for this development demonstrates adequate water infrastructure and the subject site will cater for onsite sewerage management systems in accordance with the Gunnedah Development Control Plan. The services planning has been reviewed with council to establish the land can be feasibly serviced by entering the VPA for water service upgrades. We believe the development aligns with objective 1 of the NENW RP, 2041.

**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 11** .

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.

This rezoning proposal is aligned with the vision and objectives of the NENW RP, 2041. The development will provide additional housing in a suitable location to support the growing population in Gunnedah. As this proposal is consistent with the Gunnedah Housing Strategy the rezoning is a systematic delivery of a component recommended in this strategic plan.

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 (Housing) 2021: Land Application	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: Land Application	Yes	Yes	BASIX will apply at the time of residential construction on the subject site.
SEPP (Planning Systems) 2021	Yes	Yes	This planning proposal is not inconsistent with this SEPP.
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: Land Application	Yes	Compliant	This planning proposal will allow the application of this SEPP to future developments.

SEPP (Transport and Infrastructure) 2021: Land Application	Yes	Compliant	This planning proposal does not impact application of this SEPP to future development.
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) 2021: Land Application	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 (Biodiversity and Conservation) 2021	Yes	Compliant	This SEPP will apply to any future subdivision of this holding. This planning proposal does not impact application of this SEPP.
SEPP (no 65-design Quality of Residential Apartment Development: Land Application.	No	NA	This planning proposal does not apply to residential apartment development.
SEPP (Resilience and Hazards) 2021	Yes	Compliant	We are not aware of any contamination issues at the subject site. There have not been any agricultural land uses that are associated with contamination (Sheep Dips, Landfill, engine works etc). which have been carried out on the subject site. Future DA applications will need to assess the development against this SEPP.

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	<p>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.</p> <p>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.</p>

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 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.
1.4 Site Specific provisions	Yes	Yes	<p>This planning proposal applies for the whole rezoning of the land to be 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.</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</p> <p>1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</p> <p>1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p> <p>1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p> <p>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</p> <p>1.10 Implementation of the Western Sydney Aerotropolis Plan</p> <p>1.11 Implementation of Bayside West Precincts 2036 Plan</p> <p>1.12 Implementation of Planning Principles for the Cooks Cove Precinct</p> <p>1.13 Implementation of St Leonards and Crows Nest 2036 Plan</p> <p>1.14 Implementation of Greater Macarthur 2040</p> <p>1.15 Implementation of the Pyrmont Peninsula Place Strategy</p> <p>1.16 North West Rail Link Corridor Strategy</p> <p>1.17 Implementation of the Bays West Place Strategy</p> <p>1.18 Implementation of the Macquarie Park Innovation Precinct</p> <p>1.19 Implementation of the Westmead Place Strategy</p> <p>1.20 Implementation of the Camellia-Rosehill Place Strategy</p>

			1.21 Implementation of South West Growth Area Structure Plan 1.22 Implementation of the Cherrybrook Station Place Strategy <b>Directions 1.5 to 1.22 are not applicable to Gunnedah Shire Council.</b>
--	--	--	--

**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 rezoning 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 <b>Figure 17</b> Error! Reference source not found..
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 <b>Figure 16</b> .
4.4 Remediation of contaminated land	Yes	Yes	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.  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.
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 <b>Figure 18</b> .

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 as shown in **Figure 18**.

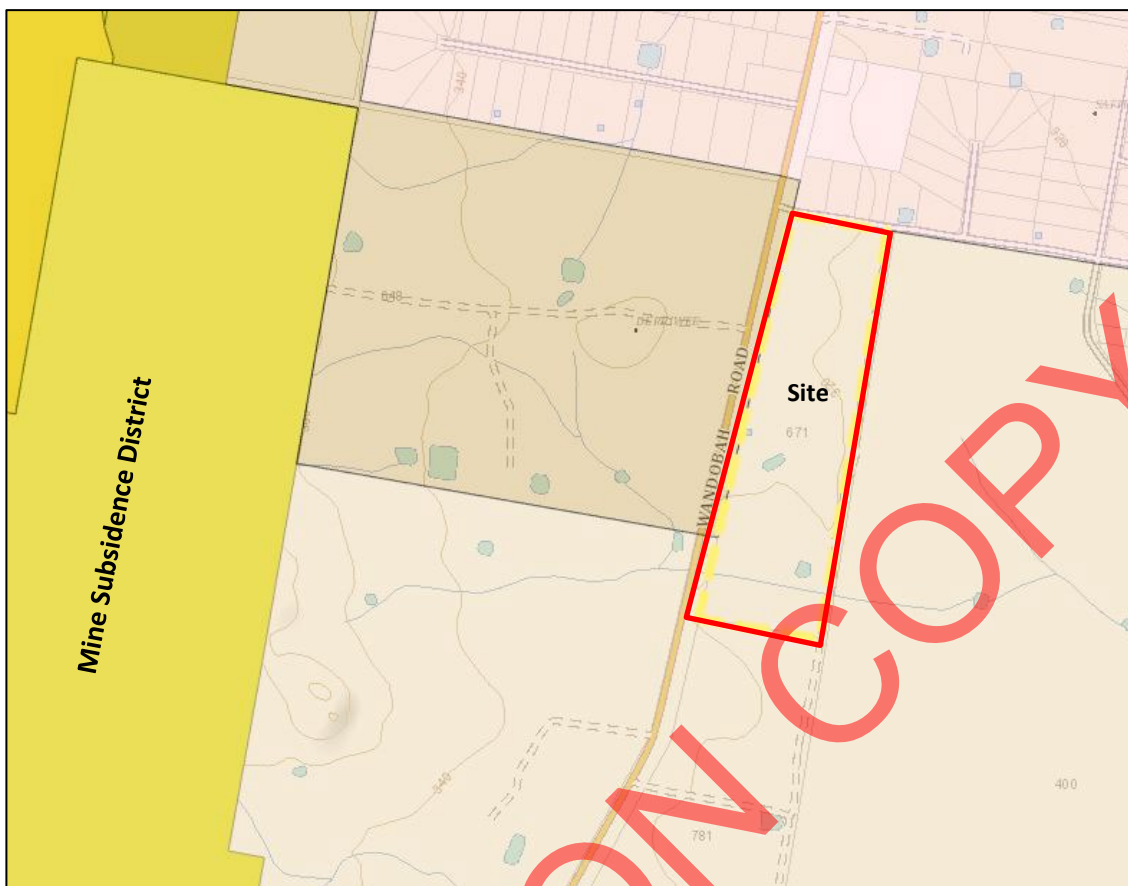


Figure 17: Mine Subsidence District

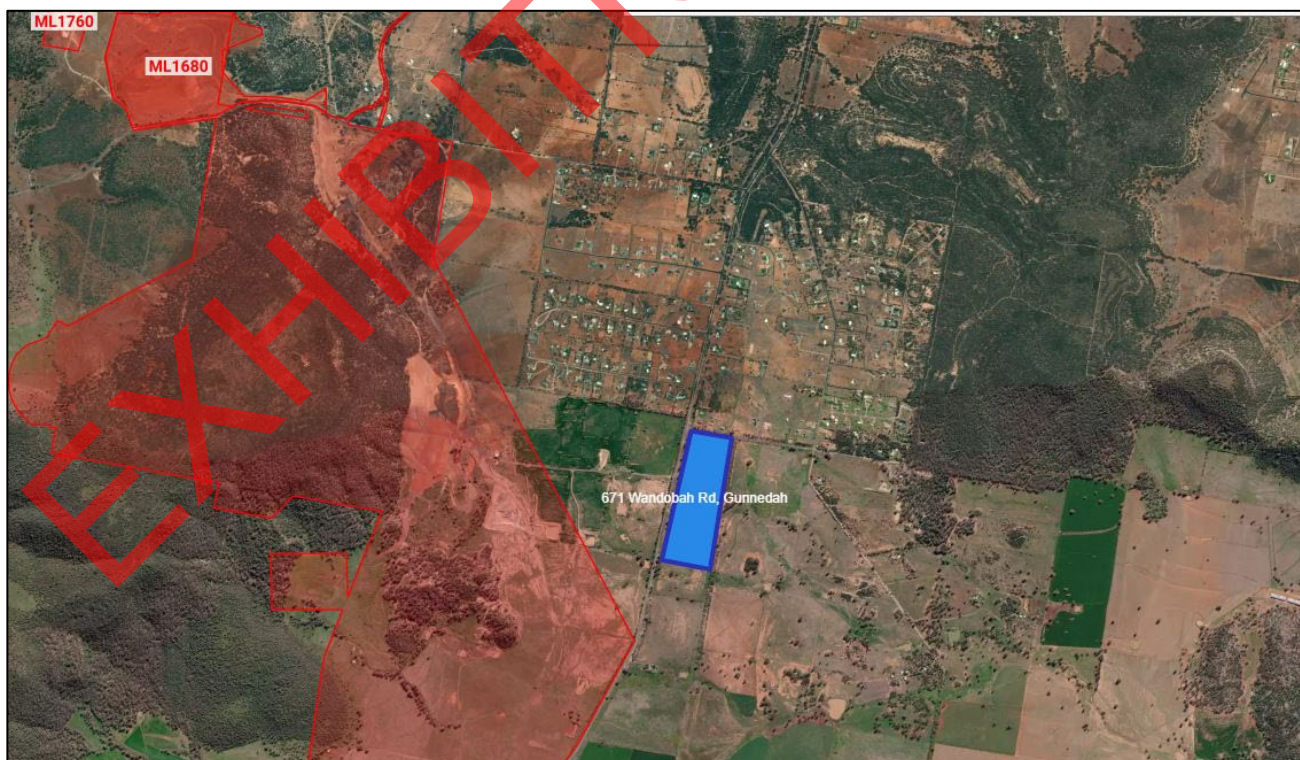


Figure 18: Mining Leases surrounding the site (Min View)



**Focus Area 5: Transport and Infrastructure**

Direction	Applicable	Consistency	Comment
5.1 Integrated Land Use and Transport	No	N/a	This direction requires all planning proposals which will create, alter or remove a provision relating to urban land including land Zoned for residential uses.  The direction requires a statement of consistency to the aims, objectives and principles of: a) Improving transport choices – guidelines for planning and development (DUAP 2001) and b) The Right Place for Business and Services (DUAP 2001). Our statement of consistency is listed below this table.
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 rezoning 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 rezoning 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 proposed to rezone land to a residential zone, 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 or 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 considered to be on marginal rural land. The size of the holding does not make agricultural pursuits viable. The soil profile on the subject site is mapped as the Fulwood’s Road transferal group by the NSW Office of Environment and Heritage. The land and soil capacity mapping shows the subject site to be in an area of severe limitation due to high susceptibility of land for erosion. Therefore, we do not believe that the subject site is considered to be of high agricultural value. 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 at the edge of 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 trees located on the two road reserves either side of the site. There are some trees around the residence as shown in **Figure 19**.



**Figure 19: Aerial Photo of the subject site (Eplanning)**

We have conducted a search of the NSW SEED portal vegetation communities on the subject site. **Figure 20** shows the extract from this database of the site. The majority of the site is mapped as PCT 0 which is non-native vegetation. There is a small area of PCT 1 *Candidate Native Grasslands* at the eastern boundary of the site and a very small area of PCT 101 *Poplar Box – Yellow Box – Western Grey Box grassy woodland on cracking clay soils mainly in the Liverpool Plains, Brigalow Belt South Bioregion*. This is mostly located in the road reserve adjacent to the subject site.



**Figure 20: Vegetation Mapping (Seed Portal)**

PCT 101 is associated with threatened ecological community as listed below:

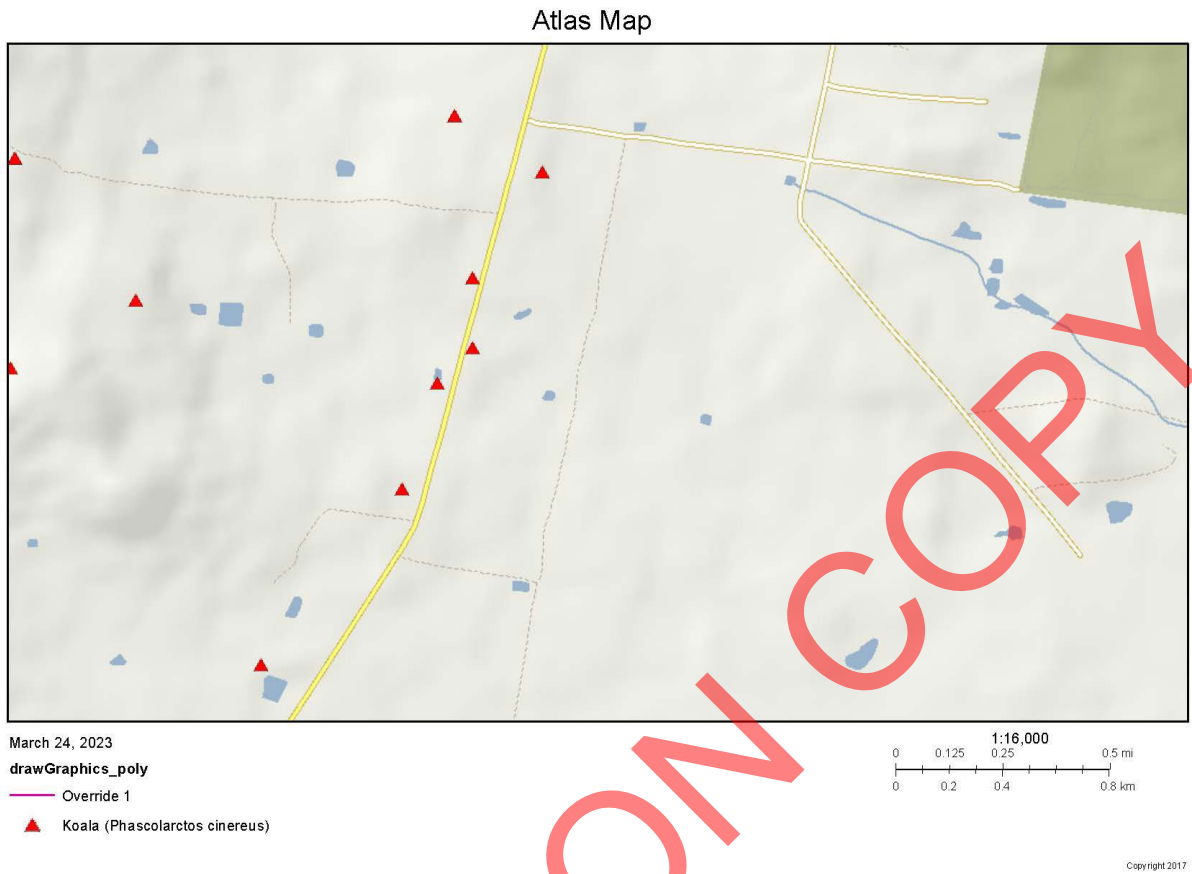
- Brigalow within the Brigalow Belt South, Nandewar and Darling Riverine Plains Bioregions (Part) Listed BC Act,E:
- Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions (Part) Listed BC Act,E: and
- White Box Yellow Box Blakely's Red Gum Woodland (Part) Listed BC Act, E.

As this remnant vegetation in PCT 101 is limited to the very north east corner of the holding along the boundary, this vegetation patch is not expected to be of high quality. Future subdivision and residential development on this holding will have a limited impact on this vegetation as dwelling setback in the R5 Large Lot Residential Zone is twenty-five (25) metres from Black Jack Forest Road and 10 metres from Thompson Road. Access driveway is unlikely to pass through this vegetation and should be carefully positioned to retain the vegetation.

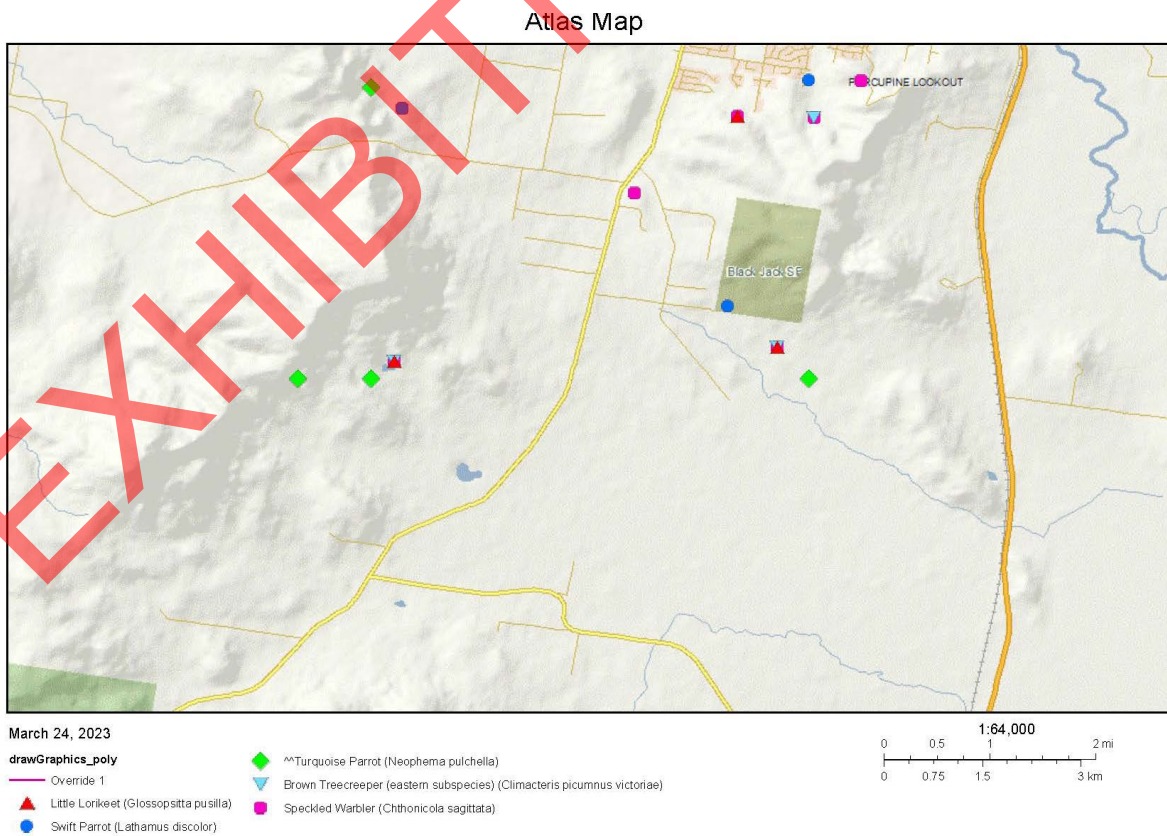
We have conducted a NSW Bionet Database search for threatened fauna on or around the subject site. The search parameters for this search were [North: -30.96 West: 150.16 East: 150.26 South: -31.06]. These search results returned a total of 1473 records of 215 species. We have listed below the species 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 21 to Figure 23** 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**

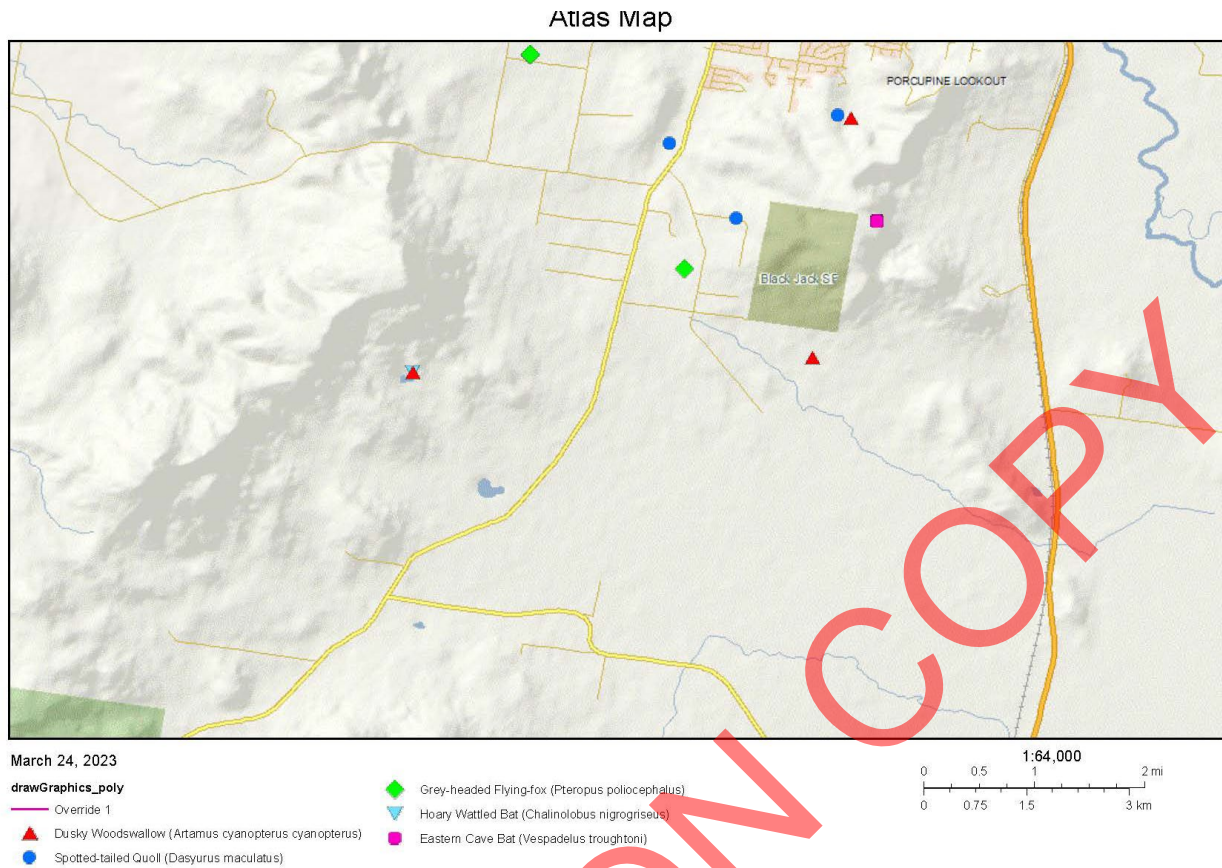
Species	Status	Easting	Northing	Date of Record	Location
Koala	Endangered	234731	6563747	30.06.2006	On site (Road Kill)
		234514	6563345	30.06.2006	Approx. 100m west of site (Lot 34 DP755474)
		234520	6563082	30.06.2006	Approx. 40m west of site (road reserve)
		234442	6563951	30.06.2004	Approx. 345m west of site (Lot 31 DP755474)
		234410	6562947	30.06.2006	Approx. 158m west of site (Lot 2 DP1097532)
		234306	6562548	30.06.2006	Approx 400m south west of site (Lot 2 DP1097532)
		233868	6561877	30.06.2004	Approx. 1.6km south west of site (Lot 2 DP1097532)
		233430	6563234	30.06.2006	Approx. 1.13km west of site (Lot 35 DP755474)
Little Lorikeet	Vulnerable/ Protected	232106	6562839	31.07.1996	Approx. 2.5km west of site (Lot 1 DP1097532)
		237105	6563189	07.07.1996	Approx. 2.2km east of site (Lot 2 DP717863)
		236505	6566689	28.09.2006	Approx. 3.3km north east of site (Lot 2 DP740218)
Turquoise Parrot	Vulnerable/ Protected	231802	6562572	31.07.1996	Approx. 2.8km south west of site (Lot 1 DP1097532)
		237530	6562716	07.07.1996	Approx. 2.7km east of site (Lot 21 DP841549)
		230847	6562548	09.07.1996	Approx. 3.8km south west of site (Lot 2 DP1251854)
		231690	6567008	25.02.1996	Approx. 4.4km north west of site(Lot 182 DP755503)
Swift parrot	Critically Endangered	236442	6563798	30.07.2016	Approx. 1.5km north east of site (Lot 75 DP1207553 Black Jack State Forrest)
		232106	6566689	25.02.1996	Approx. 3.9km north west of site (Lot 2 DP1183502)
		236886	6568018	31.05.2021	Approx. 4.7km north east of site (Gunnedah Golf Course)
Brown Treecreeper (eastern subspecies)	Vulnerable/ Protected	237105	6563189	07.07.1996	Approx. 2.2km east of site (Lot 2 DP717863)
		232106	6562839	31.07.1996	Approx. 2.5km west of site (Lot 1 DP1097532)
		237505	6566689	29.09.2006	Approx. 3.8km north east of site Lot 118 DP1176830)
Speckled Warbler	Vulnerable/ Protected	235186	6565484	10.01.2019	Approx. 1.7km north of site (Lot 3 DP1167000)
		236505	6566689	26.09.2006	Approx. 3.3km north east of site (Lot 2 DP740218)
		237105	6563189	07.07.1996	Approx. 2.2km east of site (Lot 2 DP717863)
		232106	6562839	31.07.1996	Approx. 2.7km south west of site (Lot 1 DP1097532)
		237505	6566689	29.09.2006	Approx. 3.9km north east of site (Lot 118 DP1176830)
		238111	6567267	12.03.2013	Approx. 4.7km north east of site(Porcupine lookout)
Grey-headed Flying-fox	Vulnerable/ Protected	235470	6564442	03.11.2015	Approx. 800m north east of site (Lot 7 DP262888)
		233458	6567512	08.01.2013	Approx. 3.9km north west of site (Lot 2 DP1228419)
Dusky Woodswallow	Vulnerable/ Protected	232106	6562839	31.07.1996	Approx. 2.5km south west of site (Lot 1 DP1097532)
		237105	6563189	07.07.1996	Approx. 2.2km east of site (Lot 2 DP717863)
		237505	6566689	29.09.2006	Approx. 3.9km north east of site (Lot 118 DP1176830)
Spotted-tailed Quoll	Endangered	236105	6565189	10.06.1997	Approx. 1.8km north east of site (Lot 4 DP731871)
		235236	6566268	30.06.2006	Approx. 2.5km north of site (Lot 7014 DP1074337)
		237341	6566723	31.12.1999	Approx. 3.8km north east of site (Lot 118 DP1176830)
Hoary Wattled Bat	Vulnerable/ Protected	232106	6562839	31.07.1996	Approx. 2.5km south west of site (Lot 1 DP1097532)
Eastern Cave Bat	Vulnerable/ Protected	237868	6565192	17.02.2016	Approx. 3.3km north east of site (Lot 1 DP806027)



**Figure 21: Map showing Koala Sightings**



**Figure 22: Map showing Little Lorikeet, Swift Parrot, Turquoise Parrot, Brown Treecreeper & Speckled Warbler sightings**



**Figure 23: Map showing Dusky Woodswallow, Spotted-tailed Quoll, Grey-headed Flying-fox, Hoary Wattled bat, Eastern Cave Bat sightings.**

There have been historical Koala Sightings around the subject site. These sightings were in 2006, 17 years ago. 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 9000sqm. Under Clause 7.2 of the Biodiversity Conservation Regulation 2017, the allowable clearing threshold for a lot less than 1 hectare is 0.25 hectare, or 2500 square metres.

The proposed development will 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.

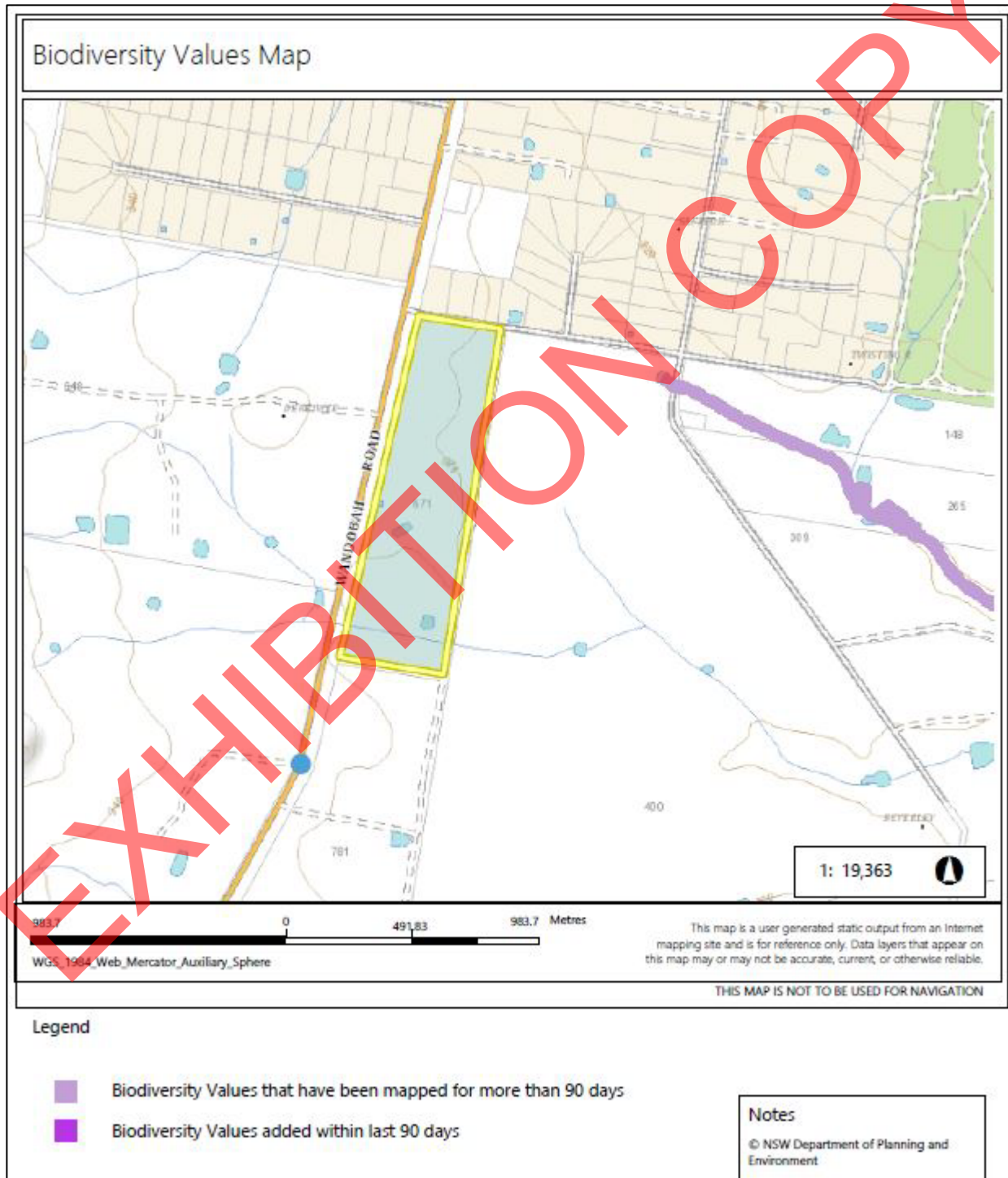


Figure 24: Biodiversity Offset Scheme Entry Threshold Map

### **Soil Landscape**

The soil landscape on the site has been mapped as the Fulwoods Road soil profile by the Office of Environment and Heritage on the ESpadé 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 fullwoods road 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 Error! Reference source not found..

### **Land Contamination**

A search of the List of NSW Contaminated Sites Notified to the NSW OEH as at 20 March 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	<a href="#">Adjacent to Service Station</a>	6 former
GUNNEDAH	103 Mathias ROAD	<a href="#">BP Depot Gunnedah</a>	2 current
GUNNEDAH	Corner Conadilly Street & Henry STREET	<a href="#">BP Service Station</a>	5 former
GUNNEDAH	61 Railway AVENUE	<a href="#">Former Caltex Depot</a>	3 former
GUNNEDAH	341 Conadilly STREET	<a href="#">Mobil Service Station</a>	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 47 in DP755474 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 47 in DP755474 and Lot 4 in DP114767 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.

### **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 – INFRASTRUCUTRE (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 have potential for 36 additional residential lots. The site servicing has been reviewed in section B principle 1 of the Interim Settlement Planning Principles, as having adequate existing infrastructure to support the planned residential development. With the minor reservoir upgrades proposed via a Voluntary Planning Agreement (VPA) to be paid for by the developer, there is not considered to be any shortfalls in infrastructure nor significant demands on public utilities associated with this rezoning proposal.

## **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 proposed change to Land Zoning Map LZN-005A in the Gunnedah Local Environment Plan 2012
3. Map showing existing Land Size Map LSZ\_005A in the Gunnedah Local Environment Plan 2012
4. 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 rezoning 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 impact 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 standard of the LEP.
- This is consistent with an endorsed District / Regional Strategy.
- 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 impact proposal.

Community consultation for standard impact proposals is undertaken for 14 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 following public authorities:

- Biodiversity Conservation Division
- Mining, Exploration and Geoscience
- NSW Department of Primary Industries – Agriculture
- Red Chief Local Aboriginal Land Council.

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	3/04/23 to 16/11/23	160
Council decision	16/11/23	160 (1)
Gateway determination	17/11/23 to 18/12/23	182 (21)
Pre-exhibition	15/01/24 to 29/01/24	208 (26)
Commencement and completion of public exhibition period	29/01/24 to 12/02/23	218 (10)
Consideration of submissions	12/02/24 to 26/02/24	228 (10)
Post-exhibition review and additional studies	26/02/24 to 11/03/24	238 (10)
Submission to the Department for finalisation (where applicable)	11/03/24 to 15/04/24	261 (23)
Gazettal of LEP amendment	15/04/24	<b>261 days total</b>

## CONCLUSION

This gateway proposal will enable 671 Wandobah Road, Gunnedah to be subdivided into thirty six (36) rural residential lots with an area exceeding 9000sqm, for residential occupation. The subject site has been identified in current strategic planning for residential expansion within Gunnedah Shire. It 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, once minor upgrades to the Gallen Water Reservoir have been made. 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.

## REFERENCES

---

Central Mapping Authority, Geo PDF Topographic Map, 2017 Edition, *Wondoba 8935-4N*, CMA.

Department of Lands, *Spatial Information Exchange*, Available at [<https://six.maps.nsw.gov.au/wps/portal/>].  
Abbreviated as DL SIX

Department of Mining, Exploration and Geoscience, MinView Available at [<https://minview.geoscience.nsw.gov.au/>]

Department of Urban Affairs and Planning, August 1998, *Managing Land Contamination: Planning Guideline SEPP 55 Remediation of Land*, Environmental Protection Agency (EPA)

Elton Consulting, June 2023, Gunnedah Shire Council Local Housing Strategy, Available at:  
<https://www.gunnedah.nsw.gov.au/index.php/development/landuse-planning/land-use-strategies>

Espade, NSW Office of Environment and Heritage, 2011, *Soil and Land Resources of the Liverpool Plains Catchment Interactive DVD*, Fullwoods Road Soil Landscape Available at:  
[<https://www.environment.nsw.gov.au/eSpade2Webapp>]

Gunnedah Shire Council, 2012, *Gunnedah Development Control Plan 2012*, Gunnedah Shire Council 20.12.12.

Insite, June 2016, Gunnedah Urban Landuse Strategy Volume 4, Available at:  
[<https://www.gunnedah.nsw.gov.au/index.php/component/rsfiles/files?folder=GunnedahShireCouncil%252FDEVELOPMENT-PLANNING-AND-BUILDING%252FLANDUSE-PLANNING%252FLand-Use-Strategies&Itemid=2255>]

New South Wales Government, *Gunnedah Local Environmental Plan 2012*, Available at  
[<http://www.legislation.nsw.gov.au>]

NSW Department of Planning and Infrastructure, August 2016, *A guide to preparing Local Environment Plans*, Available at [<http://www.planning.nsw.gov.au/~media/Files/DPE/Guidelines/guide-to-preparing-planning-proposals-2016-08.ashx>]

NSW Department of Planning and Environment, August 2017, *New England North West Regional Plan 2036*, NSW Government.

NSW Department of Planning, Industry and Environment, May 2017, Directions issued under section 9.1 (2) Environmental Planning and Assessment Act, 1979, Available at: [<https://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning/Policy-Directions-for-Plan-Making>]

NSW EPA, *Contaminated Land – Records of notices*, Available at  
[<http://www.epa.nsw.gov.au/prclmapp/aboutregister.aspx>]

NSW Environmental and Heritage, *Aboriginal Heritage Information Management System (AHIMS)*, Available at:  
[<http://www.environment.nsw.gov.au/awssapp/Login.aspx?ReturnUrl=%2fAWSSAPP%2f>]

SC Lennon & Associates, August 2021, *Draft Gunnedah Shire Economic Development Strategy 2022-2026*, Gunnedah Shire Council.

EXHIBITION COPY

COPYRIGHT ©

This report and the plans enclosed are the copyright of Stewart Surveys Pty Ltd. and is protected under the Copyright Act 1968. It may not be altered, reproduced or transmitted in any form, or by any means without the express permission of Stewart Surveys Pty Ltd.

## **Stewart Surveys, Pty Ltd**

107-109 Conadilly Street,  
PO Box 592  
GUNNEDAH NSW 2380

Ph. (02) 6742 2966

[office@stewartsurveys.com](mailto:office@stewartsurveys.com)

<http://www.stewartsurveys.com>



## APPENDIX A

---

### TITLE DOCUMENTS

- Deposited Plan 114767
- Plan of Portions 47 & 48 in County of Pottinger, Parish of Black Jack

EXHIBITION COPY

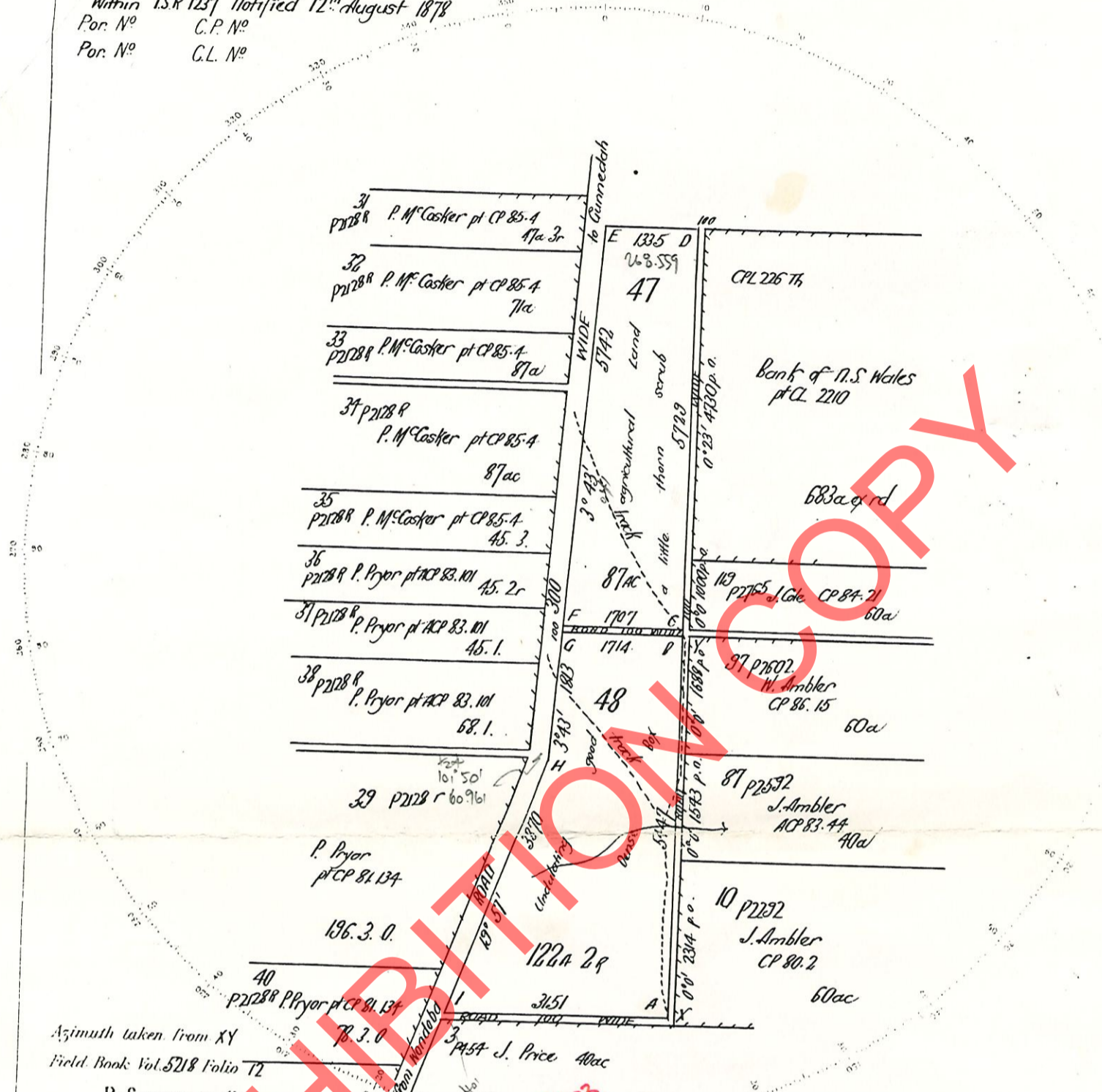


PLAN OF PORTIONS 47 & 48  
County of *Pottinger* Parish of *Black Jack*  
LAND DISTRICT OF *Gunnedah* LAND BOARD DISTRICT OF *Tamworth*

Leasehold Area N<sup>o</sup> 643 Station *Gunnedah* Pastoral Holding, Central Division.

Applied for under the Section of the Crown Lands Act of 1884 by

Within T.S.R 1237 Notified 12<sup>th</sup> August 1878  
Por. N<sup>o</sup> C.P. N<sup>o</sup>  
Por. N<sup>o</sup> G.L. N<sup>o</sup>



Azimuth taken from XY  
Field Book Vol. 5218 Folio T2

Reference to Corners

Corner	Bearing	From	Links	ft on Tree
A	310 40'	Box	87 1/2	48
B	147 0	Box	88	48
C	61 0	Box	57 1/2	47
D	225 0	Box	48 1/2	47
E	202 0	Box	10	47
F	322 0	Box	107	47
G	257 50	Box	73	48
H	343 0	Box	65	48
I	7 0	Box	52	48

Value of Improvements Nil

Reference to Traverse

Line	Bearing	Distance
<i>Excused</i>		
		<i>17.1</i>
		<i>95</i>

I hereby certify that I in person made and on the 25<sup>th</sup> Sept<sup>r</sup> 1894 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

E.W. Turner Licensed Surveyor

Transmitted to the District Surveyor with my letter of 3<sup>rd</sup> Oct<sup>r</sup> 94/27

Voucher N<sup>o</sup> 94/17 Passed £11. 12. 6 RS 4. 1. 95  
Calculation Book N<sup>o</sup> 1770 Folio 29  
Checked and Charted M. W. Lewis J<sup>r</sup> 12 Dec 94  
Examined Edward W. Brierly 31 Dec 94

Plan approved Fred Poote D.S. 31<sup>st</sup> Dec<sup>r</sup> 1894

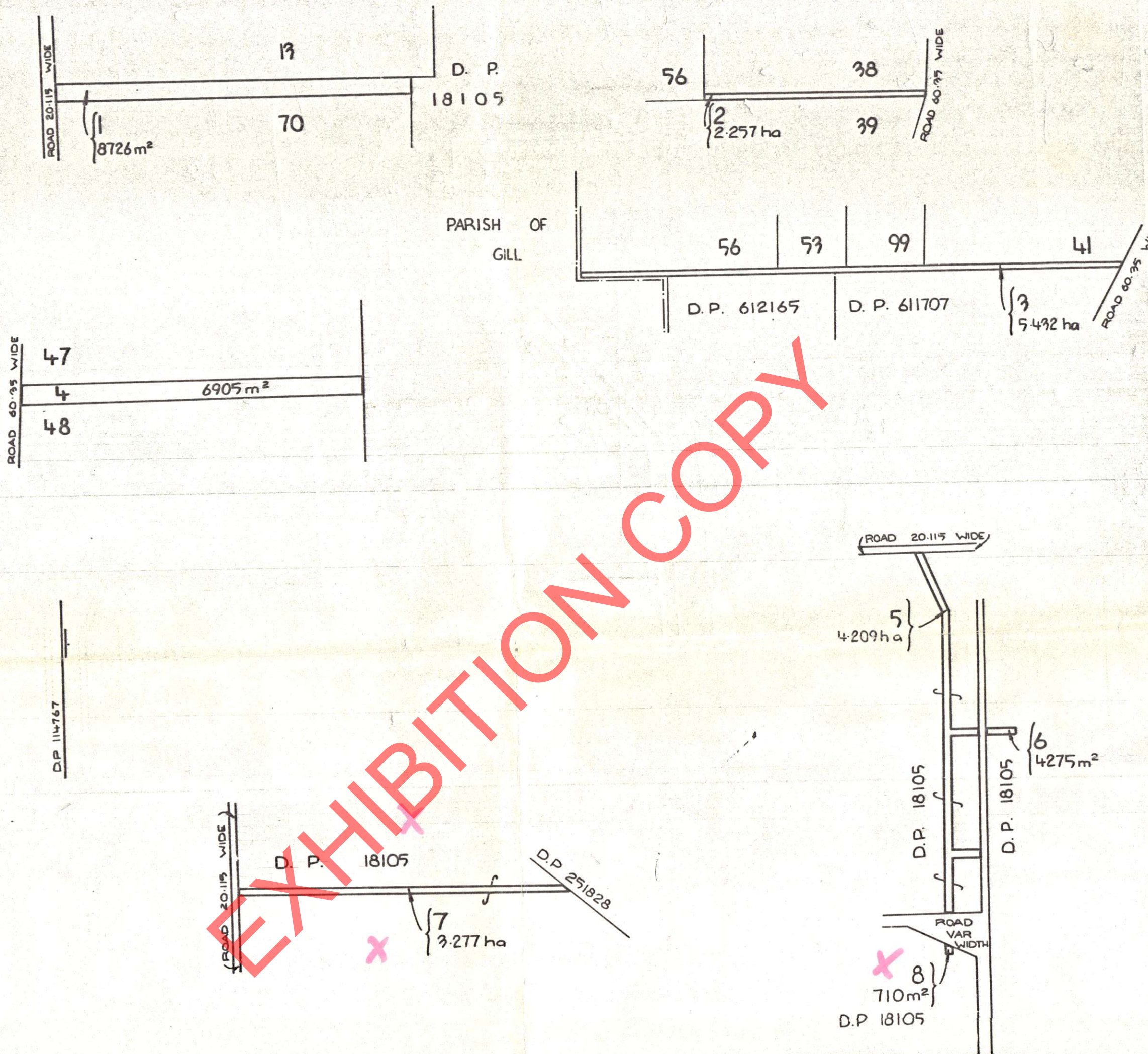
Scale 20 Chains to an Inch.

Lithographed and Printed at the Department of Lands Sydney, N.S.W. 1892

39' 36"

10' 50'  
36  
10' 14"

D 114767



PARISH OF GILL

D.P. 114767

Registered: AT 16-9-1981

C.A.:

Title System: TORRENS

Purpose: DEPARTMENTAL

Ref. Map: 8935-IV-N

Last Plan: PARISH

PLAN REDEFINING AREA GRANTS COMPRISED IN CERTIFICATES OF TITLE VOL 10475 FOL 134, VOL 8491 FOL 176, VOL 8453 FOL 234, VOL 5126 FOL 74, VOL 5122 FOL 204 & VOL 5047 FOL 172

Reduction Ratio 1: ——— Lengths are in metres.

Muni./Shire: GUNNEDAH City

Locality:

Parish: BLACK JACK

County: POTTINGER

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

I, \_\_\_\_\_ of \_\_\_\_\_ a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made (1) by me (2) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on \_\_\_\_\_

Signature: \_\_\_\_\_  
 Surveyor registered under Surveyors Act, 1929, as amended  
 Datum Line of Azimuth  
 \*Strike out either (1) or (2). † Insert date of survey.

Prepared in Registrar General's Office 15-9-81  
 Exmd.

NOO8D1B

D 114767

EXHIBITION COPY

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day.

21st September, 1981



## APPENDIX B

---

### EPLANNING REPORT

EXHIBITION COPY

*Development Consultants - Surveying, Environmental & Landscape Architecture Services*

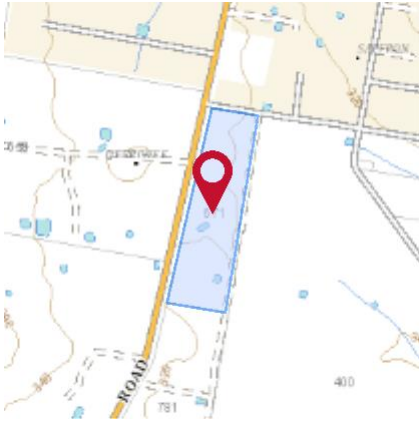
**Stewart Surveys Pty Ltd**  
ABN 65 002 886 508

109 Conadilly Street  
PO Box 592  
Gunnedah NSW 2380

T 02 6742 2966  
F 02 6742 0684  
cstewart@stewartsurveys.com

# Property Report

671 WANDOBDAH ROAD GUNNEDAH 2380



## Property Details

Address: 671 WANDOBDAH ROAD GUNNEDAH 2380  
 Lot/Section 4/-/DP114767 47/-/DP755474  
 /Plan No:  
 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	RU1 - Primary Production: (pub. 29-7-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	40 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 (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- 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 (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

*Development Consultants - Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
ABN 65 002 886 508

109 Conadilly Street  
PO Box 592  
Gunnedah NSW 2380

T 02 6742 2966  
F 02 6742 0684  
cstewart@stewartsurveys.com

# Biodiversity Values Map



983.7 0 491.83 983.7 Metres

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Legend

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

## Notes

© NSW Department of Planning and Environment

## Biodiversity Values Map and Threshold Report

### Results Summary

<b>Date of Calculation</b>	15/03/2023 2:37 PM	<b>BDAR Required*</b>
<b>Total Digitised Area</b>	357,465.0 sqm	
<b>Minimum Lot Size Method</b>	LEP	
<b>Minimum Lot Size</b> 10,000sqm = 1ha	400,000 sqm	
<b>Area Clearing Threshold</b> 10,000sqm = 1ha	10,000 sqm	
<b>Area clearing trigger</b> Area of native vegetation cleared	Unknown #	Unknown #
<b>Biodiversity values map trigger</b> Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
<b>Date of the 90 day Expiry</b>	N/A	

\*If BDAR required has:

- at least one 'Yes': you have exceeded the BOS threshold. You are now required to submit a Biodiversity Development Assessment Report with your development application. Go to <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor> to access a list of assessors who are accredited to apply the Biodiversity Assessment Method and write a Biodiversity Development Assessment Report
- 'No': you have not exceeded the BOS threshold. You may still require a permit from local council. Review the development control plan and consult with council. You may still be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in s. 7.3 of the Biodiversity Conservation Act 2016. You may still be required to review the area where no vegetation mapping is available.

# Where the area of impact occurs on land with no vegetation mapping available, the tool cannot determine the area of native vegetation cleared and if this exceeds the Area Threshold. You will need to work out the area of native vegetation cleared - refer to the BMAT user guide for how to do this.

On and after the 90 day expiry date a BDAR will be required.

## Disclaimer

This results summary and map can be used as guidance material only. This results summary and map is not guaranteed to be free from error or omission. The State of NSW and Department of Planning and Environment and its employees disclaim liability for any act done on the information in the results summary or map and any consequences of such acts or omissions. It remains the responsibility of the proponent to ensure that their development application complies will all aspects of the *Biodiversity Conservation Act 2016*.

The mapping provided in this tool has been done with the best available mapping and knowledge of species habitat requirements. This map is valid for a period of 30 days from the date of calculation (above).

## Acknowledgement

I as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature Kathryn Stewart Date: 15/03/2023 02:37 PM





## APPENDIX D

---

### ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEMS SEARCH RESULTS

EXHIBITION COPY

*Development Consultants - Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
ABN 65 002 886 508

109 Conadilly Street  
PO Box 592  
Gunnedah NSW 2380

T 02 6742 2966  
F 02 6742 0684  
cstewart@stewartsurveys.com

Stewart Surveys

Date: 15 March 2023

PO Box 592

Gunnedah New South Wales 2380

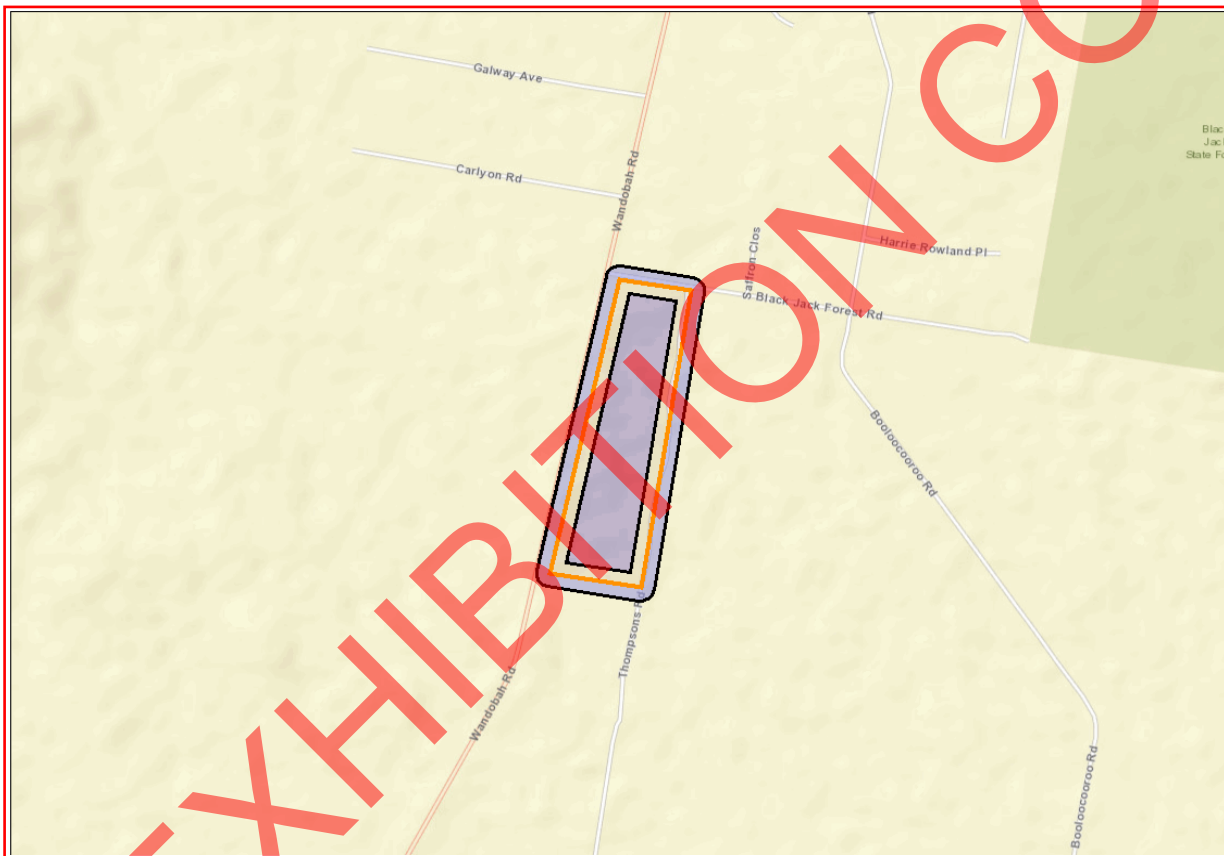
Attention: Kathryn Yigman

Email: kathryn@stewartsurveys.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 47, DP:DP755474, Section : - with a Buffer of 50 meters, conducted by Kathryn Yigman on 15 March 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.

EXHIBITION COPY

Stewart Surveys

Date: 24 March 2023

PO Box 592

Gunnedah New South Wales 2380

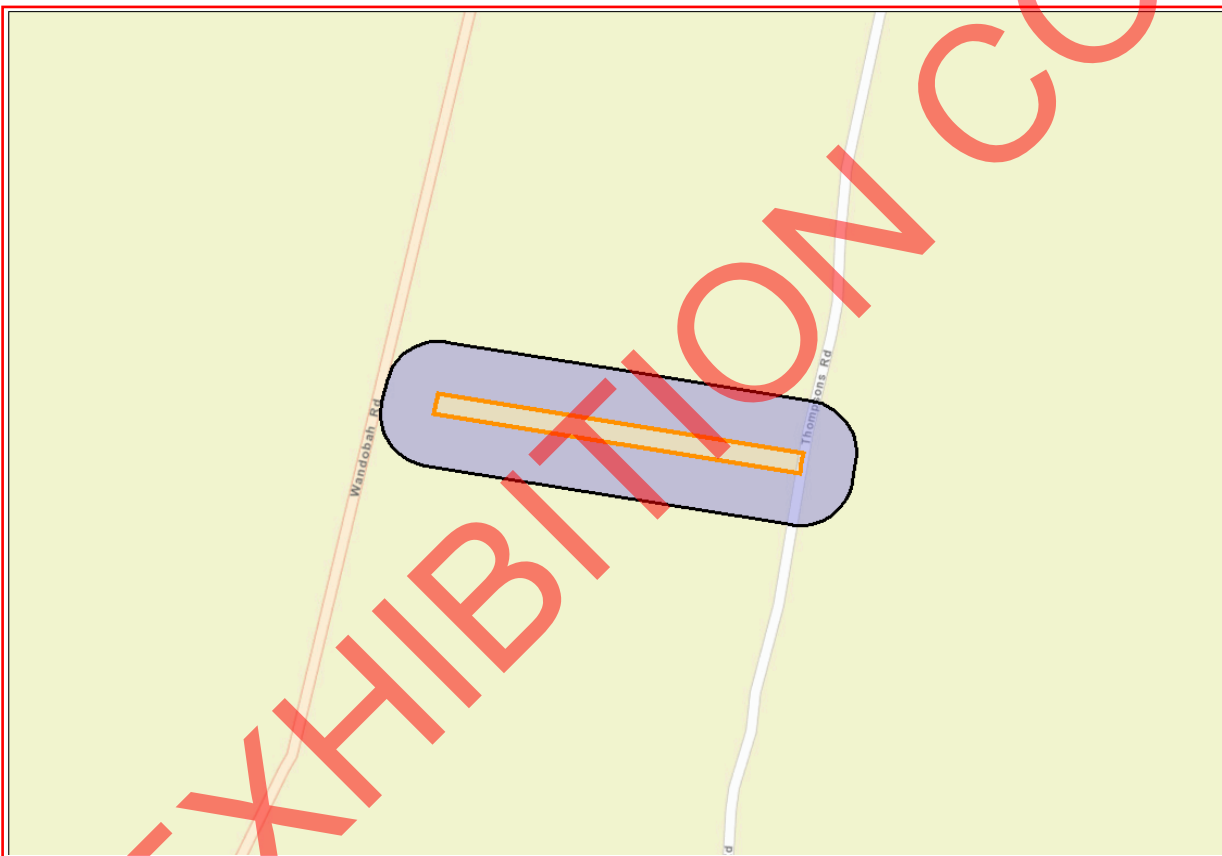
Attention: Kathryn Yigman

Email: kathryn@stewartsurveys.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 4, DP:DP114767, Section : - with a Buffer of 50 meters, conducted by Kathryn Yigman on 24 March 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:

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

### **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.

EXHIBITION COPY



## 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

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

# 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 47 in DP755474 and Lot 4 in DP114767

**Land Owners:** Gerard & Kate Mainey

**Please describe the historical land use of the site**

Agricultural use

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 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>Kmainey</u>	Signed: <u>gn</u>
Date: <u>24/3/23</u>	Date: <u>24/3/23</u>



## APPENDIX F

---

### BIONET VEGETATION CLASSIFICATION – COMMUNITY PROFILE REPORT

- PCT 101

EXHIBITION COPY

*Development Consultants – Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
ABN 65 002 886 508

109 Conadilly Street  
PO Box 592  
Gunnedah NSW 2380

T 02 6742 2966  
F 02 6742 0684  
cstewart@stewartsurveys.com





# ***BioNet Vegetation Classification - Community Profile Report***

**Sunday, 29 November 2020**

**Community Profile Report**

**Page 1 of 3**

Page 65 of 84

**PCT Name:** Poplar Box - Yellow Box - Western Grey Box grassy woodland on cracking clay soils mainly in the Liverpool Plains, Brigalow Belt South Bioregion

**Classification Confidence Level:** 2-High

**Vegetation Description:** Tall woodland or open woodland dominated by Poplar Box (*Eucalyptus populnea* subsp. *bimbi*) sometimes with Yellow Box (*Eucalyptus melliodora*), White Cypress Pine (*Callitris glaucophylla*), Silver-leaved Ironbark (*Eucalyptus melanophloia*) or rarely with Western Grey Box (*Eucalyptus microcarpa*). A very sparse shrub layer may be present or it is absent. Shrub species include Wilga (*Geijera parviflora*), Mock Olive (*Notalea microcarpa*), the bluebush *Maireana microphylla*, Wild Orange (*Capparis mitchellii*) and Western Rosewood (*Alectryon oleifolius*). The ground cover is usually dense and is dominated by a rich array of grass and forb species. Grass species include *Austrostipa verticillata*, Queensland Bluegrass (*Dichanthium sericeum* subsp. *sericeum*), *Bothriochloa decipiens*, *Austrodanthonia bipartita*, *Enteropogon acicularis*, *Aristida personata*, *Aristida ramosa*, *Austrostipa aristiglumis*, *Austrostipa scabra* subsp. *scabra*, *Themeda australis*, *Eulalia aurea*, *Paspalidium jubiflorum*, *Chloris truncata* and *Chloris ventricosa*. The more palatable grasses such as *Themeda australis* and *Eulalia fulva* have often been grazed out. Forb species include *Rumex brownii*, *Einadia nutans*, *Cotula australis*, *Maireana enchylaenoides*, *Erodium crinitum*, *Calotis lappulacea*, *Rostellularia adscendens* subsp. *adscendens*, *Sida corrugata*, *Oxalis exilis*, *Einadia hastata*, *Vittadinia dissecta* var. *hirta*, *Vittadinia muelleri*, *Vittadinia sulcata*, *Chrysocephalum apiculatum*, *Solanum cinereum*, *Abutilon oxycarpum*, *Dichondra* sp. A, *Wahlenbergia stricta* subsp. *stricta*, *Pycnosorus globosus*, *Goodenia fascicularis* and *Brunoniella australis*. Occurs on alluvial cracking clay soils derived from volcanic or sedimentary substrates on alluvial plains or gently undulating slopes in the Brigalow Belt South Bioregion particularly in the Liverpool Plains sub-region with areas also occurring in the Northern Basalts sub-region. Mostly cleared for grazing and cropping. Weed species may be abundant and include *Rapistrum rugosum*, *Medicago polymorpha*, *Lepidium africanum*, *Avena ludoviciana*, *Malva parviflora*, *Hedypnois rhagadioloides* and *Sisymbrium irio*. Grades into grasslands on black earth soils (IDs 52 & 102) and upslope on hillsides into grassy White Box (*Eucalyptus albens*) - White Cypress Pine woodland (ID433, ID434, ID435). Mostly cleared, with few large remnants remaining and small remnants occurring on roadsides or on private land. Part of the extent listed as an endangered ecological community under the TSC Act covering vegetation on cracking clays in the Liverpool Plains sub-region. Very poorly protected.

**Variation and Natural Disturbance:** The understorey grass species vary with soil types grading into grassland on heavier soils.

**Vegetation Formation:** Semi-arid Woodlands (Grassy sub-formation);

**Vegetation Class:** Brigalow Clay Plain Woodlands;

**IBRA Bioregion(s):** Brigalow Belt South; Nandewar;

**IBRA Sub-region(s):** Liverpool Plains; Northern Basalts; Northern Outwash; Pilliga; Kaputar; Peel;

**LGA:** LIVERPOOL PLAINS; GUNNDAH; GWYDIR; WARRUMBUNGLE;

**Lithology:** Alluvial loams and clays, Clay, Sedimentary rock (unidentified)

**Landform Pattern:** Alluvial plain, Low hills, Plain

**Landform Element:** Footslope, Plain, Valley flat

**Emergent species:** None

**Upper Stratum Species:** *Eucalyptus populnea* subsp. *bimbi*; *Callitris glaucophylla*; *Eucalyptus melliodora*; *Eucalyptus microcarpa*; *Eucalyptus melanophloia*; *Eucalyptus pilligaensis*; *Callitris glaucophylla*; *Casuarina cristata*;

**Mid Stratum Species:** *Geijera parviflora*; *Maireana microphylla*; *Eremophila debilis*; *Alectryon oleifolius* subsp. *elongatus*; *Capparis mitchellii*; *Notalea microcarpa*; *Sclerolaena muricata*; *Myoporum montanum*; *Pimelea neo-anglica*; *Sclerolaena birchii*; *Templetonia stenophylla*;

**Ground Stratum Species:** *Aristida personata*; *Oxalis perennans*; *Einadia nutans* subsp. *nutans*; *Brunoniella australis*; *Austrodanthonia bipartita*; *Austrostipa aristiglumis*; *Austrostipa verticillata*; *Aristida ramosa*; *Dichanthium sericeum* subsp. *sericeum*; *Bothriochloa decipiens*; *Chloris truncata*; *Austrodanthonia caespitosa*; *Austrostipa scabra* subsp. *scabra*; *Themeda australis*; *Eulalia aurea*; *Chloris ventricosa*; *Enteropogon acicularis*; *Eriochloa pseudoacrotricha*; *Austrostipa setacea*; *Digitaria divaricatissima*; *Enneapogon gracilis*; *Leptochloa decipiens* subsp. *asthenes*; *Sporobolus caroli*; *Sporobolus creber*; *Cymbopogon refractus*; *Austrodanthonia fulva*; *Rumex brownii*; *Vittadinia cuneata*; *Sida trichopoda*; *Solanum parvifolium*; *Wahlenbergia stricta* subsp. *stricta*; *Pycnosorus globosus*; *Goodenia fascicularis*; *Leiocarpa tomentosa*; *Cyperus gracilis*; *Carex inversa*; *Boerhavia dominii*; *Dichondra* sp. A; *Cotula australis*; *Maireana enchylaenoides*; *Erodium crinitum*; *Calotis lappulacea*; *Oxalis exilis*; *Einadia trigonos* subsp. *trigonos*; *Vittadinia dissecta* var. *hirta*; *Vittadinia muelleri*; *Vittadinia sulcata*; *Atriplex semibaccata*; *Plantago debilis*; *Goodenia heteromera*; *Sida spinosa*; *Chrysocephalum apiculatum*; *Desmodium varians*; *Goodenia bellidifolia* subsp. *bellidifolia*; *Calotis scabiosifolia* var. *scabiosifolia*; *Rostellularia adscendens* var. *adscendens*; *Sida corrugata*; *Paspalidium jubiflorum*; *Einadia hastata*;

**Diagnostic Species:** Not Assessed

**Fire Regime:** Fire is now rare due to fragmentation. May have been patch burnt by Aboriginal people before European settlement.

**TEC Assessed:** Has associated TEC

**TEC List:** Listed BC Act,E: Brigalow within the Brigalow Belt South, Nandewar and Darling Riverine Plains Bioregions (Part); Listed BC Act,E: Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions (Part); Listed EPBC Act,CE: White Box Yellow Box Blakely's Red Gum Woodland (Part);

**Associated TEC Comments:**

**PCT Percent Cleared:** 75.00

Sunday, 29 November 2020



## APPENDIX G

---

### SOIL LANDSCAPE PROFILE

- Frw (Fullwoods Road)

EXHIBITION COPY

*Development Consultants - Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
ABN 65 002 886 508

109 Conadilly Street  
PO Box 592  
Gunnedah NSW 2380

T 02 6742 2966  
F 02 6742 0684  
cstewart@stewartsurveys.com



**Landscape**— Extremely long (400 - 2,500 m) pediment footslopes comprised of coalescing alluvial fans below Permian and Triassic lithic sandstone hills. Slopes 2 - 8%, local relief <80 m, elevation 290 - 400 m. Mostly cleared open woodland.

**Soils**— Mostly degraded very deep to giant, moderately well-drained Red and Brown Chromosols (Red-brown Earths) with deep to very deep, well-drained Red Kandosols (Red Earths) common on upper footslopes.

**Qualities and limitations**— moderate soil fertility, localised foundation hazard, localised dieback, widespread recharge zone, localised discharge zone, localised salinity hazard, localised gully erosion hazard, localised sheet erosion hazard, widespread high run-on, localised permanently high watertables.

## LOCATION AND SIGNIFICANCE

Long pediment footslopes and alluvial fans derived from Permian and Triassic sandstone hills in the Curlewis Hills. Type location is E end of Fullwoods Rd, 8 km SE of Curlewis and 17 km NW of Breeza (MGA grid reference 242500E, 6548900N, grid zone 56).

### Variants

None.

### Included landscapes

None.

## LANDSCAPE

### Landform

Coalescing alluvial fan systems on long (400 - 2,500 m) pediment footslopes below Permian and Triassic sandstone hills, with slopes between 2 - 8%, local relief <80 m and elevation ranging from 290 - 400 m. Upper slopes are steeper with gradients up to 8% and incised drainage lines, whilst lower slopes are dominated by sheetflow with a few gullies.

Localised saline outbreaks are found in the floors of deep gullies and along lower footslopes, particularly where subsurface drainage may be impeded, e.g., by roads.

## Geology

Quaternary alluvial/colluvial complex derived from Permian and Triassic sandstones and conglomerates deposited as a complex of interlocking fans. Depth to bedrock is generally >6 m. Most of the fan material overlies Permian sandstones and conglomerates.

## Vegetation

Open woodland mostly cleared originally for agriculture. Dominant species which occur in remnant patches of vegetation and in regrowth areas include *Eucalyptus albens* (white box), *E. melliodora* (yellow box), *E. populnea* (bimble box), *E. pilligaensis* (pilliga box), *Casuarina cristata* (belah), *Brachychiton populneus* (kurrajong), *Geijera parviflora* (wilga), *Heterodendron oleifolium* (rosewood), *Eremophila mitchellii* (budda), *Acacia deanei* ssp. *deanei* (Deane's wattle), *A. aneura* (mulga), and *A. harpophylla* (brigalow).

Ground cover species include *Stipa* spp. (spear grasses), *Aristida* spp. (wire grasses), *Bothriochloa ambigua* (red grass), *Dicanthium sericeum* (blue grass), *Eragrostis* spp. (love grasses) and *Panicum* spp. (panics).

## Climate

Estimated average annual rainfall ranges from 560 - 640 mm/year.

## Hydrology

Not recorded.

## Land use

Most of this soil landscape was originally cleared for cultivation, though grazing of cattle and sheep on improved pastures is now the dominant land use. Cropping is generally carried out in rotation with pasture phases, although some continuous cropping may still be found.

## Land degradation

Severe gully erosion is associated with previously intensive cropping, and most gullies are relatively stable. Severe sheet and rill erosion is common in some areas. Structural decline from previous continuous cropping systems is evident in the form of plough pans, and where continuous cultivation is still carried out the remaining topsoil has become a dense compacted mass. Saline outbreaks are found on lower footslopes and fans and in association with structural controls such as roads.

## Erosion hazard

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

## SOILS

### Soil Variation and Distribution

Upper footslopes are dominated by deep to very deep, well-drained Red Kandosols (Red Earths), with total soil depth <2 m. Mid to lower footslopes are generally dominated by very deep to giant, moderately well-drained Red and Brown Chromosols (Red-brown Earths), with total soil depth often >5 m.

## QUALITIES AND LIMITATIONS

### Capabilities

Land and Soil Capability	5	Urban Capability	A
Soil Regolith Class	R4 (R3)		

### Limitations to Land Use

Grazing	low	Cultivation	moderate to high
Urban	low to moderate		

### Landscape

Steep slopes	not observed	Mass movement hazard	not observed
Rock outcrop	not observed	Rockfall hazard	not observed

<b>Foundation hazard</b>	localised	<b>Woody weeds</b>	not observed
<b>Complex terrain</b>	not observed	<b>Productive arable land</b>	not observed
<b>Soils</b>			
<b>Shallow soils</b>	not observed	<b>Poor moisture availability</b>	not observed
<b>Non-cohesive soils</b>	not observed	<b>Soil fertility</b>	moderate
<b>Hydrology</b>			
<b>High run-on</b>	widespread	<b>Poor drainage</b>	not observed
<b>Permanently high watertables</b>	localised	<b>Permanent waterlogging</b>	not observed
<b>Seasonal waterlogging</b>	not observed	<b>Flood hazard</b>	not observed
<b>Erosion</b>			
<b>Wind erosion hazard</b>	not observed	<b>Wave erosion hazard</b>	not observed
<b>Gully erosion hazard</b>	localised	<b>Sheet erosion hazard</b>	localised
<b>Streambank erosion hazard</b>	not observed		
<b>Salinity</b>			
<b>Recharge zone</b>	widespread	<b>Discharge zone</b>	localised
<b>Salinity hazard</b>	localised	<b>Seepage scalds</b>	localised

## FACETS

### frw(1)— Upper footslopes

<b>Soils</b>	Deep to very deep, well-drained Red Kandosols (Red Earths).
<b>Type Profile</b>	Soil Landscapes of the Curlewis 1:100 000 Sheet (1000212), profile 27.

### frw(2)— Mid to lower footslopes

<b>Soils</b>	Very deep to giant, moderately well-drained Red Chromosols and Sodosols (Red-brown Earths and Solodic soils).
<b>Type Profile</b>	Soil Landscapes of the Curlewis 1:100 000 Sheet (1000212), profile 53.

## LAND MANAGEMENT RECOMMENDATIONS

Contour banks and strip cropping is necessary to control sheetflow, especially in cropping systems but also beneficial on steeper upper footslopes in grazing systems. Cropping should be in rotation with pasture, with a maximum of 3 years under crop and a minimum of 3 years in continuous pasture. Tree cover of >10% in stands should be retained or promoted by planting or regeneration.

A buffer strip of native vegetation (planted or regenerated trees or pasture) should be maintained along the plain-footslope/fan boundary to lower locally high watertables and thereby reduce dryland salinity hazard.

Subsoil materials are generally unsuitable for earthworks, as some are susceptible to tunnelling or piping whilst others are highly expansive. Likewise some subsoils may provide difficulties in designing and constructing buildings, footings and drainage 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.

Crown copyright © NSW Office of Environment and Heritage, 2011. Produced for the Soil and Land Resources of the Liverpool Plains Catchment interactive DVD. Please email your feedback to [soils@environment.nsw.gov.au](mailto:soils@environment.nsw.gov.au).

SLAM Soil Landscape Report for Liverpool Plains v 1.0.0, Mon Oct 31 09:13:49 2011

EXHIBITION COPY



## APPENDIX H

---

### BUSHFIRE PRONE LAND SEARCH RESULTS

EXHIBITION COPY

*Development Consultants - Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
ABN 65 002 886 508

109 Conadilly Street  
PO Box 592  
Gunnedah NSW 2380

T 02 6742 2966  
F 02 6742 0684  
cstewart@stewartsurveys.com





NSW RURAL FIRE SERVICE

### Check if you're in bush fire prone land

Your Property



Google

<https://maps.google.com/maps?ll=-31.033557,150.221189&z=15&t=m&hl=en-GB&gl=AU&date=20230315> Report a map error <https://www.google.com/maps/@-31.0335573,150.2211894,15z/data=!1m1!1e1!1s2b1?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](mailto: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.

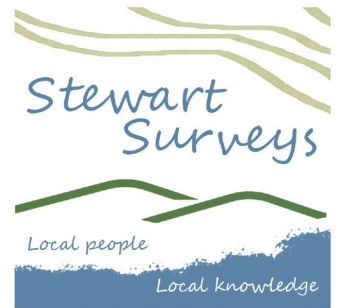
Remember, discuss with your family about what to do if a bush fire were to happen near you. It may save your life, your community and your family.

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](#)

EXHIBITION COPY



## APPENDIX I

---

### BIONET ATLAS SEARCH RESULTS – THREATENED FAUNA SPECIES LIST

EXHIBITION COPY

*Development Consultants – Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
ABN 65 002 886 508

109 Conadilly Street  
PO Box 592  
Gunnedah NSW 2380

T 02 6742 2966  
F 02 6742 0684  
cstewart@stewartsurveys.com



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 Animals in selected area [North: -30.96 West: 150.16 East: 150.26 South: -31.06] returned a total of 1,473 records of 215 species.

Report generated on 10/12/2021 10:24 AM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Amphibia	Hylidae	3171	<i>Litoria caerulea</i>		Green Tree Frog	P		6	
Animalia	Amphibia	Hylidae	3210	<i>Litoria rubella</i>		Desert Tree Frog	P		3	
Animalia	Amphibia	Limnodynastidae	3098	<i>Notaden bennettii</i>		Crucifix Frog	P		1	
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		9	
Animalia	Reptilia	Chelidae	2034	<i>Emydura macquarii</i>		Macquarie Turtle	P		2	
Animalia	Reptilia	Carphodactylidae	2139	<i>Uvidicolus sphyrurus</i>		Border Thick-tailed Gecko	V,P	V	1	
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	1	
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		1	
Animalia	Reptilia	Scincidae	2375	<i>Ctenotus robustus</i>		Robust Ctenotus	P		2	
Animalia	Reptilia	Scincidae	2386	<i>Ctenotus taeniolatus</i>		Copper-tailed Skink	P		1	
Animalia	Reptilia	Scincidae	2429	<i>Egernia striolata</i>		Tree Skink	P		2	
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	2519	<i>Menetia greyii</i>		Common Dwarf Skink	P		1	
Animalia	Reptilia	Scincidae	2580	<i>Tiliqua scincoides</i>		Eastern Blue-tongue	P		1	
Animalia	Reptilia	Agamidae	2194	<i>Amphibolurus muricatus</i>		Jacky Lizard	P		1	
Animalia	Reptilia	Agamidae	2177	<i>Pogona barbata</i>		Bearded Dragon	P		5	
Animalia	Reptilia	Varanidae	2283	<i>Varanus varius</i>		Lace Monitor	P		5	
Animalia	Reptilia	Typhlopidae	2603	<i>Anilius proximus</i>		Proximus Blind Snake	P		1	
Animalia	Reptilia	Typhlopidae	2606	<i>Anilius wiedii</i>		Brown-snouted Blind Snake	P		1	
Animalia	Reptilia	Elapidae	2711	<i>Brachyrhophis australis</i>		Coral Snake	P		2	
Animalia	Reptilia	Elapidae	2669	<i>Furina diadema</i>		Red-naped Snake	P		2	
Animalia	Reptilia	Elapidae	2675	<i>Hoplocephalus bitorquatus</i>		Pale-headed Snake	V,P		1	
Animalia	Reptilia	Elapidae	2692	<i>Pseudechis guttatus</i>		Spotted Black Snake	P		2	
Animalia	Reptilia	Elapidae	2693	<i>Pseudechis porphyriacus</i>		Red-bellied Black Snake	P		1	
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		6	
Animalia	Aves	Phasianidae	0009	<i>Coturnix pectoralis</i>		Stubble Quail	P		2	
Animalia	Aves	Anatidae	0211	<i>Anas gracilis</i>		Grey Teal	P		1	
Animalia	Aves	Anatidae	0208	<i>Anas superciliosa</i>		Pacific Black Duck	P		8	
Animalia	Aves	Anatidae	0217	<i>Biziura lobata</i>		Musk Duck	P		1	
Animalia	Aves	Anatidae	0202	<i>Chenonetta jubata</i>		Australian Wood Duck	P		7	
Animalia	Aves	Anatidae	0203	<i>Cygnus atratus</i>		Black Swan	P		1	
Animalia	Aves	Anatidae	0213	<i>Malacorhynchus membranaceus</i>		Pink-eared Duck	P		1	
Animalia	Aves	Anatidae	0216	<i>Oxyura australis</i>		Blue-billed Duck	V,P		1	
Animalia	Aves	Podicipedidae	0062	<i>Poliiocephalus poliocephalus</i>		Hoary-headed Grebe	P		1	
Animalia	Aves	Podicipedidae	0061	<i>Tachybaptus novaehollandiae</i>		Australasian Grebe	P		1	
Animalia	Aves	Columbidae	0957	<i>Columba livia</i>	*	Rock Dove			4	
Animalia	Aves	Columbidae	0031	<i>Geopelia cuneata</i>		Diamond Dove	P		1	
Animalia	Aves	Columbidae	0032	<i>Geopelia humeralis</i>		Bar-shouldered Dove	P		5	
Animalia	Aves	Columbidae	9931	<i>Geopelia striata</i>		Peaceful Dove	P		5	
Animalia	Aves	Columbidae	0043	<i>Ocyphaps lophotes</i>		Crested Pigeon	P		17	
Animalia	Aves	Columbidae	0034	<i>Phaps chalcoptera</i>		Common Bronzewing	P		3	
Animalia	Aves	Podargidae	0313	<i>Podargus strigoides</i>		Tawny Frogmouth	P		18	
Animalia	Aves	Aegothelidae	0317	<i>Aegotheles cristatus</i>		Australian Owlet-nightjar	P		2	
Animalia	Aves	Phalacrocoracidae	0097	<i>Phalacrocorax sulcirostris</i>		Little Black Cormorant	P		1	
Animalia	Aves	Ardeidae	0189	<i>Ardea pacifica</i>		White-necked Heron	P		1	
Animalia	Aves	Ardeidae	0188	<i>Egretta novaehollandiae</i>		White-faced Heron	P		5	

Animalia	Aves	Threskiornithidae	0182	<i>Platalea flavipes</i>	Yellow-billed Spoonbill	P	1	
Animalia	Aves	Threskiornithidae	0179	<i>Threskiornis moluccus</i>	Australian White Ibis	P	2	
Animalia	Aves	Threskiornithidae	0180	<i>Threskiornis spinicollis</i>	Straw-necked Ibis	P	4	
Animalia	Aves	Accipitridae	0221	<i>Accipiter fasciatus</i>	Brown Goshawk	P	3	
Animalia	Aves	Accipitridae	0224	<i>Aquila audax</i>	Wedge-tailed Eagle	P	6	
Animalia	Aves	Accipitridae	0218	<i>Circus assimilis</i>	Spotted Harrier	V,P	1	
Animalia	Aves	Accipitridae	0232	<i>Elanus axillaris</i>	Black-shouldered Kite	P	3	
Animalia	Aves	Accipitridae	0228	<i>Haliastur sphenurus</i>	Whistling Kite	P	3	
Animalia	Aves	Accipitridae	0231	<i>^Hamirostra melanosternon</i>	Black-breasted Buzzard	V,P,3	1	
Animalia	Aves	Accipitridae	0225	<i>Hieraaetus morphnoides</i>	Little Eagle	V,P	5	
Animalia	Aves	Accipitridae	0230	<i>^Lophoictinia isura</i>	Square-tailed Kite	V,P,3	1	
Animalia	Aves	Accipitridae	0229	<i>Milvus migrans</i>	Black Kite	P	2	
Animalia	Aves	Falconidae	0239	<i>Falco berigora</i>	Brown Falcon	P	1	
Animalia	Aves	Falconidae	0240	<i>Falco cenchroides cenchroides</i>	Nankeen Kestrel	P	11	
Animalia	Aves	Falconidae	0235	<i>Falco longipennis</i>	Australian Hobby	P	5	
Animalia	Aves	Recurvirostridae	0146	<i>Himantopus himantopus</i>	Black-winged Stilt	P	1	
Animalia	Aves	Charadriidae	0144	<i>Euseiornis melanops</i>	Black-fronted Dotterel	P	1	
Animalia	Aves	Charadriidae	0133	<i>Vanellus miles</i>	Masked Lapwing	P	6	
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	2	
Animalia	Aves	Cacatuidae	0269	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	P	31	
Animalia	Aves	Cacatuidae	0271	<i>Cacatua sanguinea</i>	Little Corella	P	3	
Animalia	Aves	Cacatuidae	0273	<i>Eolophus roseicapilla</i>	Galah	P	39	
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	4	
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,3	CE	4
Animalia	Aves	Psittacidae	0302	<i>^Neophema pulchella</i>	Turquoise Parrot	V,P,3	4	
Animalia	Aves	Psittacidae	0282	<i>Platycercus elegans</i>	Crimson Rosella	P	1	
Animalia	Aves	Psittacidae	0288	<i>Platycercus eximius</i>	Eastern Rosella	P	15	
Animalia	Aves	Psittacidae	T039	<i>Platycercus sp.</i>	Unidentified Rosella	P	5	
Animalia	Aves	Psittacidae	0295	<i>Psephotus haematonotus</i>	Red-rumped Parrot	P	9	
Animalia	Aves	Psittacidae	9947	<i>Trichoglossus haematodus</i>	Rainbow Lorikeet	P	6	
Animalia	Aves	Cuculidae	0338	<i>Cacomantis flabelliformis</i>	Fan-tailed Cuckoo	P	1	
Animalia	Aves	Cuculidae	0342	<i>Chalcites basalis</i>	Horsfield's Bronze-Cuckoo	P	1	
Animalia	Aves	Cuculidae	0347	<i>Eudynamys orientalis</i>	Eastern Koel	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	6	
Animalia	Aves	Tytonidae	9923	<i>Tyto javanica</i>	Eastern Barn Owl	P	2	
Animalia	Aves	Tytonidae	0250	<i>^Tyto novaehollandiae</i>	Masked Owl	V,P,3	1	
Animalia	Aves	Alcedinidae	0322	<i>Dacelo novaeguineae</i>	Laughing Kookaburra	P	14	
Animalia	Aves	Alcedinidae	0326	<i>Todiramphus sanctus</i>	Sacred Kingfisher	P	5	
Animalia	Aves	Meropidae	0329	<i>Merops ornatus</i>	Rainbow Bee-eater	P	1	
Animalia	Aves	Coraciidae	0318	<i>Eurystomus orientalis</i>	Dollarbird	P	2	
Animalia	Aves	Climacteridae	8127	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	V,P	3	
Animalia	Aves	Climacteridae	0558	<i>Cormobates leucophaea</i>	White-throated Treecreeper	P	3	
Animalia	Aves	Maluridae	0529	<i>Malurus cyaneus</i>	Superb Fairy-wren	P	7	
Animalia	Aves	Maluridae	0536	<i>Malurus lamberti</i>	Variiegated Fairy-wren	P	3	
Animalia	Aves	Maluridae	0535	<i>Malurus leucopterus</i>	White-winged Fairy-wren	P	1	
Animalia	Aves	Acanthizidae	0476	<i>Acanthiza apicalis</i>	Inland Thornbill	P	1	
Animalia	Aves	Acanthizidae	0486	<i>Acanthiza chrysorrhoa</i>	Yellow-rumped Thornbill	P	7	
Animalia	Aves	Acanthizidae	0470	<i>Acanthiza lineata</i>	Striated Thornbill	P	2	
Animalia	Aves	Acanthizidae	0471	<i>Acanthiza nana</i>	Yellow Thornbill	P	4	
Animalia	Aves	Acanthizidae	0475	<i>Acanthiza pusilla</i>	Brown Thornbill	P	2	
Animalia	Aves	Acanthizidae	0484	<i>Acanthiza reguloides</i>	Buff-rumped Thornbill	P	1	
Animalia	Aves	Acanthizidae	0481	<i>Acanthiza uropygialis</i>	Chestnut-rumped Thornbill	P	2	
Animalia	Aves	Acanthizidae	0504	<i>Chthonicola sagittata</i>	Speckled Warbler	V,P	8	
Animalia	Aves	Acanthizidae	0463	<i>Gerygone fusca</i>	Western Gerygone	P	2	
Animalia	Aves	Acanthizidae	0465	<i>Smicronis brevirostris</i>	Weebill	P	5	

Animalia	Aves	Pardalotidae	0565	<i>Pardalotus punctatus</i>	Spotted Pardalote	P			2
Animalia	Aves	Pardalotidae	0976	<i>Pardalotus striatus</i>	Striated Pardalote	P			5
Animalia	Aves	Meliphagidae	0640	<i>Acanthagenys rufogularis</i>	Spiny-cheeked Honeyeater	P			8
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	0598	<i>Grantiella picta</i>	Painted Honeyeater	V,P	V		1
Animalia	Aves	Meliphagidae	0635	<i>Manorina flavigula</i>	Yellow-throated Miner	P			1
Animalia	Aves	Meliphagidae	0634	<i>Manorina melanocephala</i>	Noisy Miner	P			8
Animalia	Aves	Meliphagidae	0583	<i>Melithreptus brevirostris</i>	Brown-headed Honeyeater	P			1
Animalia	Aves	Meliphagidae	0617	<i>Nesoptilotis leucotis</i>	White-eared Honeyeater	P			2
Animalia	Aves	Meliphagidae	0646	<i>Philemon citreogularis</i>	Little Friarbird	P			5
Animalia	Aves	Meliphagidae	0645	<i>Philemon corniculatus</i>	Noisy Friarbird	P			7
Animalia	Aves	Meliphagidae	0585	<i>Plectorhyncha lanceolata</i>	Striped Honeyeater	P			4
Animalia	Aves	Meliphagidae	0613	<i>Ptilotula fusca</i>	Fuscous Honeyeater	P			2
Animalia	Aves	Meliphagidae	0625	<i>Ptilotula penicillata</i>	White-plumed Honeyeater	P			6
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			10
Animalia	Aves	Campephagidae	0430	<i>Lalage sueurii</i>	White-winged Triller	P			3
Animalia	Aves	Pachycephalidae	0408	<i>Colluricincla harmonica</i>	Grey Shrike-thrush	P			5
Animalia	Aves	Pachycephalidae	0401	<i>Pachycephala rufiventris</i>	Rufous Whistler	P			7
Animalia	Aves	Artamidae	8519	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V,P			4
Animalia	Aves	Artamidae	0700	<i>Cracticus nigrogularis</i>	Pied Butcherbird	P			5
Animalia	Aves	Artamidae	T022	<i>Cracticus sp.</i>	Unidentified Butcherbird	P			2
Animalia	Aves	Artamidae	0702	<i>Cracticus torquatus</i>	Grey Butcherbird	P			5
Animalia	Aves	Artamidae	0705	<i>Gymnorhina tibicen</i>	Australian Magpie	P			35
Animalia	Aves	Artamidae	0694	<i>Strepera graculina</i>	Pied Currawong	P			10
Animalia	Aves	Rhipiduridae	0361	<i>Rhipidura albiscapa</i>	Grey Fantail	P			4
Animalia	Aves	Rhipiduridae	0364	<i>Rhipidura leucophrys</i>	Willie Wagtail	P			11
Animalia	Aves	Corvidae	0691	<i>Corvus bennetti</i>	Little Crow	P			1
Animalia	Aves	Corvidae	0930	<i>Corvus coronoides</i>	Australian Raven	P			8
Animalia	Aves	Corvidae	9902	<i>Corvus orru</i>	Torresian Crow	P			2
Animalia	Aves	Monarchidae	0415	<i>Grallina cyanoleuca</i>	Magpie-lark	P			11
Animalia	Aves	Monarchidae	9955	<i>Myiagra iniqueta</i>	Restless Flycatcher	P			2
Animalia	Aves	Corcoracidae	0693	<i>Corcorax melanorhamphos</i>	White-winged Chough	P			3
Animalia	Aves	Corcoracidae	0675	<i>Struthidea cinerea</i>	Apostlebird	P			1
Animalia	Aves	Petroicidae	0392	<i>Eopsaltria australis</i>	Eastern Yellow Robin	P			5
Animalia	Aves	Petroicidae	0377	<i>Microeca fascians</i>	Jacky Winter	P			3
Animalia	Aves	Petroicidae	0381	<i>Petroica goodenovii</i>	Red-capped Robin	P			1
Animalia	Aves	Cisticolidae	0525	<i>Cisticola exilis</i>	Golden-headed Cisticola	P			1
Animalia	Aves	Hirundinidae	0358	<i>Cheramoeca leucosterna</i>	White-backed Swallow	P			2
Animalia	Aves	Hirundinidae	0357	<i>Hirundo neoxena</i>	Welcome Swallow	P			5
Animalia	Aves	Hirundinidae	0360	<i>Petrochelidon ariel</i>	Fairy Martin	P			2
Animalia	Aves	Turdidae	0991	<i>Turdus merula</i>	Eurasian Blackbird	*			1
Animalia	Aves	Sturnidae	0998	<i>Acridotheres tristis</i>	Common Myna	*			1
Animalia	Aves	Sturnidae	0999	<i>Sturnus vulgaris</i>	Common Starling	*			13
Animalia	Aves	Zosteropidae	0574	<i>Zosterops lateralis</i>	Silveryeye	P			7
Animalia	Aves	Dicaeidae	0564	<i>Dicaeum hirundinaceum</i>	Mistletoebird	P			5
Animalia	Aves	Estrildidae	0655	<i>Stizoptera bichenovii</i>	Double-barred Finch	P			9
Animalia	Aves	Estrildidae	0653	<i>Taeniopygia guttata</i>	Zebra Finch	P			1
Animalia	Aves	Passeridae	0995	<i>Passer domesticus</i>	House Sparrow	*			3
Animalia	Aves	Motacillidae	0647	<i>Anthus novaeseelandiae</i>	Australian Pipit	P			5
Animalia	Mammalia	Ornithorhynchidae	1001	<i>Ornithorhynchus anatinus</i>	Platypus	P			5
Animalia	Mammalia	Tachyglossidae	1003	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna	P			67
Animalia	Mammalia	Dasyuridae	T093	<i>Antechinus sp.</i>	Unidentified Antechinus	P			1
Animalia	Mammalia	Dasyuridae	1008	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V,P	E		5
Animalia	Mammalia	Phascolarctidae	1162	<i>Phascolarctos cinereus</i>	Koala	V,P	V		337
Animalia	Mammalia	Vombatidae	1165	<i>Vombatus ursinus</i>	Bare-nosed Wombat	P			4
Animalia	Mammalia	Petauridae	1138	<i>Petaurus breviceps</i>	Sugar Glider	P			2
Animalia	Mammalia	Petauridae	1137	<i>Petaurus norfolcensis</i>	Squirrel Glider	V,P			1

Animalia	Mammalia	Pseudocheiridae	1129	<i>Pseudocheirus peregrinus</i>	Common Ringtail Possum	P		4	
Animalia	Mammalia	Phalangeridae	T082	<i>Trichosurus sp.</i>	brushtail possum	P		46	
Animalia	Mammalia	Phalangeridae	1113	<i>Trichosurus vulpecula</i>	Common Brushtail Possum	P		23	
Animalia	Mammalia	Macropodidae	1265	<i>Macropus giganteus</i>	Eastern Grey Kangaroo	P		35	
Animalia	Mammalia	Macropodidae	T085	<i>Macropus sp.</i>	kangaroo / wallaby	P		70	
Animalia	Mammalia	Macropodidae	1261	<i>Notamacropus rufogriseus</i>	Red-necked Wallaby	P		1	
Animalia	Mammalia	Macropodidae	1266	<i>Osphranter robustus</i>	Common Wallaroo	P		6	
Animalia	Mammalia	Macropodidae	1242	<i>Wallabia bicolor</i>	Swamp Wallaby	P		1	
Animalia	Mammalia	Pteropodidae	1280	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	4	
Animalia	Mammalia	Pteropodidae	1281	<i>Pteropus scapulatus</i>	Little Red Flying-fox	P		2	
Animalia	Mammalia	Pteropodidae	T087	<i>Pteropus sp.</i>	Flying-fox	P		6	
Animalia	Mammalia	Emballonuridae	1321	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	V,P		3	
Animalia	Mammalia	Molossidae	1324	<i>Austronomus australis</i>	White-striped Freetail-bat	P		2	
Animalia	Mammalia	Molossidae	T454	<i>Molossidae sp.</i>	unidentified mastiff 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	P		3	
Animalia	Mammalia	Molossidae	1938	<i>Ozimops ridei</i>	Eastern Free-tailed Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1349	<i>Chalinolobus gouldii</i>	Gould's Wattled Bat	P		6	
Animalia	Mammalia	Vespertilionidae	1351	<i>Chalinolobus morio</i>	Chocolate Wattled Bat	P		4	
Animalia	Mammalia	Vespertilionidae	1354	<i>Chalinolobus nigrogriseus</i>	Hoary Wattled Bat	V,P		1	
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	1334	<i>Nyctophilus gouldi</i>	Gould's Long-eared Bat	P		1	
Animalia	Mammalia	Vespertilionidae	1364	<i>Scotorepens balstoni</i>	Inland Broad-nosed Bat	P		3	
Animalia	Mammalia	Vespertilionidae	1365	<i>Scotorepens orion</i>	Eastern Broad-nosed Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1022	<i>Vespadelus darlingtoni</i>	Large Forest Bat	P		3	
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			2	
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			6	
Animalia	Mammalia	Canidae	1532	<i>Vulpes vulpes</i>	Fox			62	
Animalia	Mammalia	Felidae	1536	<i>Felis catus</i>	Cat			4	
Animalia	Mammalia	Leporidae	1929	<i>Lepus capensis occidentalis</i>		P		4	
Animalia	Mammalia	Leporidae	1510	<i>Oryctolagus cuniculus</i>	Rabbit			6	
Animalia	Mammalia	Equidae	1512	<i>Equus caballus</i>	Horse			1	
Animalia	Mammalia	Bovidae	1518	<i>Bos taurus</i>	European cattle			4	
Animalia	Mammalia	Bovidae	1521	<i>Capra hircus</i>	Goat			1	
Animalia	Mammalia	Cervidae	9112	<i>Cervus sp.</i>	Unidentified Deer			5	
Animalia	Unknown	Unknown Fauna	T202	<i>Microchiroptera suborder</i>	Unidentified Microbat			5	

MAP 1 & 2:

---

---

# GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - LAND ZONING MAPS LNZ\_005A

---

---

EXISTING LAND ZONING MAP LNZ\_005A  
PROPOSED REZONING TO R5 LARGE LOT RESIDENTIAL MAP LZN\_005  
GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 18 OCTOBER 2023

PREPARED FOR:  
Gerard & Kate Mainey

PREPARED BY:  
Stewart Surveys Pty Ltd  
107-109 Conadilly Street,  
PO Box 592  
GUNNEDAH NSW 2380  
office@stewartsurveys.com



# Gunnedah Local Environmental Plan 2012

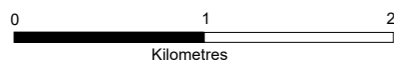
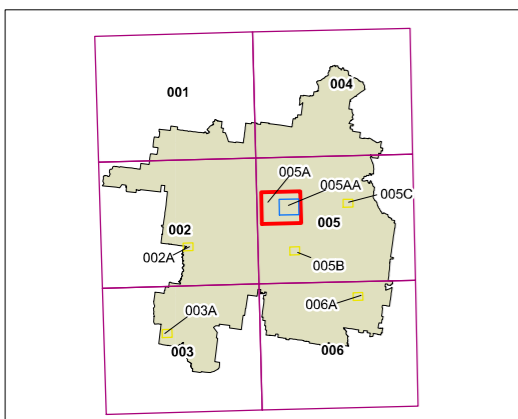
## Land Zoning Map - Sheet LZN\_005A

### Zone

- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E3 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

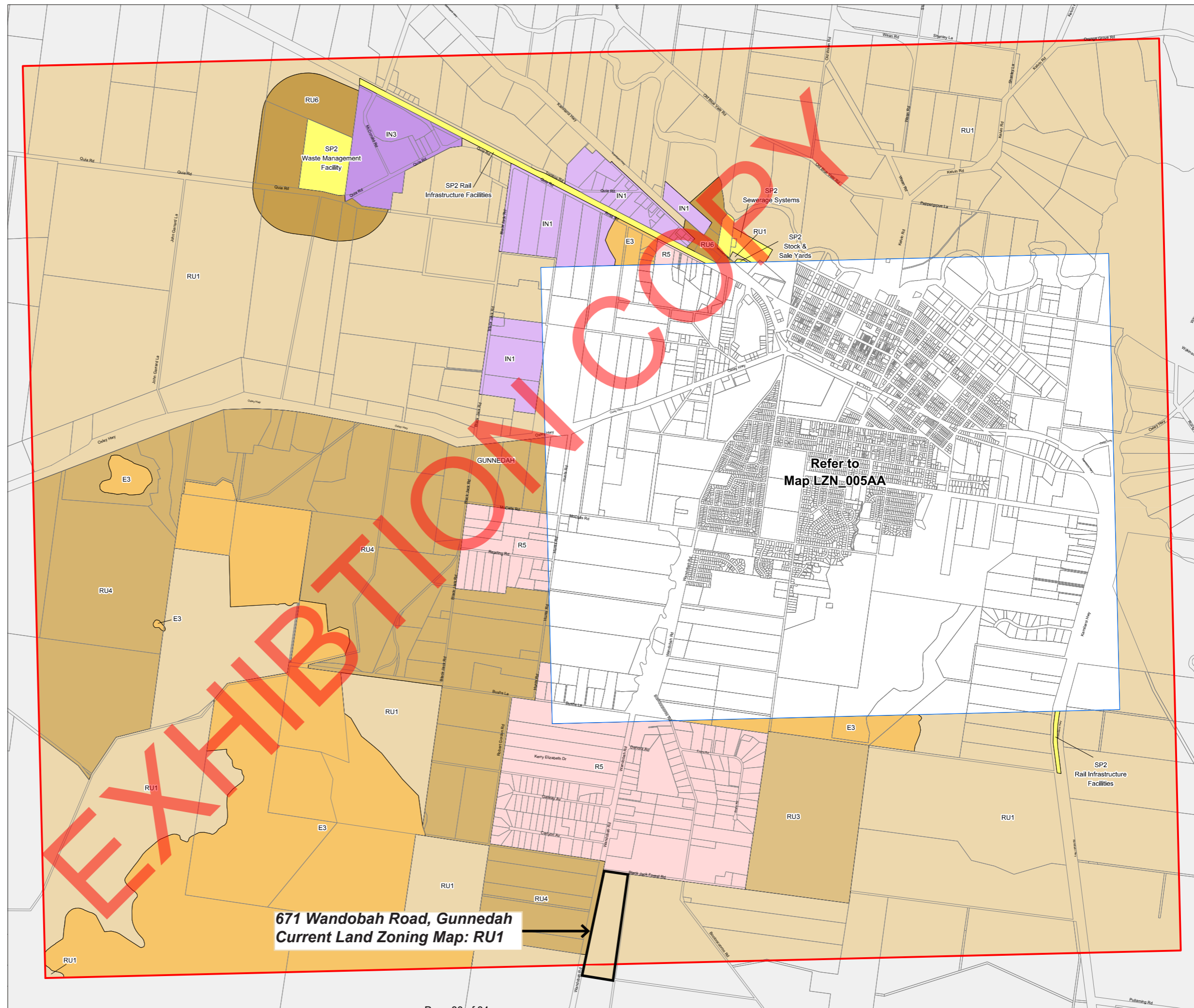
Base data 26/3/2012 ©  
Land and Property Information (LPI)



SCALE 1:40,000 @ A3

Projection: GDA94  
MGA Zone 56

Map Identification Number:  
3550\_COM\_LZN\_005A\_040\_20150129



**671 Wandobah Road, Gunnedah**  
**Current Land Zoning Map: RU1**





# Gunnedah Local Environmental Plan 2012

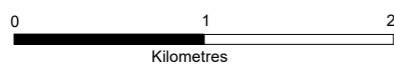
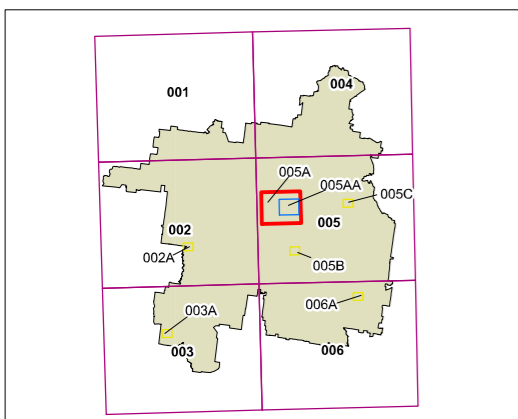
## Land Zoning Map - Sheet LZN\_005A

### Zone

- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E3 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

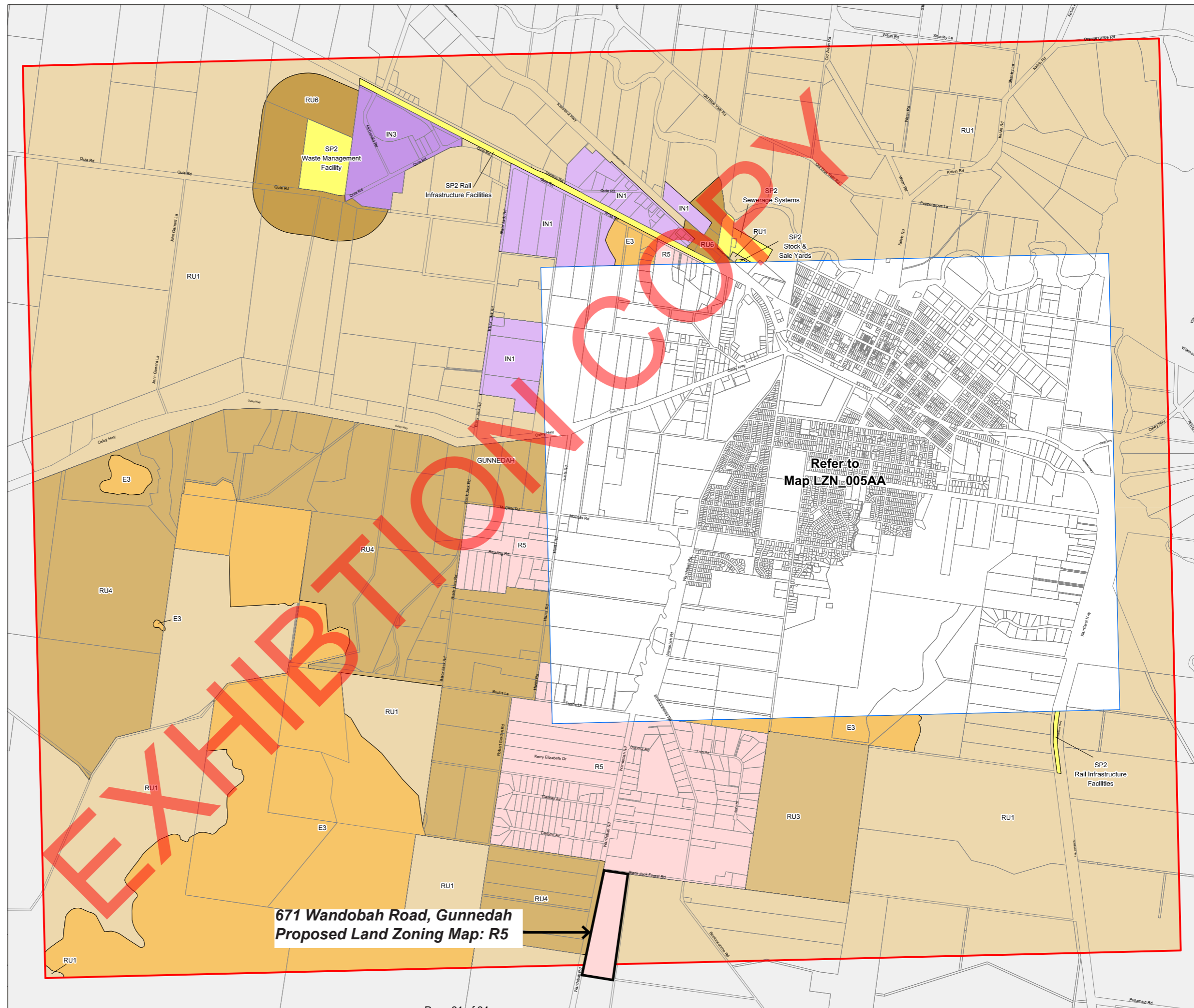
Base data 26/3/2012 ©  
Land and Property Information (LPI)



SCALE 1:40,000 @ A3

Projection: GDA94  
MGA Zone 56

Map Identification Number:  
3550\_COM\_LZN\_005A\_040\_20150129



MAP 3 & 4:

---

---

# GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - LOT SIZE MAPS LSZ\_005A

---

---

EXISTING LOT SIZE MAP LSZ\_005A  
PROPOSED REZONING TO 9000 SQUARE METERS MINIMUM LOT SIZE MAP LSZ005  
GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 18 OCTOBER 2023

PREPARED FOR:  
Gerard & Kate Mainey

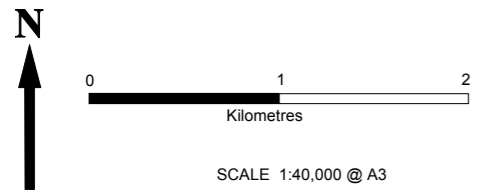
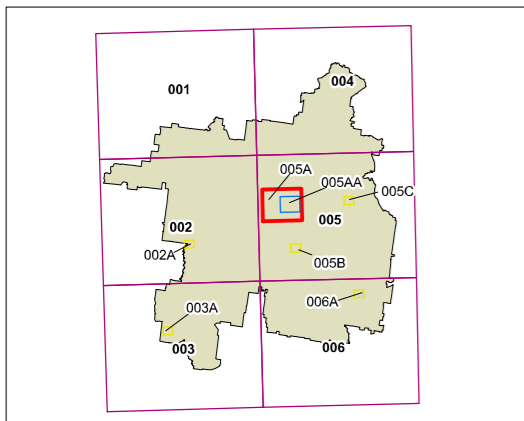
PREPARED BY:  
Stewart Surveys Pty Ltd  
107-109 Conadilly Street,  
PO Box 592  
GUNNEDAH NSW 2380  
office@stewartsurveys.com

Lot Size Map - Sheet LSZ\_005A

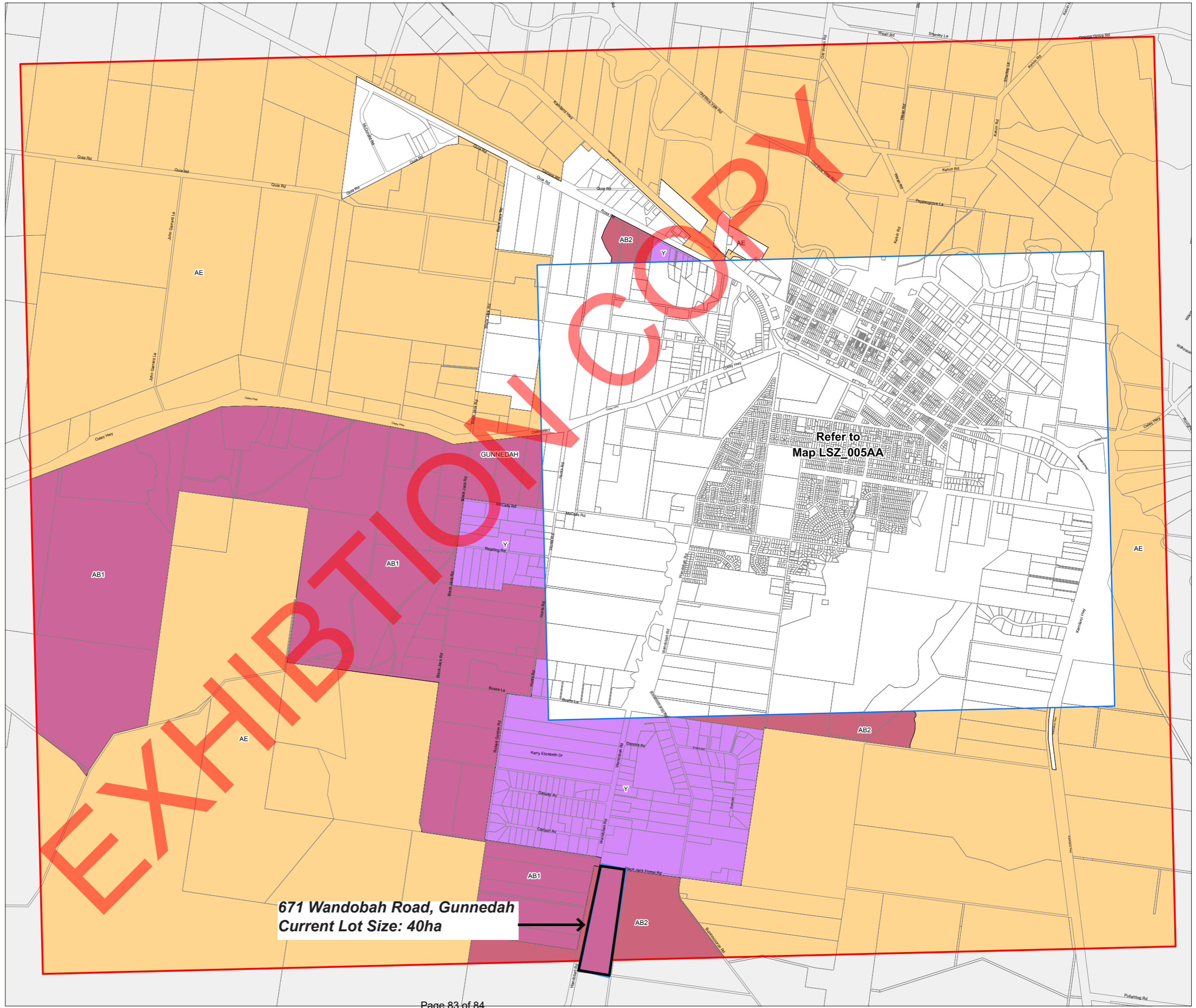
Minimum Lot Size (sq m)

G	450
O	650
U	1000
V	2000
W	3000
X	6200
Y	1.2 ha
AB1	10 ha
AB4	40 ha
AE	200 ha

**Cadastre**  
Base data 26/3/2012 © Land and Property Information (LPI)



Projection: GDA94  
MGA Zone 56  
Map Identification Number:  
3550\_COM\_LSZ\_005A\_040\_20141107





# Gunnedah Local Environmental Plan 2012

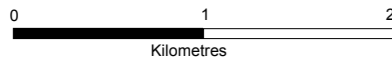
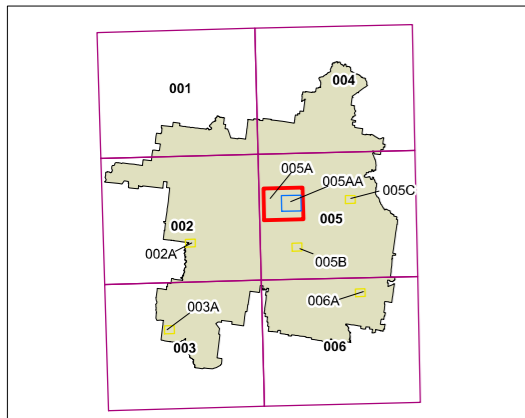
## Lot Size Map - Sheet LSZ\_005A

### Minimum Lot Size (sq m)

G	450
O	650
U	1000
V	2000
W	3000
X	6200
Y	1.2 ha
AB1	10 ha
AB4	40 ha
AE	200 ha
(Blue box)	9000m <sup>2</sup>

### Cadastre

Base data 26/3/2012 ©  
Land and Property Information (LPI)



SCALE 1:40,000 @ A3

Projection: GDA94  
MGA Zone 56

Map Identification Number:

3550\_COM\_LSZ\_005A\_040\_20141107

