



10 June 2025

**Notification of Review of Development Consent Application No. 2024/084**

**Site Description: PLT: 19 DP: 6138, 100B Beulah Street GUNNEDAH &**

Notice is given that a Review of Development Consent Application has been submitted for Council's consideration that involves the review of Condition B1 for the hard sealing of the driveway as part of the Torrens Title Subdivision (1 into 2 lots).

The address of the proposed development is 100B Beulah Street GUNNEDAH.

The applicant is Stewart Surveys Pty Ltd and Gunnedah Shire Council is the consent authority.

The Development Application has been placed on public exhibition for a period of **14** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email [council@gunnedah.nsw.gov.au](mailto:council@gunnedah.nsw.gov.au). The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **24 June 2025**. All submissions **must** include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised 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 these details under the Freedom of Information Act 1989 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 the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on 02 6740 2100.

Yours faithfully

Wade Hudson  
MANAGER DEVELOPMENT ASSESSMENT

Contact: 02 6740 2100  
Reference: 2024/084.002  
ld

**Development Consent Cover Sheet – Council’s Use**

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 21/05/2025

**DEVELOPMENT APPLICATION NUMBER**

Development Application Number: 10.2024.00000084.002

**APPLICANT DETAILS**

Name(s): K Stewart (on behalf of LITOSH CONSULTING PTY LTD)



**LAND TO BE DEVELOPED**

Address: 100B Beulah St, 11 Wilga St

Lot Number: 19 DP Number: 6138 Site Area:

**BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT**

Review of development consent - 2024/084.

Condition B1

**PROPOSED DEVELOPMENT DETAILS**

- ☒ Local Development
- ☐ Integrated Development (requires approval under another Act)
- ☐ Designated Development (requires an EIS to be submitted)

Total Project Value: \$5,000.00

## Applicant contact details

Title	
First given name	Kathryn
Other given name/s	
Family name	Stewart
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	28650054872
ACN	650054872
Name	LITOSH CONSULTING PTY LTD
Trading name	LITOSH CONSULTING PTY LTD
Is the nominated company the applicant for this application	Yes

## Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Litosh Consulting
ABN / ACN	28 650 054 872

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

## Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	Yes
Provide details	Please contact Stewart Surveys for site inspection.

## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Review of determination
What is the DA number of the determination which is proposed to be reviewed ?	

Was the DA applied for via the NSW Planning Portal?	Yes
Please provide portal application number (PAN)	PAN-481430
Site address #	1
Street address	100B BEULAH STREET GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	19/-/DP6138 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning R3: Medium Density Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 450 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA
Site address #	2
Street address	11 WILGA STREET GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	19/-/DP6138 <input checked="" type="checkbox"/>
Primary address?	No
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning R3: Medium Density Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 450 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

#### Proposed development

Selected common application types	Subdivision
Description of development	Subdivision of Lot 19 in DP6138 into two holdings.
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0



Existing gross floor area (m2)	
Proposed gross floor area (m2)	0
Total site area (m2)	
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$5,000.00
Estimated development cost	\$5,000.00
Do you have one or more BASIX certificates?	
<b>Subdivision</b>	
Number of existing lots	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	2
<b>Proposed operating details</b>	
Number of staff/employees on the site	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
<b>Concept development</b>	
Is the development to be staged?	No, this application is not for concept or staged development.
<b>Crown development</b>	
Is this a proposed Crown development?	No

#### Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	No
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No

<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<b>Political Donations</b>	
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
Please provide details of each donation/gift which has been made within the last 2 years	

### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is wholly residential

### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Stewart Surveys Pty Ltd
ABN	
ACN	
Trading Name	
Email address	
Billing address	

### Application documents

The following documents support the application.

Document type	Document file name
---------------	--------------------

Other	6104_Review of NOD v2
Preliminary Engineering Drawings	Engineering Not required
Statement of environmental effects	6104_Statement of Environmental Effects Report

**Applicant 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 development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the 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 appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I agree to pay any required NSW Planning Portal Service Fee/s specified under Schedule 4 of the Environmental Planning and Assessment Regulation 2021 to the Department of Planning, Housing and Infrastructure.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

EXHIBITION COPY

12 May 2025  
Our Ref: 6104

The General Manager  
Gunnedah Council  
63 Elgin Street  
GUNNEDAH NSW 2380

Dear Sir,

**REVIEW OF DEVELOPMENT CONSENT DA2024/084  
100B BEULAH STREET, GUNNEDAH AND 11 WILGA STREET, GUNNEDAH  
TORRENS TITLE SUBDIVISION (1 LOT INTO 2)**

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We wish to lodge an application to review the notice of determination for development consent DA2024/084 for the Torrens title Subdivisions (1 Lot into 2).

**Condition for Review:**

*B1. All internal driveways for proposed Lots 1 and 2, parking areas and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic, being hard sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers or other alternative product which has been approved by Council. Parking areas must comply with AS 2890 – Parking Facilities and Council's Engineering Guidelines for Subdivisions and Developments, 2013.*

**Justification for Review**

This application is made following a meeting held between Richard Lumsden and Gunnedah Council Planning Staff, where it was verbally agreed that the provision suitable justification could allow review of this requirement for 11 Wilga Street, Gunnedah, but that the requirement would stand for the multi-dwelling unit development.

The application is made on the basis that the bitumen sealing of the stand alone residence is not considered necessary as the development does not generate any additional traffic movements.

Bitumen sealing is not a standard requirement for stand alone residences under the Gunnedah Development Control Plan.

The approval of this development was to facilitate arrangements in a deceased estate. The existing house is considered a development site to be sold when separated from the unit block title. It is likely that the internal driveway would be redundant in any future redevelopment of the site. Thus, resulting in works which are not necessary and therefore, not aligned with the principles of sustainability.

The applicant is willing to retain the requirement to bitumen seal the driveway and vehicle manoeuvring areas for the unit block, in recognition that this is the current development control plan requirement for Multi dwelling developments.

*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  
office@stewartsurveys.com  
www.stewartsurveys.com

**Proposed condition rewording:**

*B1. All internal driveways for proposed Lot 1, parking areas and vehicular turning areas are to be constructed with a base course of adequate depth to suit design traffic, being hard sealed with either bitumen seal, asphaltic concrete, concrete or interlocking pavers or other alternative product which has been approved by Council. Parking areas must comply with AS 2890 – Parking Facilities and Council's Engineering Guidelines for Subdivisions and Developments, 2013.*

This application for review is made under clause 8 of the *Environmental Planning and Assessment Act 1979* No 203.

Clause 8.3 states:

- (1) An applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. The consent authority is to review the determination or decision if duly requested to do so under this Division.*
- (2) A determination or decision cannot be reviewed under this Division-*
  - (a) After the period within which any appeal may be made to the Court has expired if no appeal was made, or*
  - (b) After the Court has disposed of an appeal against the determination or decision.*
- (3) In requesting a review, the applicant may amend the proposed development the subject of the original application for the development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.*
- (4) The review of a determination or decision made by a delegate of a council is to be conducted –*
  - (a) By the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or*
  - (b) By another delegate of the council who is not subordinate to the delegate who made the determination or decision.*
- (5) The review of a determination or decision made by a local planning panel is also to be conducted by the panel.*
- (6) The review of a determination or decision made by a council is to be conducted by the council and not by a delegate of the council.*
- (7) The review of a determination or decision made by a Sydney district or regional planning panel is also to be conducted by the panel.*
- (8) The review of a determination or decision made by the Independent Planning Commission is also to be conducted by the Commission.*
- (9) The review of a determination or decision made by a delegate of the Minister (other than the Independent Planning Commission) is to be conducted by the Independent Planning Commission or by another delegate of the Minister who is not subordinate to the delegate who made the determination or decision.*

This minor change to the approval to not require the bitumen sealing of the internal driveway at 11 Wilga Street, Gunnedah (Lot 2) is considered to be a minor change to the development and substantially the same as the development which was originally granted consent for a subdivision of 1 lot into 2 lots.

We request Council contact our office for payment of the Council's application fees.

If you have any queries regarding this application, please contact our office.

Yours faithfully

**STEWART SURVEYS PTY LTD**



Kathryn Stewart

BLArch (UNSW), MEnvMgmt (UNSW)



Development Application

# Statement of Environmental Effects

Subdivision of Lot 19 in DP6138

11 Wilga Street & 100B Beulah Street, Gunnedah

Date: October 10, 2024

Prepared For: The Trustee Of Lot 19 DP 6138 pursuant to section 66G of  
Conveyancing Act 1919 (NSW).

**Stewart Surveys Pty Ltd**

107-109 Conadilly Street Gunnedah, PO Box 592 Gunnedah, NSW, 2380 [office@stewartsurveys.com](mailto:office@stewartsurveys.com)

## DOCUMENT CONTROLS

Proponent	The Trustee of Lot 19 DP 6138 pursuant to section 66G of Conveyancing Act 1919 (NSW)
Document Description	Statement of Environmental Effects
File Reference	6104
Date	Thursday, 17 October 2024
Prepared for	<b>Client Name:</b> The Trustee of Lot 19 DP 6138 pursuant to section 66G of Conveyancing Act 1919 (NSW) <b>Address:</b> 11 Wilga Street & 100B Beulah Street, Gunnedah <b>Email:</b> olitosh@quartzadvisory.com.au
Prepared by	<b>Kathryn Stewart</b> Bachelor of Landscape Architecture (UNSW) Masters of Environmental Management (UNSW) Registered Landscape Architect (#001493)  <b>Felicity Stevens</b> Bachelor of Sustainability (UNE)  Stewart Surveys Pty Ltd ABN: 65 002 886 508 PO Box 592, Gunnedah NSW 2380 (02) 6742 2966 <a href="mailto:Office@stewartsurveys.com">Office@stewartsurveys.com</a>
Site Particulars	<b>Lot Particulars:</b> Lot 19 DP6138 <b>Address:</b> 11 Wilga Street & 100B Beulah Street, Gunnedah <b>Local Government Area:</b> Gunnedah
<p>COPYRIGHT © Stewart Surveys Pty Ltd 2024</p> <p>All intellectual property and copyright reserved.</p> <p>No part of this report may be reproduced, transmitted, stored in a retrieval system, or adapted in any form or by any means (electronic, mechanical, photocopying, recording, or otherwise) without written permission.</p> <p>Enquiries should be addressed to Stewart Surveys Pty Ltd</p>	



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## INTRODUCTION

This Statement of Environmental Effects (SoEE) has been prepared for The Trustee of Lot 19 DP 6138 pursuant to section 66G of Conveyancing Act 1919 (NSW) by Stewart Surveys Pty Ltd.

The land to which this SoEE applies is Lot 19 in DP6138 known as 11 Wilga Street & 100B Beulah Street, Gunnedah.

The site is located within the R3: Medium Density Residential Zone, under the Gunnedah Local Environmental Plan, 2012 (GLEP 2012) with a minimum lot size of 450m<sup>2</sup>.

This application relies on information provided in the following plans:

- Proposed Subdivision of Lot 19 in DP6138, 11 Wilga Street and 100B Beulah Street, Gunnedah.
- Council Held Property Files

This development application has given consideration to both the objectives of the zoning, development control plan and the impact the development will have on the environment.

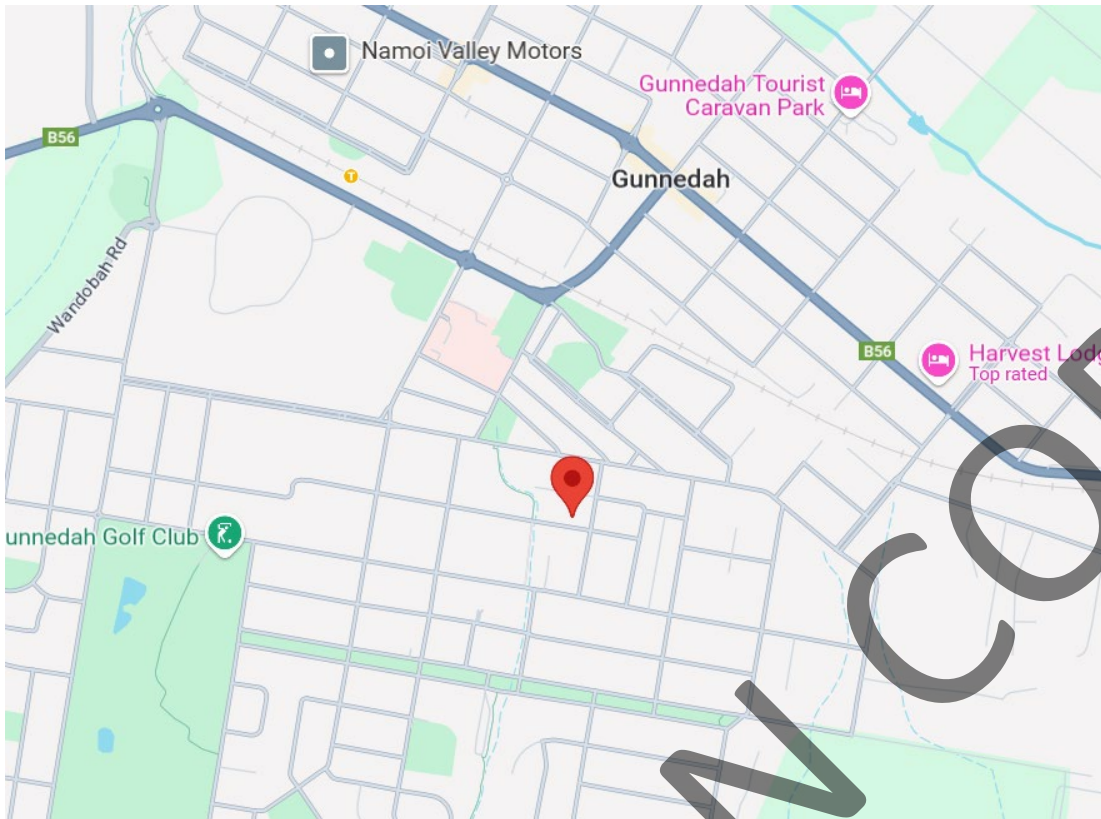
### 1. SITE CONTEXT AND CHARACTER

This statement accompanies a development application for the proposed subdivision of Lot 19 DP6138 into two lots. The holding is a deceased estate and is being overseen by the Trustee pursuant to section 66G of Conveyancing Act 1919 (NSW).

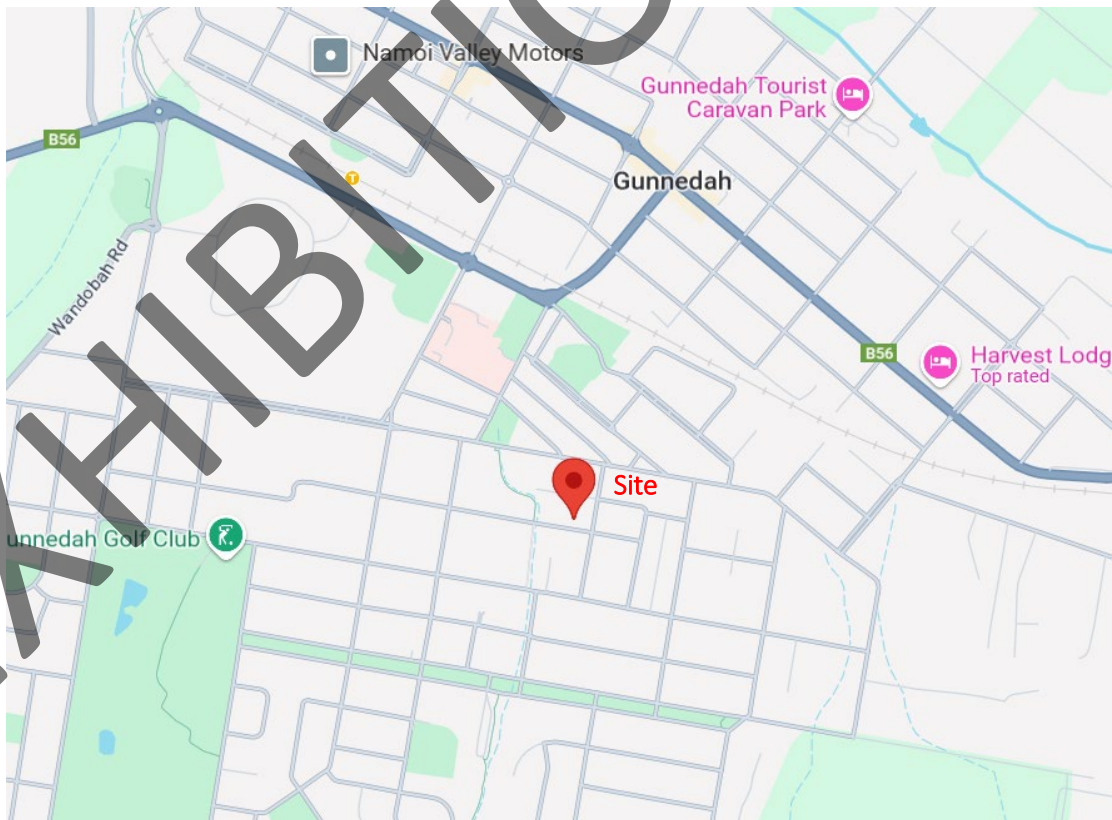
The holding contains a weatherboard dwelling at 11 Wilga Street with a water tank, carport and associated outbuildings and 100B Beulah Street contains four two-storey brick units. The holding is 2024m<sup>2</sup> in size and has a frontage of 56.67 metres to Beulah Street and 35.71 to Wilga Street.

The full site plans are appended to this report.

The subject site is located approximately 1.4 kilometres south of Gunnedah Town Centre in a well-established residential area. The property is known as 11 Wilga Street & 100B Beulah Street, Gunnedah and is surrounded on either side by residential properties



**Figure 1** shows the site in context with the Gunnedah CBD. **Figure 2** is an aerial photograph of the site, and **Figure 3** to **Figure 5** photographs show the character of the properties.



**Figure 1: Context Diagram (Google Earth)**





Figure 2: Aerial Capture of site (Stewart Surveys Pty Ltd)



Figure 3: Existing Residence at 11 Wilga Street





Figure 4: Existing Units at 100B Beulah Street



Figure 5: Existing Units on 100B Beulah Street





Figure 6: Existing Fence Along the Proposed New Boundary

## 2. PROPOSED DEVELOPMENT DESCRIPTION

The proposed development is for the two-lot subdivision and creation of an easement on Lot 19 DP6138 into. There is an existing fence separating the site (**see figure 6**) and it is proposed to formalise this through subdivision of the property into two lots along the existing fence.

Following the subdivision proposed Lot 1 will be the block of units on Beulah Street and proposed lot 2 will have the weatherboard dwelling facing Wilga Street. There is existing driveway access and parking on both proposed Lots 1 and 2, and no new development is proposed. Proposed Lot 1 will be a multi-dwelling development, as there are four flats on the site.

There are two sewer mains running through the property. One runs north south parallel to the proposed new boundary in Lot 2 and the other runs east west terminating at the manhole in proposed Lots 2. We have consulted council, and it is proposed to create an easement 3 metres wide over this service, terminating and recommencing either side of the Unit Block building, as shown on the appended plans.

**Figure 7** is a site plan which shows the existing dwellings, proposed subdivision and easement for sewer main and **Figure 8** shows the Multi Dwelling Site plan which demonstrates the existing buildings, existing private open space, landscaping and existing gravel driveway.



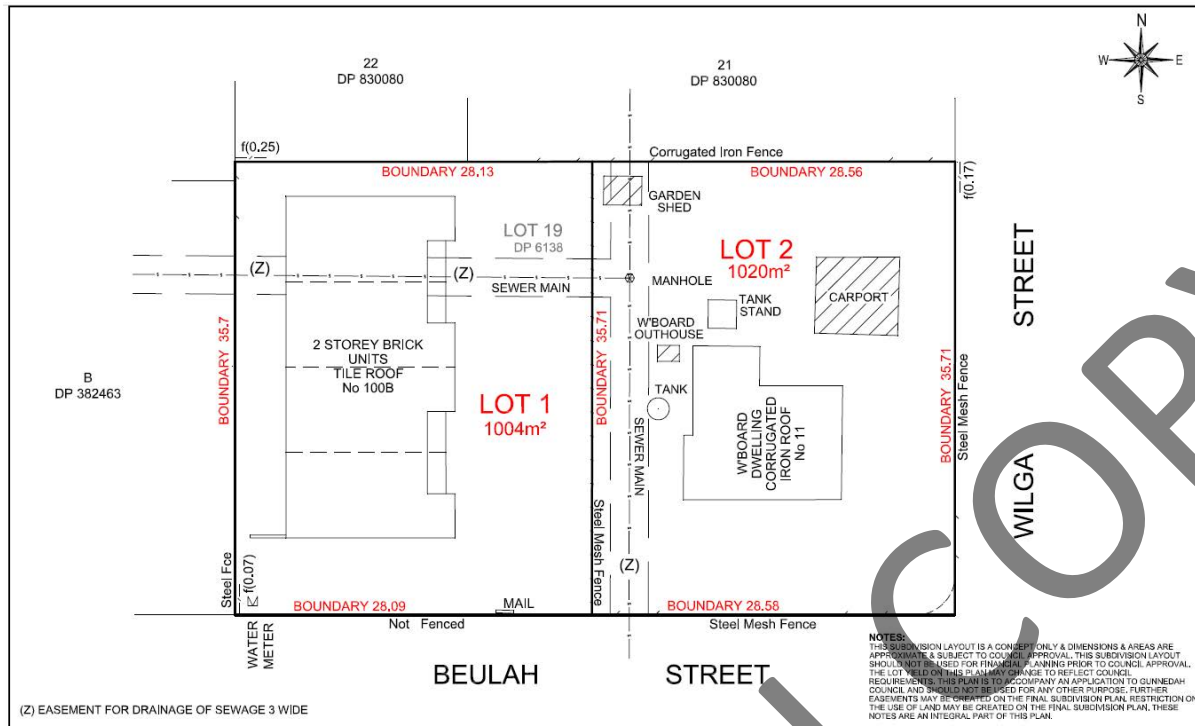


Figure 7: Proposed Subdivision Plan

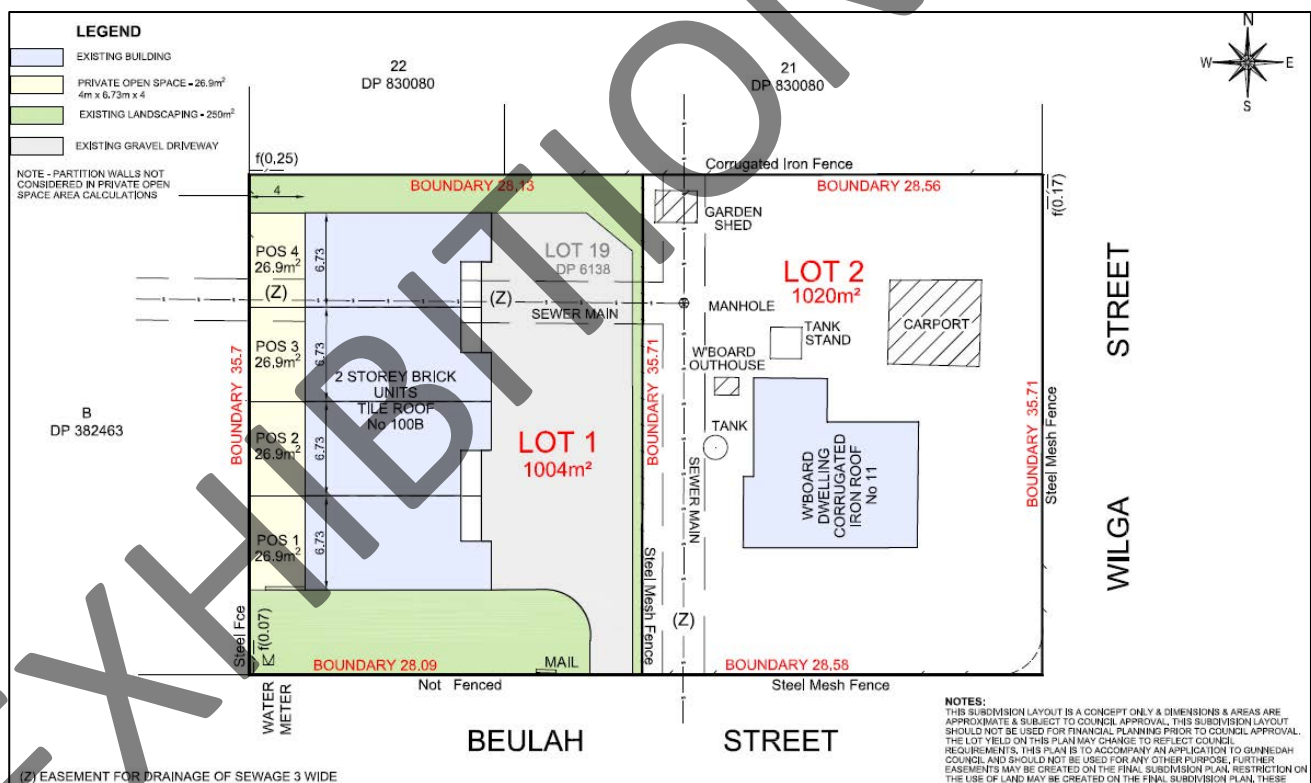


Figure 8: Proposed Multi-Dwelling Development Site Plan

### 3. LOCAL PLANNING INSTRUMENT

The subject site is zoned R3: Medium Density Residential under the Gunnedah Local Environmental Plan, 2012, as show in **Figure 9**.

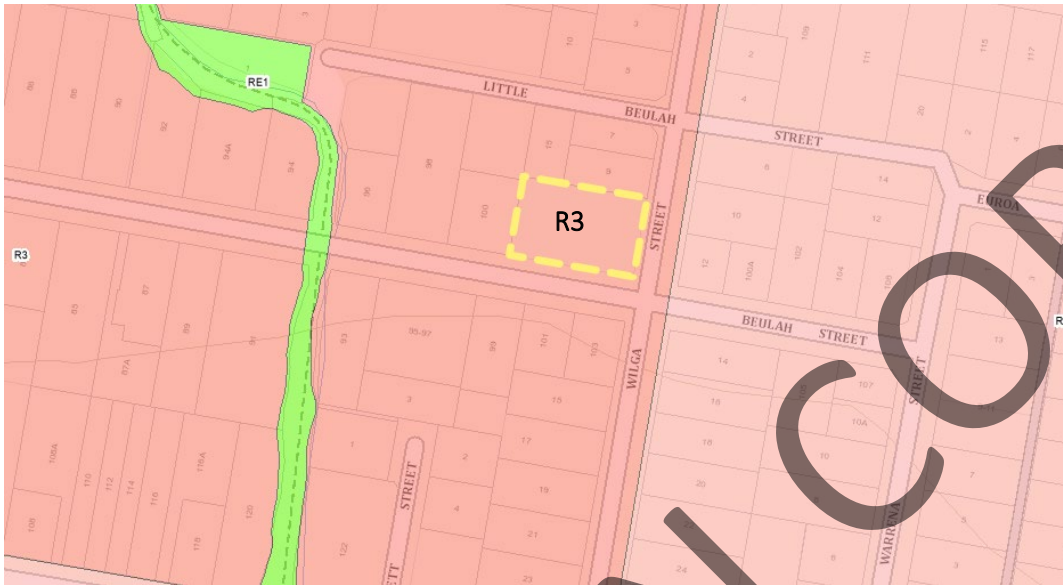


Figure 9: Land Zoning Map (NSW Planning Portal)

The objectives of the R3 zone are:

- To provide for the housing needs of the community within a medium density residential development.
- To provide a variety of housing types within a medium density residential environment.
- To enable land uses that provide facilities or services to meet the day to day needs of the residents.
- To integrate new development with established settlement patterns and landscapes in the neighbourhood by retaining and enhancing-
  - a) The existing streetscape and significant vegetation, and
  - b) Pedestrian, cycle and vehicular connections and accessibility, and
  - c) The scale, density and form of existing development.

Subdivision and Multi-dwelling developments are permitted development with consent in R3 Zone under the GLEP, 2012. The minimum lot size for the site is 450m<sup>2</sup>. The area of the holding is 2024m<sup>2</sup>, with the proposed Lot 1 to be 1004m<sup>2</sup> and proposed Lot 2 to be 1020m<sup>2</sup>.

The proposed development is residential in nature, and the subdivision will occur along the existing fence line, which is already existing on the site, allowing separate ownership of each property.

The subdivision is compatible with the surrounding residential developments, and it not expected to negatively impact the character of the existing housing in the area.

The proposed development is not expected to have significant environmental impact, as there are no changes in land, and no construction proposed. We have given appropriate consideration to the objectives of the GLEP 2012 zoning, and believe the construction is permissible with council consent.

#### 4. SUBDIVISION DEVELOPMENT CONTROLS

Table 1 assesses the proposed development against **Section 5 - Subdivision Development Controls** outlined in the Gunnedah Development Control Plan, 2012 (hereby referred to as DCP)

Table 1: Subdivision Development Controls

Table No: Gunnedah DCP 2012 – Subdivision (Clause 5)			
	Objectives/Strategies	Assessment	Consistency (Y/N/NA)
5.1 Lot Size	<p>Lot Size Map and Clause 4.1 of the Gunnedah LEP 2012 prescribe the MLS for all new allotments.</p> <p>All residential Lots must be able to accommodate a rectangle suitable for building purposes measuring 10m x 15m behind the street setback</p> <p>Easement should not encumber more than 10% of the total lot</p> <p>The ratio of depth to frontage is a maximum of five (5) to (1).</p>	<p>The Lot size map outlines the minimum lot size as 450m<sup>2</sup>. The proposed Lot sizes for the subdivision are 1004m<sup>2</sup>(Lot 1) and 1020m<sup>2</sup>, (Lot 2) which meet this requirement.</p> <p>As there are already existing residences on the proposed lots, this demonstrates the lots are able to meet the requirements for 10 x 15 metres for building purposes.</p> <p>The proposed easement over the existing sewer main on Lot 1 is 51.27m<sup>2</sup>. This equates to 5.1% of the lot area. The proposed easement over the existing sewer main on Lot 2 is</p>	Variation to easement encumbrance sought.

		<p>111.51m<sup>2</sup>. This equates to 10.9% of the lot area. A variation to the DCP clause 5.1 is sought as the proposed easement exceeds the 10% encumbrance of the total lot. We believe this variation is justified as the sewer pipeline is existing and the easement will be of public benefit.</p> <p>The ration of frontage to depth is:  Lot 1: 1.2:1  Lot 2: 1.25:1  Both holdings comply with this clause</p>	
5.2 Service Strategy	<p>All DAs shall provide a servicing strategy to demonstrate that it is feasible for the subdivision to be serviced in accordance with Council's requirements.</p> <p>For new estates the strategy shall include nomination of a max number of equivalent tenements that will be serviced by the infrastructure.</p>	<p>Refer to Servicing Strategy attached to this application.</p>	Y
5.3 Sewer	<p>The sewer strategy needs to identify the method of providing sewer to the proposed lots in accordance with Council's Requirements.</p> <p>Reticulated sewer is required where the MLS is up to and including 3000m<sup>2</sup>.</p> <p>When the MLS is 1ha or greater an on-site sewer management system will be required.</p>	<p>Refer to Servicing Strategy attached to this application.</p> <p>The subject site is serviced by Council's reticulated sewer system and no changes to the sewer servicing are required.</p>	Y
5.4 Water	<p>The method of providing water needs to be identified in the Servicing Strategy.</p> <p>When the MLS is greater than or 1.2ha reticulated water is to be supplied to the subdivision.</p> <p>When the MLS is greater than or 9.9ha on site water storage requirements will be applied.</p>	<p>Refer to Servicing Strategy attached to this application.</p> <p>The subject site is serviced by Council's reticulated water system with a water metre for the units on Beulah Street and for the dwelling on Wilga Street. No changes to the existing site arrangements are required for this development.</p>	Y
5.5 Storm Water Drainage	<p>Consideration must be given to flows up to the 1 in 100 year ARI for existing natural flow, existing development flow and post development flow.</p> <p>Minor flows are to be designed to a 1 in 5 year ARI.</p> <p>Major flows are to be defined to a designated overland flow path up to a 1 in 100 year ARI.</p> <p>Measures to control stormwater flow and water quality are required.</p> <p>Lot layout and easements are to be established so that no future development will rely upon pump out, infiltration systems or any other method other than connection to the gravity piped system.</p>	<p>There are no changed proposed to the existing stormwater management as part of this subdivision.</p> <p>There is no increase in impervious services and water is already catered for in drainage pits and pipes from the unit block to the Beulah Street and the dwelling to Wilga Street. There will be no change the volume, velocity or quality of water discharged from the site as part of this development therefore we do not believe there are any stormwater works required.</p>	Y
5.6 Tele communications	<p>Telecommunications are to be provided underground.</p>	<p>There are existing telecommunications services to each property. These</p>	Y

		services do not cross the proposed Lot boundary.	
5.7 Electricity	<p>When the MLS is up to and including 9.9ha the subdivision is to be serviced by underground electricity.</p> <p>When the MLS is greater than 9.9ha and less than 40ha electricity supply is required and may be overhead.</p> <p>When the MLS is greater than or 40ha no connection to electricity is specified.</p>	Current servicing it already in place and is outlined the in the site servicing strategy.	Y
5.8 Battle Axed Shaped Lots	Min area for battle axed shape lots is 800m <sup>2</sup> including access corridor within R2, R3 and RU5.	There are no battle axe shaped lots proposed as part of this subdivision.	N/a
5.9 Industrial Lots	Shall have a min street frontage and square width of 24m and an area of 1000m <sup>2</sup>	The site is not an industrial lot.	N/a
5.10 Road Network Design	<p>For development involving more than 20 lots a detailed TIA is to be submitted with the DA.</p> <p>Road network design must include consideration of vehicular, pedestrian and cyclist safety.</p> <p>When the MLS is up to and including 3000m<sup>2</sup> kerb and gutter is required for subdivision.</p> <p>Generally, sealed pavements will be required when the MLS is up to and includes 10ha.</p> <p>Subdivision layouts shall make provision for road connection to adjoining undeveloped land.</p> <p>Subdivision design shall ensure that individual allotments are within 400m walking distance of a collector road.</p> <p>Roads are to be designed having regard to both topography and stormwater.</p>	<p>The proposed subdivision consists of 2 Lots and therefore does not require a TIA.</p> <p>The existing road networks on Beulah and Wilga Street is adequate to meet the DCP requirements.</p> <p>The development is within 400m walking distance from Hunter Street and Bridge Street, both collector roads.</p>	N/a
5.11 Staged Subdivision	When a subdivision is to be staged, these stages must be clearly identified.	The subdivision is not a staged development.	N/a
5.12 Cul-De-Sac	<p>Design must accommodate stormwater.</p> <p>Alternative cul-de-sac configuration will be assessed on merit (hammer head or Y shapes).</p>	The proposed development is not a Cul-de Sac.	N/a
5.13 Landscaping	<p>Subdivision with new road construction needs to include tree planting.</p> <p>Landscape plans need to be provided for all dual use drainage reserves to enhance recreational opportunities and visual amenity with compromising drainage function.</p> <p>Estate entry walls are to be located within the development site and form part of the proposed lot.</p>	A new road is not proposed as part of this subdivision. Therefore, there are no additional landscaping requirements.	N/a
5.14 Site Access	<p>Public road access is required to all lots.</p> <p>No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.</p>	Public road access is provided to both proposed lots from Beulah Street and Wilga Street.	Y

5.15 Lot Orientation	Allotments are to be designed to provide solar access for future development.  Orientation must minimise overshadowing.	Allotments and associated buildings are already existing.	N/a
5.16 Open Space	For residential subdivision, open space must: -Be buffered from main roads -Be safely accessible by pedestrian and cycle ways links -connectivity must be maximised -walkable access to highest number of population -have high passive surveillance opportunities - minimum slope - provide complimentary uses of open space that ensure ongoing usability	There is no open space required for this development.	N/a
5.17 Vegetation	Subdivision must accommodate the retention of any significant trees/vegetation.	No tree removal is proposed as part of this development.	Y
5.18 Garbage Collection	Subdivision must be designed to accommodate for the legal movement of garbage collection vehicles.	Both lots have adequate street frontage for garbage collection. Both Wilga Street and Beulah Street are on the current collection routes and comply with the garbage collection vehicle requirements.	Y
5.19 Community Title Subdivision	Must include community facilities that are shared between the residents of the development.	Proposed development is not a community title.	N/a
5.20 Contamination	Land contamination must be addressed.	Addressed in Section 6 of this report.	Y
5.21 Road Widths	Road widths are determined based on the road category, in accordance with the table below.	Not applicable as no new roads proposed.	N/a

A variation to the Development Control Plan, 2012 is sought for section 5.1 of the DCP as the proposed easement for the sewer on Lot 2 exceeds the 10 percent encumbrance of the total lot. As the dwellings and sewer are existing on the site, and lots are large at over 1,000 square metres or double the minimum lot size we believe the exceedance should be acceptable. Further the easement is for the public benefit over an existing main which currently has no easement. Variation to clause 5.1 of the Gunnedah Development Control Plan is requested.

### Residential - Multi Dwelling Development Controls

The Gunnedah Development Control Plan outlines provisions for new Multi-dwelling development. As the units on the subject site are existing and their occupation has always been separated from the dwelling by the existing fence which will now become the boundary, there are no changes to the provisions for the multi-dwelling development.

We have provided a plan showing the private open space, landscaping and carparking for each unit. This does not meet the current DCP requirements, however as the development is existing and no change of use is proposed we do not believe variation is required to these clauses.

Development Consent was granted in 1992 under DA65/92 for the construction of four units.



## 5. POTENTIAL ENVIRONMENTAL IMPACT OF PROPOSED DEVELOPMENT AND MITIGATION MEASURES

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### 5.1 LANDFORM, SOILS AND DRAINAGE

The area naturally falls to the north toward Little Beulah Street. There are not any earthworks or construction proposed as part of this development. Stormwater currently discharges onto Beulah and Wilga Street.

There are no changes to the landform or water drainage on the site proposed.



Figure 10: Topographic Map



The soil landscape on the property is described in the Espade soil landscapes as being the Fullwoods Road (frw).

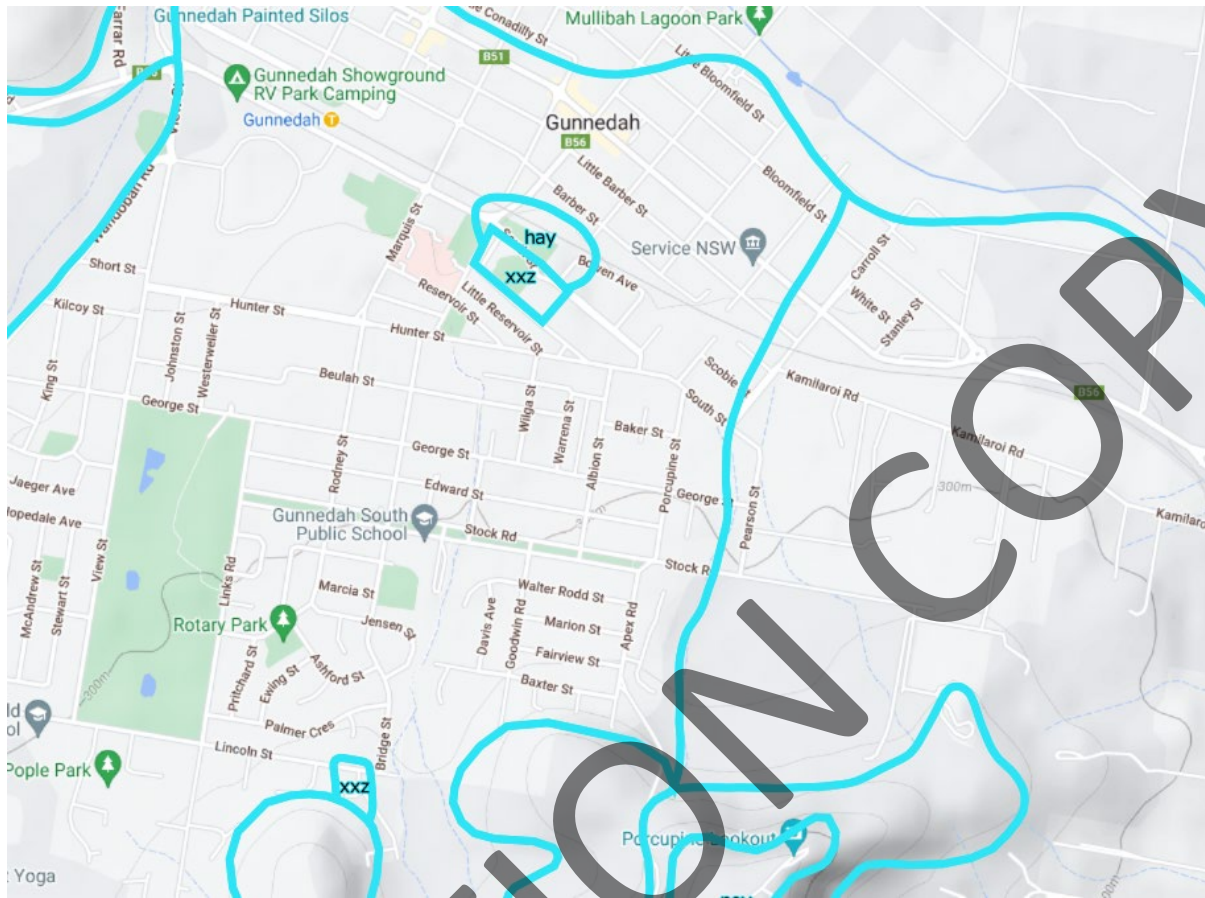


Figure 11 shows the distribution of soils across the property.

**Fullwoods Road (frw)** landscape is described as moderately graded very deep to giant, moderately well drained Red and Brown Chromosols (Red – brown earths) with deep to very deep, well drained kandosols (red earths). There is moderate soil fertility, with localised foundation hazard, localised dieback and localised salinity and gully erosion, as well as permanent high-water tables.

Erosion and sediment control measures are required to avoid any damage to the environment, if construction works are proposed in future development. The proposed subdivision is not expected to result in any changes to the land, soil or drainage.

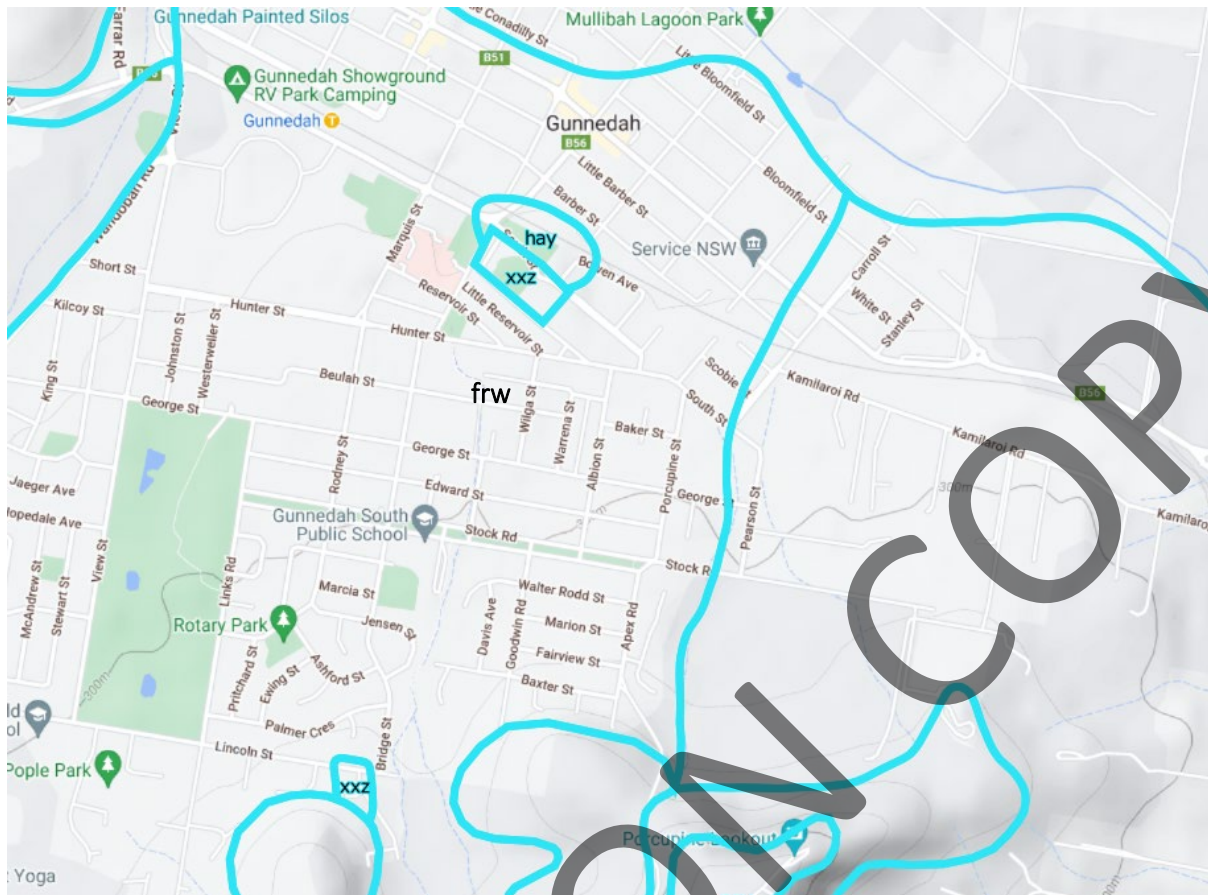


Figure 11: Soil Landscape at the Site

## 5.2 VEGETATION AND HABITAT

The subject site does not contain any native vegetation. A desktop review of Bionet Vegetation Mapping on the SEED Portal has been conducted as well as a site inspection. The vegetation on the property is mapped at PCT ID 0, which is non native vegetation, therefore the site is considered to be a fully modified landscape with no impact on vegetation and habitat.

There is currently existing landscaping on the site, which provides privacy within the holding and to create an attractive streetscape and residential property.

## 6. STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS)

2021

State Environmental Planning Policy (Resilience and Hazards) 2021, chapter 4 Remediation of Land, applies to each development application lodged in NSW. The objective of this chapter is to provide a state-wide planning approach to the remediation of contaminated land.

The chapter aims to promote the remediation of land for the purpose of reducing the risk and harm to human health and other aspects of the environment by reviewing potential for contaminated land and conditioning required remediation as part of the development consent.

The policy states under clause 4.6 that a consent authority must not consent to the carrying out of any development on land unless it has considered whether that land is contaminated.

The site is Zoned as R3: Medium Density Residential under the Gunnedah Local Environmental Plan 2012, and the surrounding sites are compatible with the residential zoning.

The SEPP identified land of concern as:

Criteria	Site Application	Detailed Contamination Investigation Warranted
Land that is within an investigation area	The site is not located in an investigation area	No
Land on which development for a purpose referred to table 1 is known to have been carried out on this site	The land owner has prepared a preliminary contamination form which outlines all the activities in table 1 and advised to their knowledge none of these activities have occurred on the subject site.	No
The extent to which it is proposed to carry out development for hospital, residential, educational, recreational or childcare purpose on the site	The proposed site is a residential holding, however none of the activities listed in table 1 of the Contaminated Land Planning Guidelines have been undertaken on the site, so the concern for contamination is low.	We have carried out a site inspection at this property and do not believe there is any concern of contamination.

The property has historically been used for residential land uses. A site inspection did not present any potential contamination concerns at this property.

We have assessed the site against the requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 and the past land uses. We do not believe there are any concerns for contamination at this property.

## 7. ACCESS AND TRAFFIC

There are existing driveway accesses to proposed Lot 1 and 2, as shown in **Figure 12** and **Figure 14**. Both residences have appropriate parking spaces per dwelling and there are not any changes to the access or parking proposed as part of this development. Both Beulah and Wilga Street are in good condition and there are good lines of sight from either direction.





Figure 12: Existing Driveway at 11 Wilga Street



Figure 13: Car Port / Parking at 11 Wilga Street





Figure 14: Existing Access at 100B Beulah Street



Figure 15: Line of Site from Beulah Street

## 8. SITE SERVICES

A site services strategy has been prepared and it appended to this report.

## 9. WASTE MANAGEMENT SYSTEM

There is not any construction proposed as part of this development.

The subject site is located in the council rubbish collection area and general waste from the site will be legally disposed of through kerbside collection or transported by land occupants to the Gunnedah Waste Management Facility.

## 10. HERITAGE

The subject site is not identified as a site of heritage significant or within a heritage conservation area in the Gunnedah Local Environmental Plan, 2012. There is one item of heritage significance in proximity to the subject site (700 metres), which is the Gunnedah Cemetery. As there is not any construction proposed, and the site and buildings are already existing it will not have any impact on the Heritage site.

A search of the Office of Heritage and Environment Aboriginal Heritage Information Management System (AHIMS) has been undertaken for Lot 19 in DP6138, and no aboriginal sites are recorded in or near the above location.

## 11. FLOOD PRONE LAND

The subject site is not identified as being flood prone land under the Gunnedah Local Environmental Plan 2012, as seen in **Figure 16**.

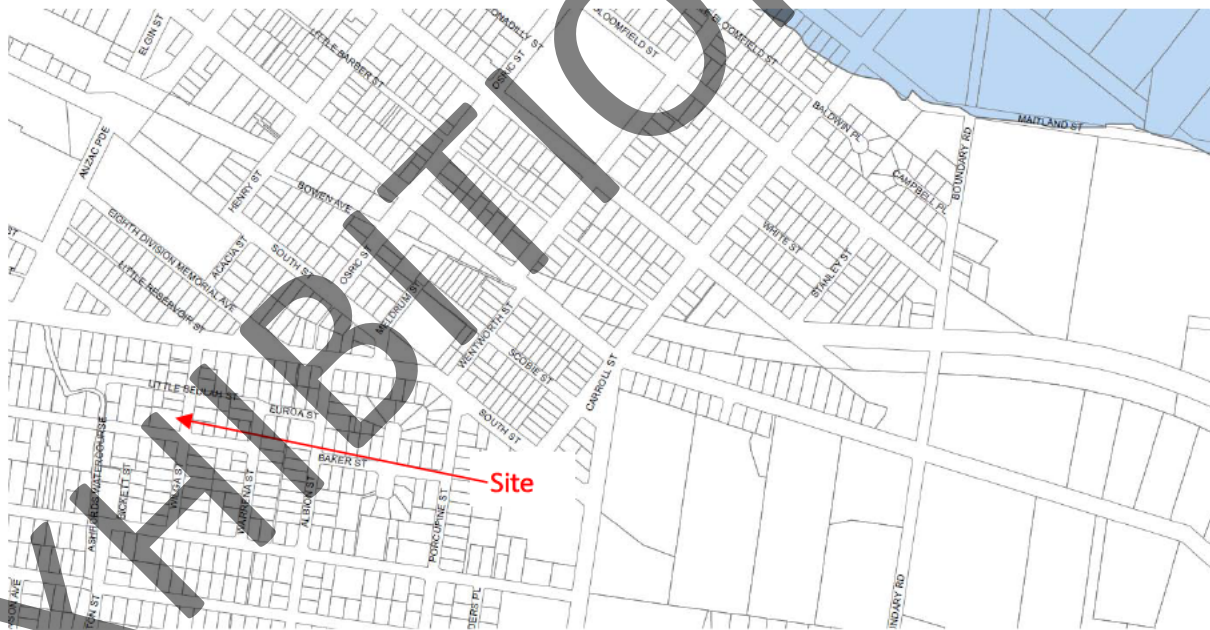


Figure 16: GLEP 2012, Flood Map

## 12. BUSHFIRE PRONE LAND

The subject site has not been identified as Bushfire Prone Land in the Gunnedah in the New South Wales Rural Fire Service, Bushfire Prone land Search.



### 13. BIODIVERSITY CONSERVATION ACT 2016

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.

There is no biodiversity value land mapped on the subject site as seen in **Figure 17** and the subject site is considered a fully modified landscape. Therefore, there are no requirements under clause 7.2 of the Biodiversity Conservation Act for this application.

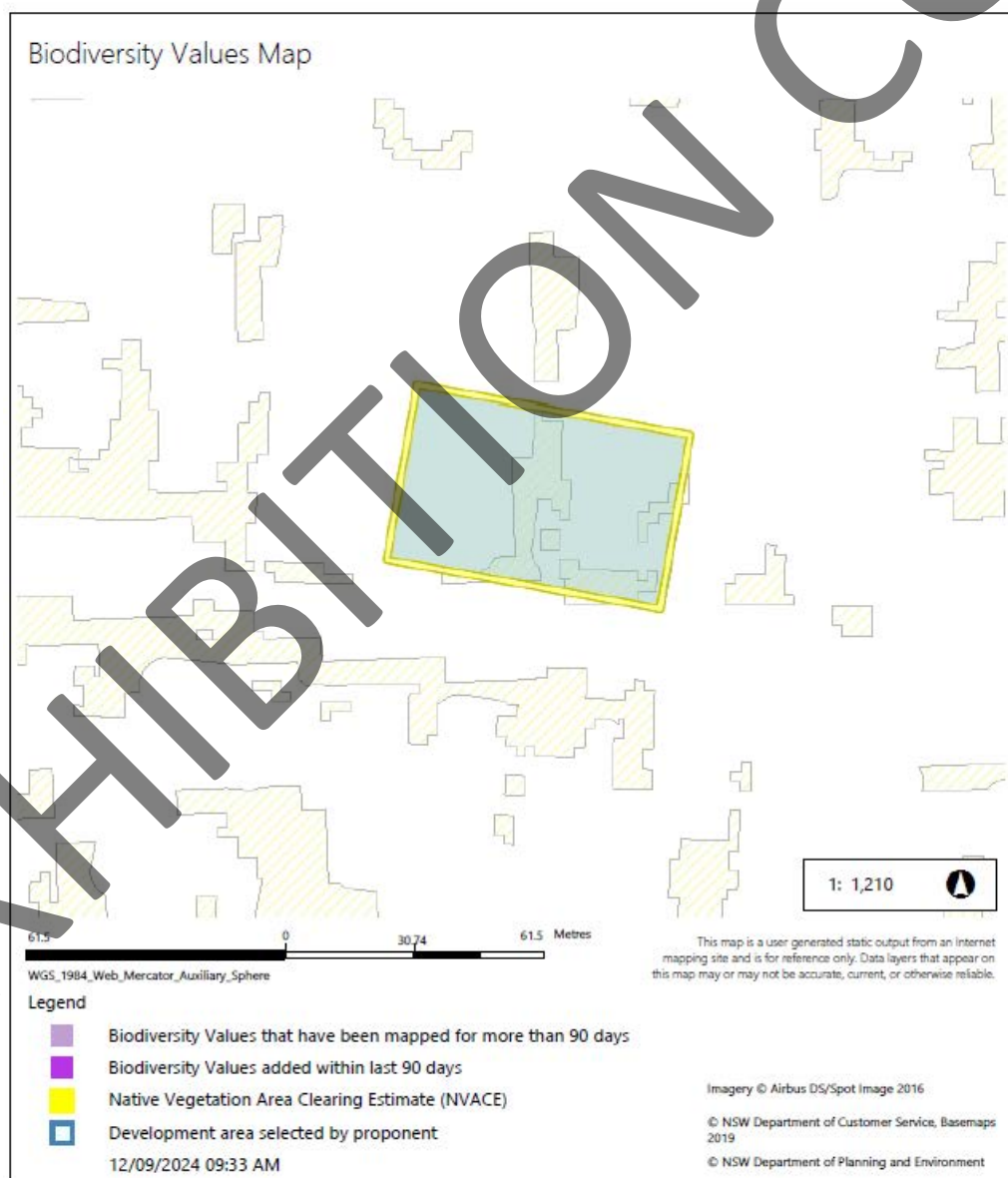


Figure 17: Biodiversity Values Map



## 14. STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

As there is no clearing of the site, and the proposed development site is less than 1 hectare, none of the chapters of the State Environmental Planning Policy (Biodiversity Conservation 2021) apply to this development application.

## 15. SUMMARY OF ENVIRONMENTAL IMPACTS & MITIGATION MEASURES

The proposed development is residential in nature and will result in the subdivision of Lot 19 DP 6138 into two (2) lots, and creation of an easement for the sewer. As the proposed Lot 1 & 2 already contain existing dwellings and there is not any construction proposed as part of the development, it is not expected that there will be any impacts on the areas surrounding the site. There is not any tree removal proposed as part of this development.

## 16. CONCLUSION

The proposed subdivision of Lot 19 DP6138 into two lots is submitted for Council Approval. The proposed development is considered to meet the zoning requirements, and is permissible under the Gunnedah Local Environment Plan, 2012, with consent.

A variation to the Gunnedah Development Control Plan, 2012 is requested as the easement for the sewer exceeds the allowable percentage of site occupation by 0.9%, we believe as the easement is for public benefit and the service is existing this variation should be supported.

The environmental impacts of the development are minimal given the property is already fully modified and utilised as separate residential holdings.

It is recommended that council support this application for subdivision of Lot 19 in DP6138.

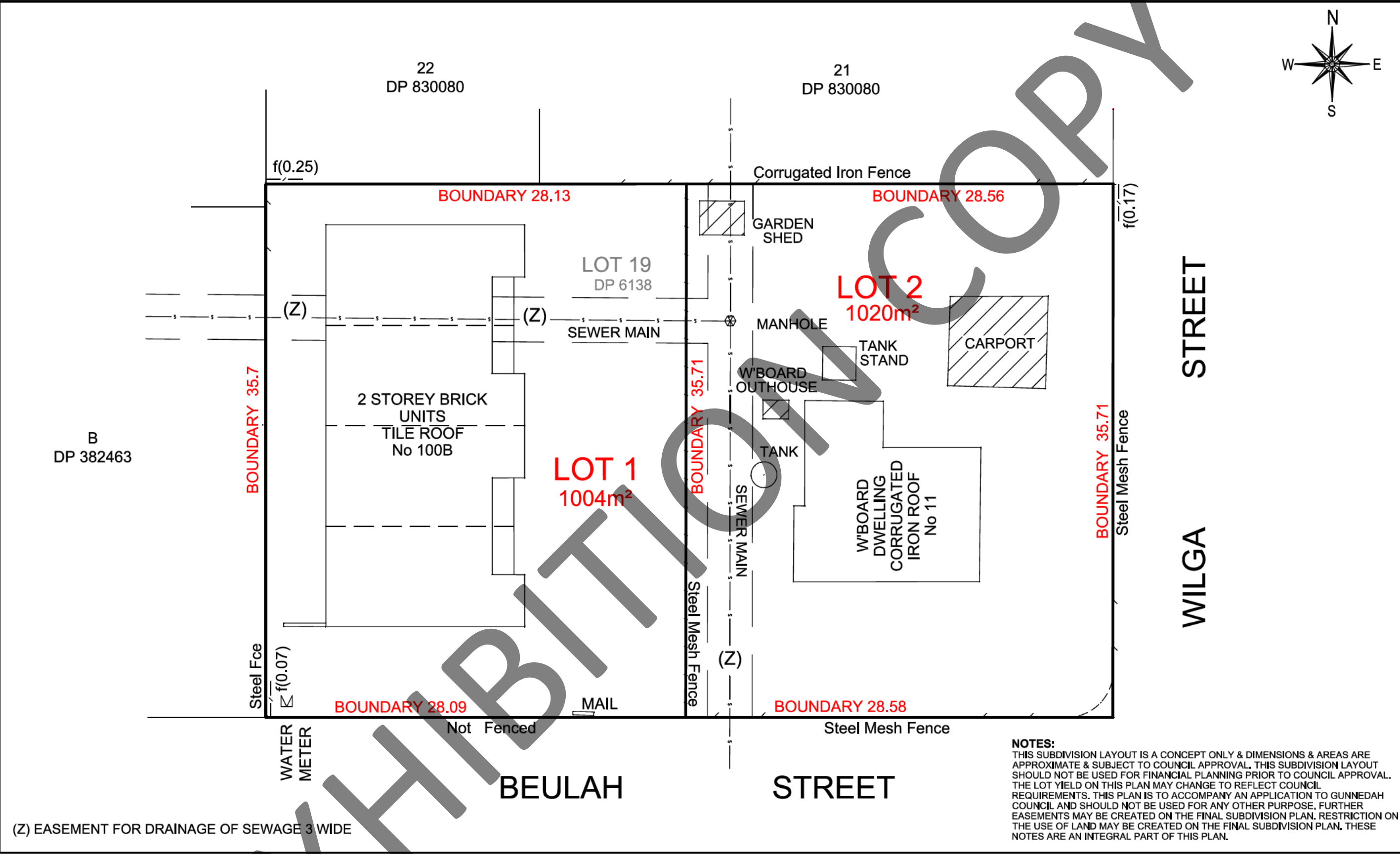
*This Statement of Environmental Effects has been prepared by our office to accompany a council application. To the best of our knowledge, the content of this statement is true in all material particulars and does not, by its presentation or omission of information, materially mislead.*

## APPENDIX A

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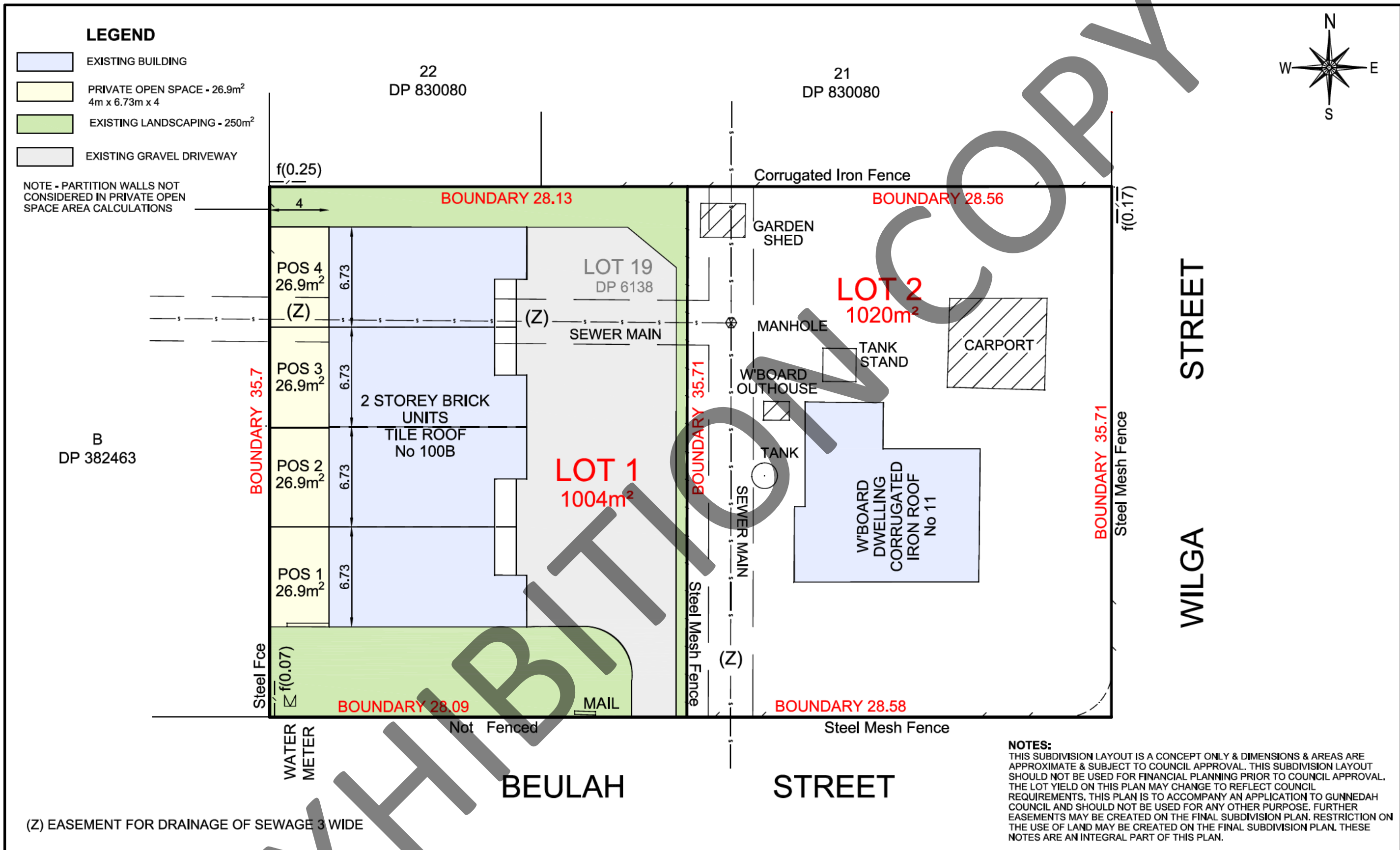
CONCEPT PLAN PROPOSED SUBDIVISION OF LOT 19 DP 6138, 11 WILGA AND 100B BEULAH STREET, GUNNEDAH. PREPARED BY STEWART SURVEYS, 17 SEPTEMBER 2024. FILE REF: 6104



MULTI DWELLING DEVELOPMENT SITE PLAN PROPOSED SUBDIVISION OF LOT 19 IN DP6138, 11 WILGA AND 100B BEULAH STREET, GUNNEDAH. PREPARED BY STEWART SURVEYS, 17 SEPTEMBER 20234. FILE REF:6104



**NOTES:**  
THIS SUBDIVISION LAYOUT IS A CONCEPT ONLY & DIMENSIONS & AREAS ARE APPROXIMATE & SUBJECT TO COUNCIL APPROVAL. THIS SUBDIVISION LAYOUT SHOULD NOT BE USED FOR FINANCIAL PLANNING PRIOR TO COUNCIL APPROVAL. THE LOT YIELD ON THIS PLAN MAY CHANGE TO REFLECT COUNCIL REQUIREMENTS. THIS PLAN IS TO ACCOMPANY AN APPLICATION TO GUNNEDAH COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. FURTHER EASEMENTS MAY BE CREATED ON THE FINAL SUBDIVISION PLAN. RESTRICTION ON THE USE OF LAND MAY BE CREATED ON THE FINAL SUBDIVISION PLAN. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

<div><div>Stewart Surveys</div><div>109 Conadilly Street P.O. Box 592 GUNNEDAH NSW 2380 T 02 67422966 E office@stewartsurveys.com ABN 65 002 886 508</div><div>Surveying, Environmental &amp; Landscape Architecture</div></div>	<div><div><div>50010</div></div><div>REDUCTION RATIO</div><div>1:250</div></div>	CLIENT: LUMSDEN ESTATE		DESCRIPTION: <b>CONCEPT PLAN</b> PROPOSED SUBDIVISION OF LOT 19 IN DP6138, 11 WILGA STREET & 100B BEULAH STREET, GUNNEDAH		
		PROJECT: LOT 19 DP6138				
		Date: 17 SEPTEMBER 2024	File Ref: 6104	Drawn: JA/KJS	Scale: 1:250 @ A3	Sheet:



<div><div>Stewart Surveys</div><div></div><div>Surveying, Environmental &amp; Landscape Architecture</div></div> <div><div>109 Conadilly Street P.O. Box 592 GUNNEDAH NSW 2380 T 02 67422966 E office@stewartsurveys.com ABN 65 002 886 508</div></div>	<div><div>REDUCTION RATIO 1:250</div></div>	CLIENT: LUMSDEN ESTATE		DESCRIPTION: <b>MULTI-DWELLING DEVELOPMENT SITE PLAN</b> PROPOSED SUBDIVISION OF LOT 19 IN DP6138, 11 WILGA STREET & 100B BEULAH STREET, GUNNEDAH		
		PROJECT: LOT 19 DP6138				
		Date: 17 SEPTEMBER 2024	File Ref: 6104	Drawn: JA/KJS	Scale: 1:250 @ A3	Sheet:

## APPENDIX B

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NEW SOUTH WALES RURAL FIRE SERVICE – BUSHFIRE PRONE LAND SEARCH

EXHIBITION COPY

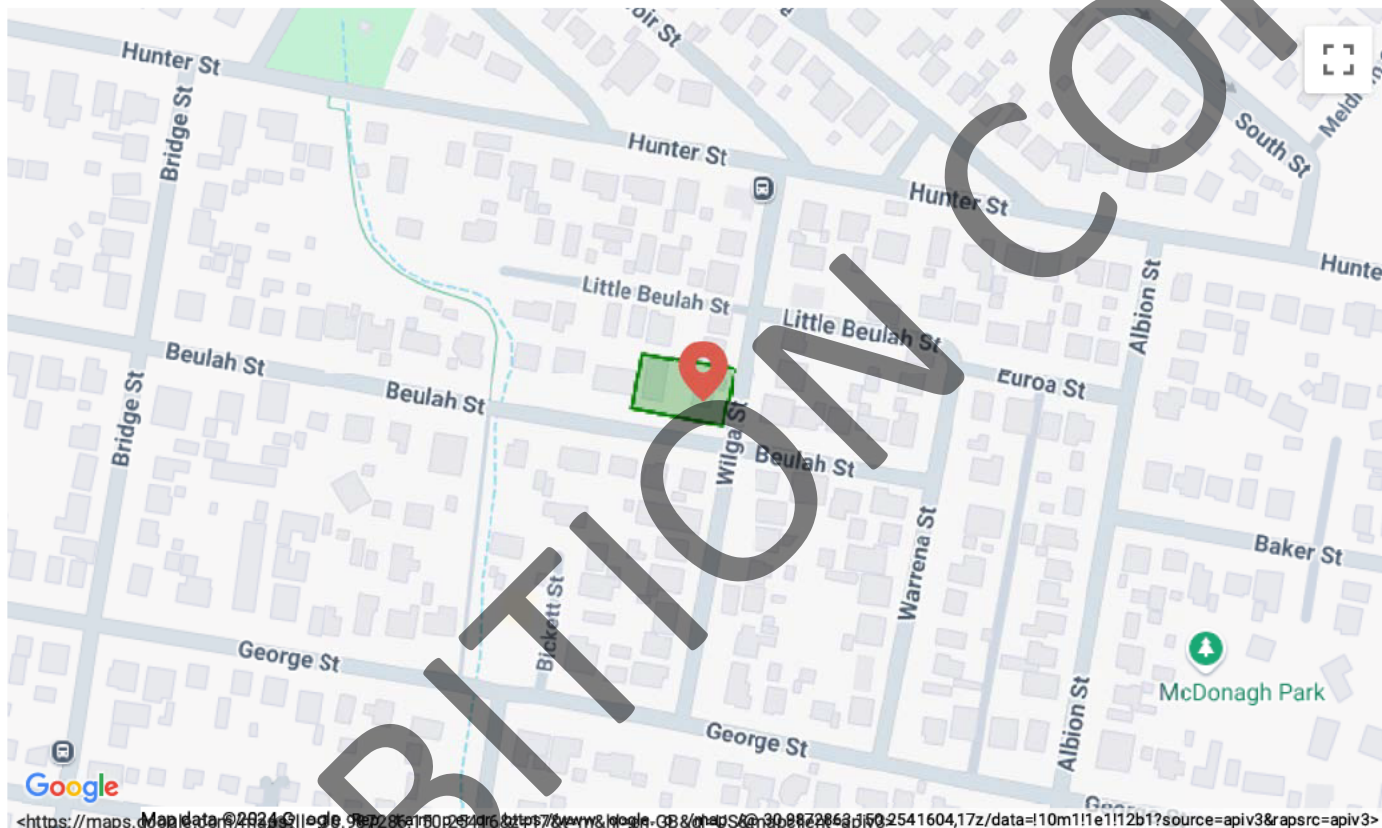


**NSW RURAL  
FIRE SERVICE**

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

*This tool is best viewed on a desktop web browser.*

### Your Property



### 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](#)

New Search

Print

EXHIBITION COPY

## APPENDIX C

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### ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEM SEARCH RESULTS

° *Lot 19 in DP 6138*

EXHIBITION COPY

Stewart Surveys

PO Box 592

Gunnedah New South Wales 2380

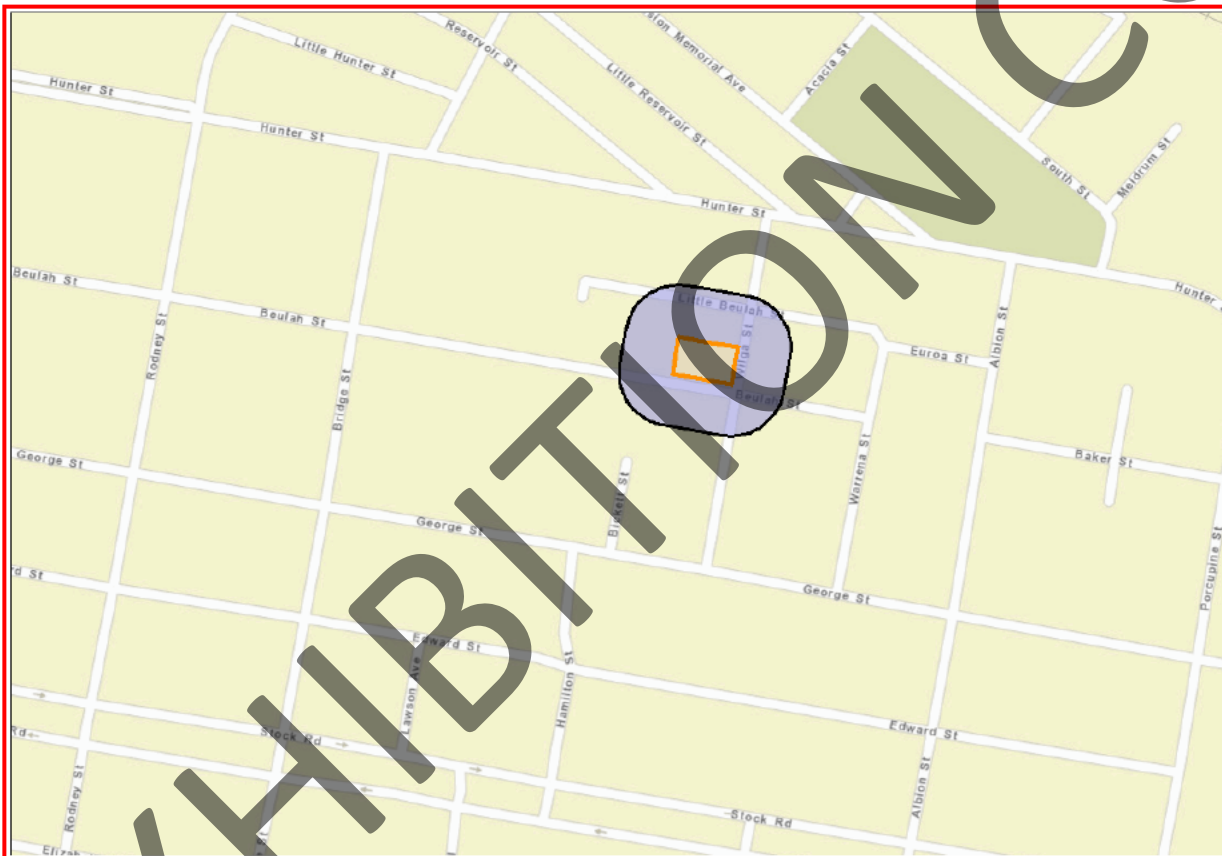
Attention: Kathryn Stewart

Email: kathryn@stewartsurveys.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 19, DP:DP6138, Section : - with a Buffer of 50 meters, conducted by Kathryn Stewart on 12 September 2024.**

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.

## APPENDIX D

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### SOIL LANDSCAPE PROFILE

- *Fullwoods Road*



**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.

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

EXHIBITION COPY



## APPENDIX G

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BIODIVERSITY THRESHOLD SEARCH TOOL

EXHIBITION COPY

## Biodiversity Values Map and Threshold Report

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

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

There are two pathways for determining whether a BDAR is required for the proposed development:

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

Biodiversity Values Map and Threshold Report		
Date of Report Generation		12/09/2024 9:33 AM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	2,021.4 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	411.6 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	450 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the <a href="#">Guidance</a> )	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		no

## What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the [Biodiversity Values Map Threshold Tool User Guide](#).

## Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

## 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

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: \_\_\_\_\_

12/09/2024 09:33 AM



## Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

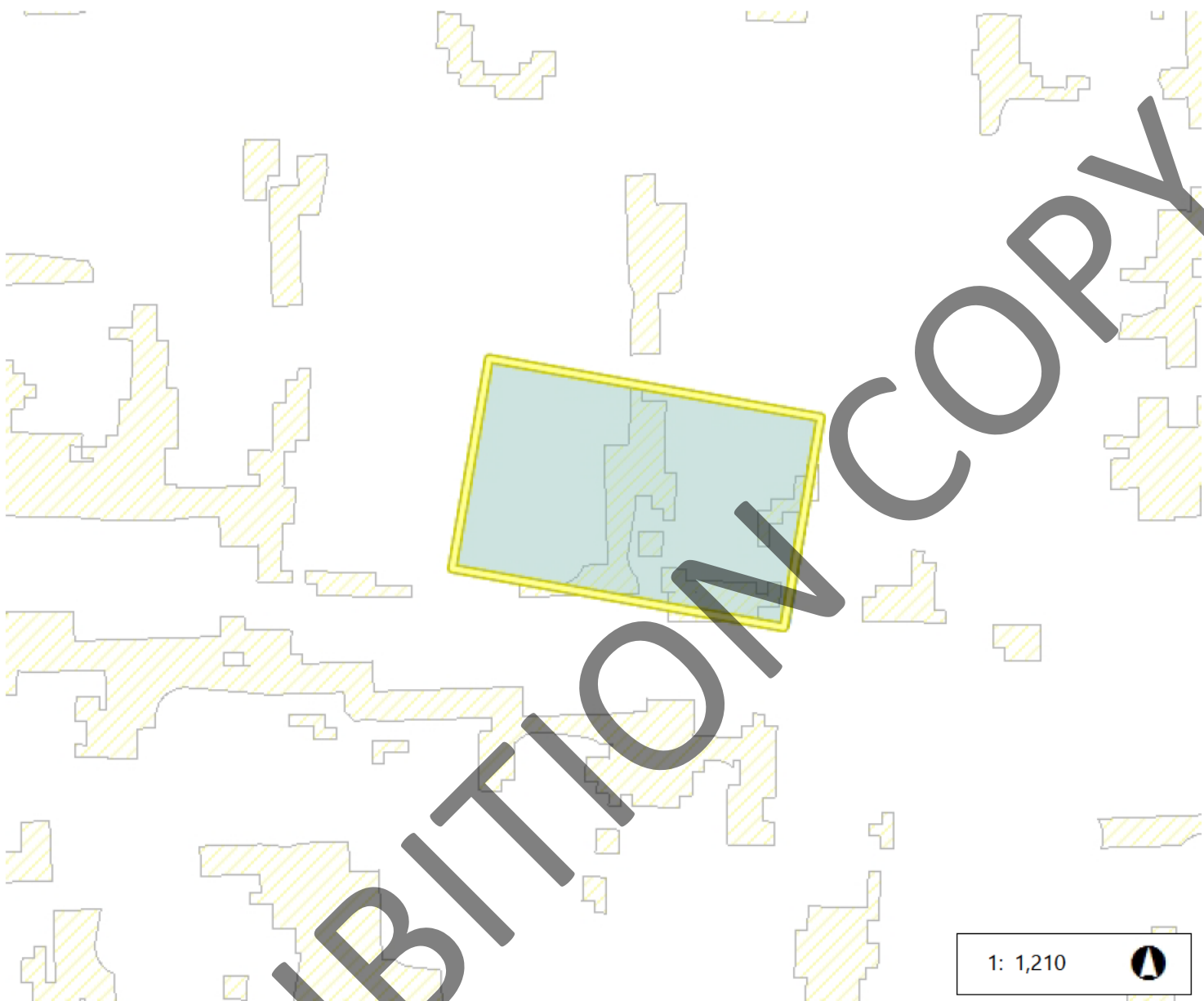
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).





If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at [map.review@environment.nsw.gov.au](mailto:map.review@environment.nsw.gov.au) or on 1800 001 490.

# Biodiversity Values Map



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Legend

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

12/09/2024 09:33 AM

1: 1,210



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.

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

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