



12 June 2025

Notification of Development Application No. 2025/052

Site Description: Lot: B DP: 342656, 91 Beulah Street GUNNEDAH.

Notice is given that a Development Application has been submitted for Council's consideration that involves the demolition of a shed and retaining wall and the construction of a secondary dwelling.

The address of the proposed development is 91 Beulah Street GUNNEDAH.

The applicant is Mr Darren Mulherin and Gunnedah Shire Council is the consent authority.

The Development Application has been placed on public exhibition for a period of **15** 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 <u>council@gunnedah.nsw.gov.au</u>. 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 **27 June 2025.** All submissions <u>must</u> 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: 2025/052 Id

Open New Horizons



Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979



Date: 02/06/2025

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2025.00000052.001

APPLICANT DETAILS

Name(s): Darren Mulherin C/- Stewart Surveys

LAND TO BE DEVELOPED

Address: 91 Beulah Street, Gunnedah

Lot Number: B 342656

Site Area: 2991m2

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

Alterations & additions to existing outbuilding to create a secondary dwelling.

Demolition of shed and retaining wall.

PROPOSED DEVELOPMENT DETAILS

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

Total Project Value: \$42,000



Applicant contact details

Title		
First given name	Darren	
Other given name/s		
Family name	Mulherin	
Contact number		
Email		
Address		
Application on behalf of a company, business or body corporate	No	
Owner/s of the development site		

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	
First given name	Darren
Other given name/s	
Family name	Mulherin
Contact number	
Email	
Address	
Owner #	2
Title	
First given name	Lisa
Other given name/s	
Family name	Mulherin
Contact number	
Email	
Address	

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 the land owner for site inspection.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	

Email Address	

Development details

Development Application
1
91 BEULAH STREET GUNNEDAH 2380
GUNNEDAH
B/-/DP342656
Yes
Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning R3: Medium Density Residential RE1: Public Recreation
Height of Building NA Floor Space Ratio (n:1) NA
Minimum Lot Size 450 m ²
Heritage NA
Land Reservation Acquisition NA
Foreshore Building Line

Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Residential Accommodation Secondary dwelling
Description of development	Alterations and additions to an existing outbuilding to create a second dwelling. Demolition of a shed and retaining wall.
Is the development proposed to be build-to- rent housing?	
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	1
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	\$42,000.00
Estimated development cost	\$42,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
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
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
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
Affiliations and Pecuniary interests	
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
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
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the <u>State</u> <u>Environmental Policy (Sustainable</u> <u>Buildings) 2022</u> 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:

First name	Darren
Other given name(s)	
Family name	Mulherin
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application

Document type	Document file name
Other	6234_Sheet 2_Landscape Plan Form - Owners Consent (11) signed 6234_Sheet 6_Proposed Elevations 6234_Sheet 5_Proposed Floor Plan 6234_Council Lodgement Ltr 6234_Sheet 3_Existing Floor Plan 6234_Sheet 4_Existing Elevations
Site Plans	6234_Sheet 1_Site Plan
Statement of environmental effects	6234_S0EE_V2

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 a	pplication.	Yes
I understand that the consent authority may us materials provided for notification and advertis provided may be made available to the public and on its website and/or the NSW Planning F	sing purposes, and materials for inspection at its Offices	Yes
I acknowledge that copies of this application a may be provided to interested persons in acco Information (Public Access) 2009 (NSW) (GIP required to release information which you prov	ordance with the Government A Act) under which it may be	Yes
I agree to appropriately delegated assessment the purpose of inspection.	t officers attending the site for	Yes
I have read and agree to the collection and us as outlined in the Privacy Notice	e of my personal information	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).		

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27 March 2025 Our Ref: 6234

The General Manager Gunnedah Council 63 Elgin Street GUNNEDAH NSW 2380

Dear Sir,



DEVLOPMENT APPLICATION FOR PROPOSED CONSTRUCTION OF OUTBUILDING AT LOT B DP 342656

Application is made for the demolition of a shed and retaining wall, and alterations and additions to an existing outbuilding to create a secondary dwelling (granny flat) and change the use of this building at 91 Beulah Street, Gunnedah. (Lot B DP 342656). The property currently contains a dwelling, brick garage and weatherboard shed.

The site is zoned R3: Medium Density Residential under the Gunnedah Local Environmental Plan 2012 (GLEP 2012). A comprehensive assessment of the site has been conducted in accordance with the provisions of the GLEP 2012 and the Gunnedah Development Control Plan 2012 to prepare a statement of environmental effects report and development plans.

This assessment has taken into consideration the objectives of these planning documents, as well as the potential environmental impact and the effects on the surrounding properties.

All demolition work will be carried out in full compliance with the relevant Australian Standards, specifically AS2601-2001 – Demolition of Structures, ensuring the work is performed safely and responsibly.

We enclose the following document which part of the development application

- Site Plan for Proposed Alterations to existing outbuilding at 91 Beulah Street, Gunnedah. Lot B In DP342656, prepared by Stewart Surveys, 19 March 2025. File Ref: 6234.
- Existing Floor Plan for Existing Outbuilding on 91 Beulah Street, Gunnedah. Lot B in DP342565, prepared by Stewart Surveys, 19 March 2025. File Ref:6234.
- Existing Elevations for Existing Outbuilding on 91 Beulah Street, Gunnedah. Lot B in DP342565, prepared by Stewart Surveys, 19 March 2025. File Ref:6234.

Proposed Floor Plan Granny Flat and Outbuilding on 91 Beulah Street, Gunnedah. Prepared by Stewart Surveys, 19 March 2025. File Ref: 6234.

• Proposed Elevations Granny Flat and Outbuilding on 91 Beulah Street, Gunnedah. Prepared by Stewart Surveys, 19 March 2025. File Ref: 6234.

Development Consultants - Surveying, Environmental & Landscape Architecture Services

- Owners Consent Form
- Statement of Environmental Effects, Prepared by Stewart Surveys Pty Ltd.
- Cost estimate.

Stewart Surveys is lodging this application on behalf of Darren Mulherin. It is requested that council staff contract Darren for the payment of the application fees. His contact number is

As the value of the development is \$42, 000 this application is not BASIX affected.

If you have any queries on the application, it is requested that they are directed to Stewart Surveys

Yours faithfully STEWART SURVEYS PTY LTD

Kathry Stewar

Kathryn Stewart BLArch (UNSW), MEnvMgmt (UNSW) Registered Landscape Architect #001493



Owners Consent

Made under the Environmental Planning and Assessment Act 1979 and Local Government Act 1993

ABOUT THIS FORM

You can use this form to demonstrate that all owners have consented to the lodging of an application where Council is the consent authority.

LAND RELATING TO THE APPLICATION

Address: 91 Beulah Street

OWNERS DETAILS

Name(s): Darren & Lisa Mulherin

I/WE, THE OWNER(S) GIVE CONSENT TO

Nominated Agent: Stewart Surveys Pty Ltd

TO ACT ON MY/OUR BEHALF TO

- Lodge all relevant applications for development consent, CCs, CDCs, Subdivision Works Certificates, Subdivision Certificates, Appointment of Principal Certifier, Building Information Certificates, Occupation Certificates, Planning Proposal and Section 68 Applications.
- Have discussions with all relevant authorities.
- Do all things required to be done, or provide all information and documents necessary to obtain such approvals.
- Where applicable, withdraw the application/s and obtain a refund of relevant fees paid.

CONSENT OF ALL OWNERS

As the owner(s) of the property, I/we consent to this application to apply for approval to carry out the development described herein and state that the information contained herein is, to the best of my/our knowledge, true and correct. I/we hereby give permission for Council authorised personnel to carry out inspections of the land and buildings as necessary for the purpose of assessing this application without prior notice of entry.

Name: Darren Mulherin	
Signature: Darrin Mullurin	Date: 8th April 2024
Name: Lisa Mulherin	
Signature:	Date: 8th April 2024

Note: if ownership is under a company name, please provide evidence that the signatory on the application has the authority to sign on behalf of the company, by providing authority on company letterhead.



DEVELOPMENT APPLICATION

Statement of Environmental Effects

Change of use to a Secondary Dwelling, Alterations and Additions to Garage

Lot B in DP 342656

91 Beulah Street, Gunnedah



Stewart Surveys Pty Ltd

107-109 Conadilly Street Gunnedah, PO Box 592 Gunnedah, NSW, 2380 office@stewartsurveys.com

DOCUMENT CONTROLS

Proponent	Darren Mulherin
Document Description	Statement of Environmental Effects
File Reference	6234
Date	19 May 2025
Prepared for	Client Name: Darren Mulherin
Prepared by	Kathryn Stewart
	Bachelor of Landscape Architecture (UNSW)
	Masters of Environmental Management (UNSW)
	Registered Landscape Architect (#001493)
	Felicity Stevens
	Bachelor of Sustainability (UNE)
	Stewart Surveys Pty Ltd
	ABN: 65 002 886 508
	PO Box 592, Gunnedah NSW 2380
	(02) 6742 2966
	Office@stewartsurveys.com
Site Particulars	Lot Particulars: Lot B DP342656
	Address: 91 Beulah Street, Gunnedah
	Local Government Area: Gunnedah
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	written permission.
Enquiries	should be addressed to Stewart Surveys Pty Ltd

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Table 1: Proposed Mitigation Measures

INTRODUCTION

This Statement of Environmental Effects (SoEE) has been prepared for Darren & Lisa Mulherin by Stewart Surveys Pty Ltd. This development application is for the demolition of an existing shed and retaining wall and the alterations and additions and change of use to convert an outbuilding to a secondary dwelling or granny flat at 91 Beulah Street, Gunnedah, Lot B in DP 342656.

The development site plan, floor plan and elevations have been prepared by Stewart Surveys Pty Ltd, based on the details provided by the client. This report is based on the information provided in these drawings and provided by the land owners.

The site known as Lot B in DP 342656 is zoned R3: Medium Density Residential, under the Gunnedah Local Environmental Plan, 2012 (GLEP, 2012).

This development application has given consideration to both the objectives of the GLEP, 2012 zoning, development Control plan (DCP) and the impact the development will have on the environment.

1. SITE CONTEXT AND CHARACTER

This statement accompanies a development application for the demolition of an existing shed and retaining wall and alterations and additions and change of use to convert part of an outbuilding to a secondary dwelling on Lot B in DP342656 submitted for Council approval.

The subject site is located at 91 Beulah Street, Gunnedah, approximately 1.3 kilometres south of Gunnedah CBD. The site has an area of 2,894 square metres and is irregular in shape with Ashfords Watercourse along the eastern boundary. The site contains a brick residence, detached six bay brick garage with carport on the eastern side and small weatherboard shed. Driveway access is from Beulah Street with concrete driveway leading to a large hardstand area in front of the garage.

The property is located in a residential area with a number of mature trees on the site. Figure 1 shows the site in context. Figure 2 an aerial photograph of the site, Figure 3 to Figure 7 are photographs to show the character of the properties.



Figure 1: Context Diagram (Google Maps)



Figure 2: Aerial Capture of site (Google Earth)



Figure 3: Existing Brick Residence from Beulah Street



Figure 4: Rear of the Existing Residence



Figure 5: Existing Brick Garage and Carport northern façade



Figure 6: Existing Brick Garage and Carport eastern façade



Figure 7: Existing Weatherboard shed to be demolished

2. DESCRIPTION OF DEVELOPMENT

2.1 Demolition

It is proposed to demolish the existing weatherboard shed on the site. The structure is made of timber with a corrugated iron roof, both of which have significantly degraded over time. Given its poor state, removal of the shed is deemed necessary for safety and maintenance reasons. There are no service connections to the shed.

The retaining wall, as depicted in **Figure 8**, is situated adjacent to the carport. It is planned to demolish a section of this wall to facilitate the construction of the proposed secondary dwelling, thereby creating the necessary space for this development and level access to the open space adjacent to the building.

All demolition works will be carried out in accordance with Australian Standards AS 2601-2001, The Demolition of Structures. All works will be carried out between the hours of 7am and 5pm Monday to Saturday. No demolition will be carried out on Sundays or public holidays.

There is no asbestos in the building and all waste generated by the demolition will be transported to either a waste management facility or a licenced scrap metal collection agent for recycling or disposal.

2.2 Alterations and Additions and Change of use from outbuilding to a Secondary Dwelling

The existing garage is constructed with brick walls and has a Colorbond iron roof. The outbuilding contains three bays, two cars deep and a covered awning along the eastern side of the building. Within the garage, there is an existing toilet and sink. The garage is equipped with both single and double roller doors for vehicular access, as well as a PA door on the eastern wall. Additionally, there are windows present providing natural light and ventilation.

The proposed development involves converting the carport and a section of the garage into a functional secondary dwelling or granny flat with combined living and dining in the carport section of the building and a bedroom with ensuite constructed in the rear of the enclosed outbuilding. The existing brick wall will be penetrated to create an opening and internal walls in the secondary dwelling will be lined with gyprock. No structural beams will be impacted by this penetration and walls between the secondary dwelling and outbuilding will be timber framed, and gyprock sheeted. The existing roller doors will be retained to provide continued vehicle access to the separate section of the garage. The interior will feature a new kitchen and living room, with a 2-meter sliding door providing access to the external outdoor concrete patio. On the eastern wall, another new 2-meter window will be installed to allow for ample natural light and ventilation. The overall floor area of the proposed secondary dwelling is 46.55 square metres.

A new concrete pavement area will be added adjacent to the dwelling, complementing the existing structure and providing additional outdoor space. The exterior of the secondary dwelling will be clad in Newport James Hardie Weatherboard, with a new sliding door and two 2 meters incorporated into the design. The section of retaining wall running adjacent to the proposed development will be removed, while the area at the rear will be extended to effectively management stormwater around the new pavement area. See **Figure 8**.

The existing toilet and sewer connection will be integrated into the bathroom design, with the shower being connected to the same plumbing system.

Figure 9 to Figure 13 illustrate the site plan, existing area to be developed as well as proposed and existing floor plans and elevations.

The new cladding and exterior improvements are designed to blend seamlessly with the existing materials, ensuring a harmonious appearance.

The proposed development is unlikely to cause any disruption to neighbouring properties. The changes are contained within the footprint of the existing garage, with careful attention given to stormwater management through the extension of the retaining wall at the rear. The addition of the secondary dwelling will not encroach on neighbouring spaces or create any significant changes to the overall aesthetics or privacy of surrounding properties



Figure 8: Existing Area to be enclosed for development

File Ref: 6234



Figure 9: Site Plan (Prepared by Stewart Surveys)



Figure 11: Proposed Floor Plan (Prepared by Stewart Surveys)





3. GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012

The subject site is zoned R3: Medium Density Residential under the Gunnedah Local Environmental Plan, 2012, as show in **Figure 14.**



Figure 14: Land Zoning Map (NSW Planning Portal)

The objectives of the zone are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of 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 the existing development.

Secondary dwellings are permitted with consent in the R3 zoning.

Secondary dwelling means a self-contained dwelling that-

- a) Is established in conjunction with another dwelling (the principal dwelling) and
- b) Is on the same lot of land as the principal dwelling, and
- c) Is located within, or is attached to, or is separate from the principal dwelling.

The proposed development meets the definition of a secondary development.

Clause 5.4 outlines miscellaneous provision for secondary dwellings as follows:

(9) **Secondary dwellings on land other than land in a rural zone** If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

- (a) 60 square metres,
- (b) 25% of the total floor area of the principal dwelling.

The principle dwelling is approximately 325 square metres excluding patios or 470 square metres overall. Under the provision 25% of this area is 81.25 square metres. As the proposed building is 46.55 square metres it meets the size requirements under clause 5.4(9) of the GLEP, 2012.

We believe this development is permissible with council consent.

4. DEVELOPMENT CONTROL PLAN - RESIDENTIAL

The following table assess the proposed development against the Residential and Dual Occupancy Development Controls outlined in the Gunnedah DCP, 2012.

		Objectives/Strategies	Assessment	Consistency (Y/N/NA)
2.1 E Setbacks	Building		The building is an alteration to an existing structure and therefore this clause does not apply.	NA
	Building of a	Measured from the natural ground level to: ^o Top of ridge, maximum 10 metres.	As this development involves the conversion of an existing building into a secondary dwelling, this requirement is not applicable. The total height of the existing building is 6.7m.	NA
2.1.3 Utilitie	25	All buildings and structures are to be located clear of utility infrastructure. For sewer mains, structures are not to be located over an easement or where an easement does not exist, the structure shall be	There are no sewer mains located on the property. Given that the garage is an existing structure, there are no identified risks to the surrounding	Y

	located a minimum distance of the equivalent	infrastructure or		
	invert depth from the centreline of the main.	utilities.		
	Details of water supply are to be provided with	The site is currently		
	the development application. If available,	serviced by the		
	connection to reticulated supply is required.	reticulated water		
	Where trickle supply is available, connection	supply. The		
	shall be in accordance with Council's	proposed		
	requirements for Rural Residential Supply.	development will be		
	Where no water supply is available, minimum	connected to the		
	tank storage of 45,000 litres is required, of	existing water and		
	which a minimum of 10,000 litres is retained	sewer infrastructure		
	for firefighting purposes (in bushfire prone	within the garage.		
	areas, the size of the tank can increase, with	All work will be		
	the type of tank required being of concrete or	carried out by a		
	steel construction)	licensed plumber to		
		ensure compliance		
		with all relevant		
		regulations and		
		standards.		
2.1.4 Privacy	Single storey development that meets the	The proposed	Y	
	setbacks, do not require specific privacy	development is		
	controls. Development of more than one	situated within an		
	storey should locate and size windows to	existing single-storey		
	habitable rooms to avoid facing onto windows,	garage and will not		
	balconies or courtyards of adjoining dwellings.	affect the privacy of		
		neighbouring		
		properties.		
		properties.		
2.1.5 Design and	° No windowless facades at the street	The proposed	Y	
Solar Access	frontage(s)	development will		
	• Development must have reasonable access	not obstruct solar		
	to sunlight and must not impede solar	access to the		
	access to adjoining dwellings.	residence on the site		
	 Dwellings are to be positioned to maximise 	or neighbouring		
		properties, as it is		
	solar access to living areas	positioned within		
		the existing garage's		
		footprint.		
		The design includes		
		two 2-meter wide		
		windows, and the		
		proposed building		
		will not be visible		
		from the street,		
		ensuring minimal		
		impact on the		
		surrounding		
		environment.		

2.1.6 Street Fencing	Fencing shall avoid extensive lengths of Colourbond as it presents a barrier to the street. Street facing shall be open or a combination of materials (e.g. open panels or masonry columns) to a maximum height of 1.8 metres. where a street fence is proposed, the section of the side boundary fencing located in front of the building setbacks, shall be matching the front fence. Street fencing details are required with the development application for the dwelling	There is no change to the street fencing as part of this application.	N/A	
2.1.7 Temporary Accommodation (during dwelling construction)	Temporary accommodation is not permitted in the R2 Low Density Residential, R3 Medium Density Residence and RU5 Village zones. Development consent is required for the dwelling prior to the utilisation of temporary accommodation, with the maximum period of occupation being 12 months. Written evidence that finance is available for erection of the proposed permanent dwelling within a period not exceeding 12 months is to be provided with the development application. The temporary accommodation cannot be situated in front of the proposed dwelling. The footings of the main dwelling must be constructed and inspected before occupation of the temporary accommodation. Occupation of the temporary accommodation is permitted only by the owner and immediate family	Not applicable – temporary accommodation is not required as part of this development.	ΝΎΑ	
2.1.8 Outbuildings, Carports and Detached Garages	 Outbuildings, carports and detached garages are not permitted within the setback and in front of the main dwelling if the lot size is less than 4,000m2. If the outbuilding, carport or detached garage is in front of the main dwelling (>4,000m2 lot), they must be Same construction Matching roof pitch, and Appear like part of the habitable dwelling. The wall cladding of outbuildings, carports and detached garages shall be either face brick, painted or pre-coloured 	The lot size is 2,894m ² The existing garage is situated outside the setback area and is positioned behind the proposed residential structure. There is no change to the roof structure or building footprint as part of this application.	Y	

Dwellings	Dwellings are not to be moved onto site before development consent is issued and no work is to commence on the re-erection of the dwelling until the Construction Certificate is approved by council or the Principal Certifying Authority. Applications for relocated dwellings are to include a comprehensive report prepared by an accredited Building Surveyor or Structural Engineer, certifying the soundness of the building. Photographic evidence of the dwelling supported by a description of its	N/A	(Y/N/NA) N/A
Dwellings	before development consent is issued and no work is to commence on the re-erection of the dwelling until the Construction Certificate is approved by council or the Principal Certifying Authority. Applications for relocated dwellings are to include a comprehensive report prepared by an accredited Building Surveyor or Structural Engineer, certifying the soundness of the building. Photographic evidence of the dwelling supported by a description of its	N/A	N/A
i E E	include a comprehensive report prepared by an accredited Building Surveyor or Structural Engineer, certifying the soundness of the building. Photographic evidence of the dwelling supported by a description of its	\langle	5
á	condition is to be provided with the application.		
	All weather two wheel drive (2WD) access is required to the dwelling, with access from the public road to the property boundary to comply with Council's standard access drawings. The dimensions are to meet Australian Standard AS28901.1 Parking Facilities. All parking and manoeuvring areas are to be hardstand (e.g. pavers or concrete). Onsite turning areas are to be provided where fronting a main road. Note – the construction of hardstand parking and manoeuvring areas does not apply to development within the RU1, RU3, RU4, RU5, RU, and E3 zones.	The development has an existing concrete driveway from Beulah Street to the existing garage. There is no change proposed to the access of the site as part of this development.	Y
2.1.11 Ridgelines	 Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity. Development should not be visually intrusive or degrade the environment value, landscape integrity or visual amenity of land. The development roof lines must not protect above the ridgeline where visible from any public road or place. 	N/A the site is not a ridgeline	N/A

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	reflectivity building materials and		
	incorporate colours which are visually		
	unobtrusive in relation to the		
	surrounding environment		
2.1.12 Slope	Development on slopes greater than 15%	The slope of the site	N/A
	require a detailed geotechnical investigation	is not greater than	
	(including slope stability analysis) and design	15%.	
	to demonstrate good hillside development		
	practice (as per "Geotechnical Risks		
	Associated with Hillside Development" -		
	Australian Geomechanics News No. 10		
	December 1985).		
	Engineer's certificate is to accompany the		
	development application. Cut/fill greater		
	than 1 metre is not recommended. Details of		
	sub-surface drainage are to be provided with		
	no discharge to gullies. Slopes or drainage		
	lines in the locality.		
2.1.13 Pools and Spas	Pools and Spas are to be positioned,	Swimming pool or	N/A
	including fencing, behind the building line.	spa is not proposed	
	Where visible from the public place or road,	as part of this	
	details of screening are to be supplied with	development.	
	the development application. Applications		
	that include any associated retaining walls or		
	decks that exceed 1.0 metre above the		
	natural surface level, shall include details of		
	proposed landscaping to reduce visual		
	impact on adjoining properties. The pool		
	pump is to be placed greater than 15 metres		
	from a habitable room in a dwelling on		
	adjoining property or within a sound-proof		
	enclosure.		
2.1.14 Water Tanks	Water tanks are to be located behind the	There are not any	N/A
	street setback of the existing dwelling (unless	water tanks	
	placed below the ground). The maximum	proposed as part of	
	height of a tank is 3.2 metres, with suitable	this development.	
	screening where visible from a public place		
	or street. Above ground water tanks shall be		
	of a non-reflective material and located and		
	suitably landscaped so as to minimise their		
	visual impact.		

Dual Occupancy Development Controls

Zone	Single Storey			≥2 storey		Secondary Street Front	
	Front	Side/Rear		Front	Side/Rear		
D2	Refer to building line	BCA		building line	2m	Refer to building line ma	
R3	map	BCA	map		2		
	Objectives/Strategies			Assessment		Consistency (Y/N/NA)	
2.2.1a	i) Within the R2, R3 and RI				l, as the e		
Discretionary	the front or side elevation				situated outsic and is posit		
Development	(excluding the carport a setback a minimum of 4.5		•				
Standard	or side boundary, with a m			behind the structure.	existing resid	lential	
	varied frontage to inco			structure.			
	architectural articulation	•					
	metres within the concess						
	ii) Roof profiles sha						
	concessional setback ar						
	articulation component w						
	iii) Carports and Garage						
	minimum of 5.5 metres fr						
	line.						
2.2.2 Design and	For corner lots, dwellings	shall be de	signed to	Proposed deve	elopment is not	tona ^{N/a}	
Solar Access	present to and have	vehicle acc	ess from	corner lot.			
	alternative frontages, un	less one st	reet is a				
	collector road or equivale	ent, where b	ooth shall				
	be accessed from the lesse						
2.2.2a	i) Development must	address th	e street		elopment is not	tona ^{N/a}	
Discretionary	frontage.			corner lot.			
Development							
Standard							
2.2.3 Utilities	A servicing strategy is	to guirod	with the	The proposed	development is		
2.2.5 Otilities	development application				ite that contain	san	
	availability and feasibility				ng with establish		
	sewer and stormwater se		•	_	all necessary u		
	the scale of the develop				ncluding water,		
	structures are to be loo			sewer, electric	-		
	infrastructure.		····,	-	ations. The prop	oosed	
					be located with		
	Dual occupancy develop	ments withi	n villages	existing outbui			
	without a reticulated wate	r supply and	/or sewer	property, whic	h also has existi	ng	
	service will be			service connec			
	processed on individual			Any required e			
	should be sought from	the Counc	il on its		to these connec		
	requirements.				te the propose		
					will be carried o	-	
•	For sewer mains, struct				icensed and qua		
	located over an easer				, in accordance		
	easement does not exist,			relevant regula	ations and stand	lards.	
			duivalent				
	located a minimum distant		-	No. 1.11		-	
	invert depth from the cen	treline of the	e main.		proposed stru		
	invert depth from the cen Stormwater arrangement	treline of the s should be	e main. designed		proposed stru over an easeme		
	invert depth from the cen	treline of the s should be ils of any ste	e main. designed ormwater	will be located		ent.	

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2.2.3a Discretionary Development Standard	i) Where buildings and structures are proposed to be located over or in the vicinity of Council's sewer mains, compliance with Council's policy for building over or in the vicinity of sewer mains is required.	Not applicable as the proposed development is not located over in the vicinity of council's sewer mains.	N/a
2.2.4 Building Height of a Dual Occupancy	Measured from the natural ground level to: • Top of the ridge: maximum 10m	The proposed development involves the conversion of an existing outbuilding into a secondary dwelling (granny flat). No structural modifications are proposed that would alter the existing height of the building, and retains the original ridge height, which remains unchanged. The total height of the existing building is 6.7m.	Y
2.2.4a Discretionary Development Standard	 i) Elevated housing developments must minimise the impact on areas of predominantly single storey housing. ii) Building height must ensure that adjacent properties are not overlooked or overshadowed 	Proposed development is not a elevated housing development.	N/a
2.2.5 Solar Access	 Development must have reasonable access to sunlight and must not unduly impede solar access to adjoining dwellings. Dwellings are to be positioned to maximise solar access to living areas. Shadow diagrams are required for developments of 2 or more storeys and need to demonstrate habitable rooms of adjoining dwellings and major part of their landscaped open space to retain a minimum of 4 hours sunlight between 9am-3pm on 21st June (winter solstice). Shadow diagrams must include: Location, size, height and window openings of buildings on adjoining properties; Existing shadow-casting structures such as fences, carports, hedges, trees, etc.; and Topographical details, including sectional elevations where land has any significant slope. 	The proposed development will not result in any adverse impacts on access to sunlight or solar access for adjoining dwellings or the existing primary residence on the site. The development involves the conversion of an existing single- storey outbuilding into a secondary dwelling, with no increase in building height or significant structural alterations. The design includes 2-metre-wide windows to allow for adequate natural light and ventilation. Given that the development is single storey and does not create additional overshadowing impacts, shadow diagrams are not required to support this application.	
2.2.5a Discretionary Development Standard	 i) Living areas and gardens should be orientated to the north to maximise solar access to these areas. ii) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors. iii) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by: 	Not applicable.	N/a

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	-		cting screens		
			ings, verandah		
	roofs, perg	golas and wic	le eaves; and		
	 Use of ceil 	ing insulation	n.		
2.2.6 Privacy	Development of n	nore than o	one storey must	Proposed development is not more	N/a
	locate and size wir	ndows to hal	bitable rooms to	than one storey.	
	avoid facing ont	to windows	, balconies or		
	courtyards of adjoi				
2.2.7 Parking	Rooms capable of c			The site provides ample onsite car	V
	study) are treated a			parking to accommodate the	
	of calculating par			existing dwelling and the proposed	
			-	secondary dwelling. Following the	
	as:-			development, a total of eight	
	Number of b/r in	Parking Space	es per dwelling	parking spaces will be available-	
	each dwelling/unit	r arking opace	as per amoning	five within the existing garage and	
	1	1 space +	1 visitor where a	an additional three on the concrete	
			on-street kerb-side	hardstand area located directly	
		parking is not	t available	outside the garage.	
	2		visitor where a	This provision significantly exceeds	
			n on-street kerb-	the minimum parking requirements	
	>2		s not available	for residential uses on the property,	
	≥3		visitor where a	ensuring sufficient parking for	
			n on-street kerb- s not available	current and future residents without	
		side parking is		impacting on-street parking	
				availability.	
2.2.8 Landscaping	A minimum of 125	5m ² of lands	scaping for each	The existing dwelling is supported by	Y
	dwelling is required. A detailed landscaping plan			ample landscaping that contributes	
	is to be submitted with the development			positively to the overall amenity of	
	application. This			the site. As part of the proposed	
	include areas used			development, an area of 143m ² of	
	drying areas. Count			landscaped area is shown for the	
	terraces or roof ar			secondary dwelling. This ensures	
	landscaped require			compliance with relevant planning	
	iandscaped require	inchi.		controls and maintains the visual	
			•		
				quality, environmental benefits, and	
2.2.9 Private Open				open space character of the site.	N .
2.2.9 Private Open Space	Private Open Spac			There is adequate private open	Y
opuco	accordance with th			space for the existing dwelling. As	
•	to its position relat	trive to the d	welling for solar	outlined in the landscaping plan for	
	access.			the proposed development, there is	
		Atation	Atata	50m ² private open space for the	
		Minimum Amount*	Minimum Dimension	alterations / Granny Flat.	
	North	35m ²	5m		
	East	50m ²	6m		
	South	60m ²	6m		
	West	45m ²	6m		
	* Area calculation	does not co	ontain intrusions		
	eg. drying areas, electricity substation, water				
	eg. drying areas,	ciccularly se			1
	eg. drying areas, tanks, hot water sy	-			
		-			
<	tanks, hot water sy	stems, retain	ning walls.		
	tanks, hot water sy It must be directly	ostems, retain accessible fr	ning walls. rom a living area		
	tanks, hot water sy It must be directly and screened from	vstems, retain accessible fr n view from	ning walls. rom a living area a a public place,		
	tanks, hot water sy It must be directly and screened from adjacent dwellings	stems, retain accessible fr n view from and adjacen	ning walls. rom a living area a public place, at common open		
	tanks, hot water sy It must be directly and screened fron adjacent dwellings space within the de	vstems, retain accessible fr n view from and adjacen evelopment.	ning walls. rom a living area a a public place, at common open If it is located on		
	tanks, hot water sy It must be directly and screened fron adjacent dwellings space within the de street side of dwell	estems, retain accessible fr n view from and adjacen evelopment. ling, details o	ning walls. rom a living area a public place, at common open If it is located on of fencing is to be		
	tanks, hot water sy It must be directly and screened from adjacent dwellings space within the de street side of dwell included with the c	accessible fr n view from and adjacen evelopment. ling, details o development	ning walls. rom a living area a public place, at common open If it is located on of fencing is to be application.		
2.2.10 Access	tanks, hot water sy It must be directly and screened from adjacent dwellings space within the de street side of dwell included with the o The access dimen	accessible fr n view from and adjacen evelopment. ling, details o development nsions shall	ning walls. rom a living area a public place, at common open If it is located on of fencing is to be capplication. meet AS2890.1	Access arrangements for the	
2.2.10 Access	tanks, hot water sy It must be directly and screened from adjacent dwellings space within the de street side of dwell included with the c	accessible fr n view from and adjacen evelopment. ling, details o development nsions shall	ning walls. rom a living area a public place, at common open If it is located on of fencing is to be capplication. meet AS2890.1	Access arrangements for the proposed development on the site	

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	hardstand (eg. pavers or concrete). Onsite turning areas must be provided where fronting a road classification of	are outlined in section 10 of this report.	
2.2.10a Discretionary Development Standard	collector or greater. i) For land zoned R5 and a minimum lot size of 1.2ha and 40ha (as illustrated as Y and AB4 on the Lot Size Map), an alternative access materials may be utilised. The alternative material shall enable all weather 2WD access and dust suppression.	Land is not Zoned R5, this development standard does not apply.	N/a
2.2.11 Facilities	Letterboxes are to be provided at the front property boundary in accordance with Australia Post specifications. Strata developments require an additional letterbox for the Owners Corporation.	This is not applicable as there is a existing letterbox and there is no strata proposed.	N/a
2.2.12 Future Subdivision	Dual occupancy development is to consider potential future subdivision in accordance with Clause 4.2(4A) of the LEP and locate buildings with adequate access to and clearance from utilities.	This application does not prevent future subdivision	Y

We have reviewed the proposed development against Section 2: Residential and Dual Occupancy provisions of the Gunnedah DCP and believe the proposed development is compliant with all controls.

5. POTENTIAL ENVIRONMENTAL IMPACT OF THE PROPOSED DEVELOPMENT

AND MITIGATION MEASURE

The following section of the report identifies potential environmental impacts, and the proposed mitigation measures of the development.

5.1 LANDFORM, SOILS AND DRAINAGE

The subject site is located in a residential area. The site is relatively flat falling gradually to the east. **Figure 15** shows the topography of the area.





Figure 15: Topographic Map

The soils at the site are classified as Fullwoods Road landscape, as depicted in **Figure 16**. This soil type predominantly consists of degraded, very deep to giant, moderately well-drained Red and Brown Chromosols, alongside very deep, well-drained Red Kandosols. The soil exhibits moderate fertility, with localized challenges including foundation risks, dieback, salinity hazards, and some widespread runoff.

The risk of erosion is minimal given the only new construction will be a concrete paving area. It is expected that the development will not cause significant alterations to the landform, soil structure, or drainage patterns of the site.



nd Tamworth Rd Mullibah Lagoon Park Gunnedah Showg RV Park Camping nedah 🕕 Gunnedah nedah Rural Mu E Ban ill Re hay e NSW Site XXŽ boy Frw 0 Gunnedah South Public School o St Rotary Park n St Dev St 0 TSt. GS Kidd SI Ron Pople Park and 0 O Quest Yoga Dodd P

Figure 16: Espade Soil Landscape Search

5.2 VEGETATION AND HABITAT

Vegetation Community Mapping of the site, from the NSW Government SEED Portal Maps the site as non -native vegetation class, shown in **Figure 17**.

The site has established trees around the perimeter and there is no tree removal proposed as part of this application and the site is already modified.



Figure 17: Vegetation Mapping (NSW Portal)
6. 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.

We have conducted a Biodiversity Values Map and Threshold tool search and there are not any areas of biodiversity value identified on the subject site.

There is no biodiversity value land mapped on the subject site and the site is considered to be a fully modified landscape. Therefore, there is no clearing of native vegetation and no requirements under the Biodiversity Conservation Act, 2016 for this development.

7. STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND

CONSERVATION) 2021

There are no requirements for this development under State Environmental Planning Policy (Biodiversity & Conservation) 2021.

8. STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS)

2021

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

State Environmental Planning Policy (Resilience and Hazards) 2021, chapter 4 Remediation of Land, applies to each development applicated 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 SEPP identified land of concern as:

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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 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 development for this site for residential however none of the identified activities or contamination have occurred on the site.	The applicant has completed a preliminary contamination investigation form and has indicated they are not aware of any sources of contamination or activities which have led to contamination.

The property has historically been used for residential use. The landowners have completed a preliminary contamination investigation form and indicated they are not aware of any sources of contamination or activities which could have led to contamination occurring on the site.

9. ELECTRICITY

The subject site is currently serviced by overhead electricity, and no changes are proposed to this service. The power connection from the existing garage will be extended to the designated area for the secondary dwelling. This work will be carried out by a licensed tradesperson.

10. ACCESS AND TRAFFIC

The subject site currently has an access driveway from Beulah Street, as shown in **Figure 18** and **Figure 19**, with the site photographs illustrating the character of the access. No changes to the existing access are proposed as part of this development.

During construction, there will be a temporary increase in traffic, primarily from deliveries of building materials and machinery required for the project. The existing site access will be sufficient to accommodate these vehicles. These construction-related impacts will be short-term, with traffic returning to normal once construction is completed.

There is plenty of onsite carparking in both the garage and concrete hardstand outside the garage following this development there will be five parking spaces within the garage and three spaces on the concrete hardstand. This exceeds the requirements of parking for residents on the property.

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Figure 18: Existing Access from Beulah Street



Figure 19: Existing Access within the site and facing toward Beulah Street

11. WATER AND DRAINAGE

The subject site is currently serviced by reticulated water, and it is proposed to extend this service from the existing connection within the garage to the new secondary dwelling as part of the development.

The proposed development is not expected to impact the natural drainage of the site. Stormwater will be collected in gutters and directed to the existing stormwater drainage which is piped to the front of the site, where it discharges into the gutter stormwater system on Beulah Street as seen in Figure 20.

No stormwater will be concentrated or redirected to any neighbouring properties as part of this development.



Figure 20: Stormwater drainage to Beulah Street

PRIVACY, VIEWS AND SUNLIGHT

The existing building is set back 2 metres from the rear boundary, 3 metres from the western boundary. The existing garage is set back behind the existing dwelling on the site.

There is not expected to be any privacy or overshadowing impacts on the adjoining properties. It is likely that the surrounding neighbours will be inconvenienced by increased noise as a result of construction, however these should resume to acceptable levels once construction is completed.

To mitigate these impacts, it is proposed that the construction works are conducted during the limited hours of 7am to 6pm Monday to Saturday.

13. WASTE MANAGEMENT SYSTEM

During the demolition of the shed and retaining wall, as well as the construction of the secondary dwelling, it is not expected that large amounts of waste will be generated. All demolition and construction waste will be properly transported to a licensed waste management facility.

14. HERITAGE

The subject site is not identified as a site of heritage significance or within a heritage conservation area in the Gunnedah Local Environmental Plan, 2012. Gunnedah Cemetery – listed as item 1013 on the Gunnedah LEP Heritage Map is located approximately 600 metres from the site, however the proposed development will have negligible impact on the site and is not visible from the cemetery.

A search of the Office of Environmental Aboriginal Heritage Information Management System (AHIMS) for a 50 metre buffer around Lot B DP342656 has shown that there are not any Aboriginal sites recorded in or near the above location. The search results of this online enquiry are appended to this report.

15. 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 21: GLEP 2012, Flood Map



Figure 21: GLEP 2012, Flood Map

16. 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.

17. SUMMARY OF ENVIRONMENTAL IMPACTS & MITIGATION MEASURES

The proposed development is considered to be minor and expected to have a negligible environmental impact.

The proposed development is not expected to emit any fumes, steam, smoke or vapour into the air.

The proposed development is not expected to have any impacts on habitat surrounding the site, and there is not any tree removal proposed as part of this development.

All construction waste will be transported to a licenced waste management facility by the land owner or licenced builder.

This development is exempt from BASIX as the value of the development is \$42,000 (less than the \$50,000 trigger).

The following table provides a summary of the mitigation measures recommended in this statement of environmental effects report. These mitigation measures are to be implemented throughout the construction and operation phase of the project.

Jacus	
lssue	Mitigation Measure
General	 All construction works will be carried out by licenced trades persons.
Noise	 Carefully check all plant and equipment to ensure they are in good working order producing minimal noise in accordance with industry best practice Where practical operate machines at low speed or power and switch off when not in use. Machinery is to be operated in accordance with manufacturers recommendations. Works to be carried out during normal day time hours (i.e. 7am to 6pm Monday to Friday; 8am to 1pm). No work is permitted outside these hours
Air Quality	 Cover all open trucks transporting spoil and fill to and from the site. Once construction is complete, stabilise all exposed areas so natural revegetation can occur Prohibit burning of timber and other combustible materials Regularly inspect and maintain all construction equipment to reduce potential for excessive emissions Cease construction works if extreme wind conditions prevail

Table 1: Proposed Mitigation Measures

Traffic & Transport	° No mitigation deemed necessary as driveway is existing.
Flora and Fauna	° Tree removal not proposed as part of this development.
Cultural Heritage	 If any artefacts or relics of Aboriginal heritage are uncovered during construction, cease works immediately in this area and following the RMS unexpected heritage finds guideline (available on the RMS website) Ensure all project staff and sub-contractors are advised of their legal responsibilities under the National Parks and Wildlife Act 1974 and the Heritage Act 1977
Water Quality	 No dirty water may be released into drainage lines and/or waterways. Water quality control measures are to be used to prevent any materials (e.g. concrete, grout, sediment etc) entering drain inlets or waterways. Measures to control pollutants from stormwater and spills will be investigated and incorporated in the pavement drainage system at locations where it discharges to the receiving drainage lines. Measures aimed at reducing flow rates during rain events and potential scour will also be incorporated in the design of the pavement drainage system. Implement an erosion and sediment control plan and put in place temporary measures such as straw bales and silt fences to minimise the potential for sediment laden runoff entering watercourses.
	 In the event of a chemical, fuel or sediment leak or spill clean-up immediately to a state which is no less than its condition prior to the discharge.
Soil and Erosion	 Site management will incorporate best management erosion and sediment control practices such as those found in the Department of Housing's "Blue Book (4th Edition) on erosion and sediment control. Linear silt stop fencing to be installed down slope of all affected areas and stockpiles. Silt fencing will be installed before excavation begins. Sandbags, hay bales wrapped in geotextile fabric etc. will be used to slow water flow and trap sediment. No straw bales are to be used. Any overburden will be placed in the form of a bund upslope of the site
	 All erosion and silt control devices will be visually inspected weekly to ensure effectiveness as well as after each rainfall event. Prevent sediment moving off-site and sediment laden water entering any water course, drainage lines, or drain inlets Reduce water velocity and capture sediment on site
	° Where possible, divert clean water around the site
Waste Management	 All surplus material, off cuts, and other debris resulting from the work shall be removed from site and disposed of to a licensed waste management facility, such as the Gunnedah Waste Management Facility located on Quia Road.
	 Waste material, other than vegetation and tree mulch, is not to be left on site once the works have been completed.
	• Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.
	 All demolition works to be undertaken in accordance with Australian Standard AS 2601 – 2001, The Demolition of Structures.

18. CONCLUSION

The proposed development involves the demolition of an existing shed and a portion of a low retaining wall, followed by alterations and additions to an outbuilding and change of use to a secondary dwelling on Lot B DP342565, designated for residential use. As the building is being constructed within the existing footprint of the outbuilding, there will be no changes to the setbacks on the property.

This proposed development aligns with the current land zoning and is consistent with the land use of neighbouring properties. Given that the existing garage is set back on the site, the development will be well integrated into the surrounding area. The design and scale of the secondary dwelling will complement the existing residential character of the site and will not appear out of place within the neighbourhood.

Furthermore, the proposed development is not anticipated to significantly impact the surrounding residential amenity. The secondary dwelling design has been carefully considered to ensure it blends harmoniously with the existing structures and surrounding environment, maintaining the character and appeal of the site.

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

<u>DEVELOPMENT PLANS</u>

SITE PLAN, FOR PROPOSED ALTERATIONS TO EXISTING OUTBUILDING AT 91 BEULAH STREET, GUNNEDAH, LOT B DP342656, PREPARED BY STEWART SURVEYS PTY LTD, DATED, 16 MAY 2025, REF: 6234.

LANDSCAPE PLAN, FOR PROPOSED ALTERATIONS TO EXISTING OUTBUILDING AT 91 BEULAH STREET, GUNNEDAH, LOT B DP342656, PREPARED BY STEWART SURVEYS PTY LTD, DATED, 16 MAY 2025, REF: 6234.

EXISTING FLOOR PLAN, FOR EXISTING OUTBUILDING ON 91 BEULAH STREET, GUNNEDAH, PREPARED BY STEWART SURVEYS PTY LTD, DATED, 16 MAY 2025, REF: 6234.

EXISTING ELEVATIONS, FOR EXISTING OUTBUILDING ON 91 BEULAH STREET, GUNNEDAH, PREPARED BY STEWART SURVEYS PTY LTD, DATED, 16 MAY 2025, REF: 6234.

PROPOSED FLOOR PLAN, GRANNY FLAT & OUTBUILDING ON 91 BEULAH STREET, GUNNEDAH, PREPARED BY STEWART SURVEYS PTY LTD, DATED 16 MAY 2025, REF: 6234.

PROPOSED ELEVATIONS, GRANNY FLAT & OUTBUILDING ON 91 BEULAH STREET, GUNNEDAH, PREPARED BY STEWART SURVEYS PTY LTD, DATED 16 MAY 2025, REF: 6234.

Development Consultants - Surveying, Environmental & Landscape Architecture Services



Stewart Surveys	CLIENT: DARREN MULHERIN		DESCRIPTION: SITE PLAN FOR PROPOSED ALTERATIONS TO EXISTING		XISTING
P.O. Box 592 GUNNEDAH NSW 2380	PROJECT: 91 BEULAH STREET,	GUNNEDAH		T 91 BEULAH STR I, LOT B DP342656	,
T 02 67422966 E office@stewartsurveys.com	Date: 16 MAY 2025	File Ref: 6234	Drawn: JA	Scale: 1:300 @ A3	Sheet: 1



Stewart Surveys			DESCRIPTION: LANDSCAPE PLAN FOR PROPOSED ALTERATIONS TO EXISTING		
P.O. Box 592 GUNNEDAH NSW 2380 T 02 67422966	PROJECT: 91 BEULAH STREET,	GUNNEDAH		T 91 BEULAH STR I, LOT B DP342656	,
E office@stewartsurveys.com	Date: 16 MAY 2025	File Ref: 6234	Drawn: JA	Scale: 1:300 @ A3	Sheet: 2





APPENDIX B

EXISTING RESIDENCE FLOOR PLAN & ELEVATIONS:

FLOOR PLAN, PROPOSED NEW RESIDENCE AT NO 91 BEULAH STREET GUNNEDAH FOR MR. 5 & MRS. A MICHEL, PREPARED BY BLEKTON TY LTD, DATED 12 AUG 1993, REF: 1340-93

ELEVATIONS, PROPOSED NEW RESIDENCE AT NO 91 BEULAH STREET GUNNEDAH FOR MR. S & MRS. A MICHEL, PREPARED BY BLEKTON PTY LTD, DATED, 12 AUG 1993, REF: 1340-93

Development Consultants - Surveying, Environmental & Landscape Architecture Services



APPENDIX C

WATER AND SEWAGE DRAINAGE DIAGRAM

Development Consultants - Surveying, Environmental & Landscape Architecture Services



MUNICIPALITY OF GUNNEDAH

PLAN OF SANITARY DRAINAGE

		Drainage Plan No
For M. R.L.A. ERATT		Detail Plan No. 10.
Situation of Property 91 BEUL	AH ST. G'DAH	Index No. 519 .
	,	Fee: 10/-
 Scale—50 feet to 1 inch. This diagram is the property of the propriet RAIN OR SURFACE WATER IS NOT All drainage and plumbing work must be carrand the requirements of the Council. Permits and Certificates must be obtained b Permits must be obtained before commences No work is to be covered up until examined. 	TO BE CONNECTED WITH 1 ried out strictly in accordance with t y Licensed Plumbers and/or Drain ment of the works.	the completion of the work. THE SEWER. The provisions of the Local Government Act and Ordinance the provisions of the Local Government Act and Ordinance
The works shall be carried out strictly in acc	cordance with this plan and to the	satisfaction of the Council's Inspector.
A Final Certificate of satisfactory completion JUNCTION about		nole Noat approx
	REFEREN	
l.T. Interceptor Trap S.T. Silt Trap K.S. Kitchen Sink	I.P. Inspection Pipe I.J. Inspection Juncti B.W. Bath Waste	S.V.P. Soil Vent Pipe
D.T. Disconnecting Trap I.B. Inspection Bend	G.T. Grease Trap W.C. Water Closet	Y.S. Yard Sink
		Sewer Lines shewn House Drains shewn Waste and Vent Pipes thus — BLUE Existing House Drains thus — BLUE NOTES. Low I.V. to be fixed set in concrete. Fix Water Tap over Y.S.
	AH 57.	
		1. BASIN. 2. BATH NEW CONCRETE
		2 OFTH AND FLOOR WAS
1. p.	I	
		4 W.C. S. SHOWER HEW CONCRETE!
in in		6. TUBS AND FLOOR WA
		7. YARD SING 8. KIT. SINK (VENTED)
		<u>0 </u>
		Note: Sewer to be fr
1.8,194 7	→ 1	TENDED TO POSITION
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	 I	BE REMOVED
Pitt -		liskidd
Drawn by	,	OFFICER IN CHARGE.
Checked by Date 15- 9- 1956	•	
(* • • •••• • • • • • • • •		
	Gunnedah Shir	eCouncil
	This plan is supplied by Gunnedah	Shire Council
1	with the written consent of the pro	

Any Further reproduction of this document, in any form, may only occur with the approval of Council.

APPENDIX D

ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEM SEARCH RESULTS

• LOT B DP342656

Development Consultants - Surveying, Environmental & Landscape Architecture Services



Your Ref/PO Number : 6234

Date: 14 February 2025

Stewart Surveys PO Box 592 Gunnedah New South Wales 2380 Attention: Kathryn Stewart

Dear Sir or Madam:

<u>AHIMS Web Service search for the following area at Lot : B, DP:DP342656, Section : - with a Buffer of 50</u> meters. conducted by Kathryn Stewart on 14 February 2025.

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:

Aboriginal sites are recorded in or near the above location. 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) 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. I is not 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 E

SOIL LANDSCAPE PROFILE

• FULLWOODS - Frw

Development Consultants - Surveying, Environmental & Landscape Architecture Services

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.

frw

FULLWOODS ROAD

Transferral

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	А
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

Foundation hazard	localised	Woody weeds	not observed			
Complex terrain	not observed	Productive arable land	not observed			
Soils						
Shallow soils	not observed	Poor moisture availability	not observed			
Non-cohesive soils	not observed	Soil fertility	moderate			
Hydrology						
High run-on	widespread	Poor drainage	not observed			
Permanently high watertables	localised	Permanent waterlogging	not observed			
Seasonal waterlogging	not observed	Flood hazard	not observed			
Erosion						
Wind erosion hazard	not observed	Wave erosion hazard	not observed			
Gully erosion hazard	localised	Sheet erosion hazard	localised			
Streambank erosion hazard	not observed					
Salinity						
Recharge zone	widespread	Discharge zone	localised			
Salinity hazard	localised	Seepage scalds	localised			
FACETS						
for (4)						
frw(1)— Upper footslopes						
Soils	Deep to very deep, well-drain	ned Red Kandosols (Red Earth	ns).			
Type Profile	Soil Landscapes of the Curle	ewis 1:100 000 Sheet (1000212	2), profile 27.			
frw(2)— Mid to lower footslo	ines					
Soils	brown Earths and Solodic so	ely well-drained Red Chromoso ils).	bis and Sodosols (Red-			
Type Profile		wis 1:100 000 Sheet (1000212	2) profile 53			
Type Trome	Soli Editadapes of the Ourie		<i>z)</i> , prome 55.			
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 plainfootslope/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

APPENDIX F

BIODIVERSITY THRESHOLD SEARCH TOOL

Development Consultants - Surveying, Environmental & Landscape Architecture Services



Department of Planning and Environment

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:

(10,000 sqm = 1 ha)

REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the

Does the estimate exceed the Area Clearing Threshold?

(NVACE results are an estimate and can be reviewed using the Guidance)

- 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

Area Clearing Threshold

proposed development footprint area?

(Your local council will determine if a BDAR is required)

2.5

2.6

14/02/2025 2:59 PM

1. Bi	odiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation S	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 footprinted 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. A	rea Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section	on 7.2)
2.1	Size of the development or clearing footprint	2,652.0 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	519.3 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	450 sqm

no

2,500

no

sqm



Department of Planning and Environment

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 <u>has not been exceeded</u>, 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 <u>Biodiversity Values Map Threshold Tool User Guide</u>.

Review Options:

• If you believe the Biodiversity Values mapping is incorrect please refer to our <u>BV Map Review webpage</u> 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 <u>Guide for reviewing area clearing threshold results from the BMAT Tool</u>.

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.



Date:_

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

14/02/2025 02:59 PM



Department of Planning and Environment

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 <u>Biodiversity Values Map webpage</u>.

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 <u>Biodiversity Values Map Review webpage</u>.

If you need help using this map tool see our <u>Biodiversity Values Map and Threshold Tool User Guide</u> or contact the Map Review Team at <u>map.review@environment.nsw.gov.au</u> or on 1800 001 490.



This map is valid as at the date the report was generated. Checking the <u>Biodiversity Values Map viewer</u> for mapping updates is recommended.

APPENDIX G

NEW SOUTH WALES RURAL FIRE SERVICE – BUSHFIRE PRONE LAND SEARCH

Development Consultants - Surveying, Environmental & Landscape Architecture Services



Your search result

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

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

Check if you're in bush fire prone land - NSW Rural Fire Service

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 .

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

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

New Search

Print

APPENDIX H

Development Consultants - Surveying, Environmental & Landscape Architecture Services

CONTAMINATION AND STATE ENVIRONMENTAL PLANNING (RESILIENCE & HAZARDS) 2021

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

PRELIMINARY INVESTIGATION OF SITE CONTAMINATION

The purpose of this form is to determined 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.

Land Owners: Darren Mulherin

Please describe the historical land use of the site

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

Are there any contamination impacts on land immediately adjacent to the subject site which may affect the subject land? Yes \square No \square

NB: If yes, please attach details of contamination impacts

DECLARATION

I declare that to the best of my knowledge, the issue of land contamination is not relevant to the subject site.	□ I declare that the subject site may be affected by land contamination and that further contamination investigation is warranted.	
Signed: Darren Mullurin Broodsted27240C	Signed:	
Date:	Date:	



Stewart Surveys			DESCRIPTION: FOR PROPOSED ALTERATIONS TO EXISTING OUTBUILDING AT 91 BEULAH STREET, GUNNEDAH, LOT B DP342656		
P.O. Box 592 GUNNEDAH NSW 2380	NSW 2380 91 BEULAH STREET, GUNNEDAH				
T 02 67422966 E office@stewartsurveys.com	Date: 16 MAY 2025	File Ref: 6234	Drawn: JA	Scale: 1:300 @ A3	Sheet: 1



Stewart Surveys	CLIENT: DARREN MULHERIN		DESCRIPTION: LANDSCAPE PLAN FOR PROPOSED ALTERATIONS TO EXISTING			
P.O. Box 592 GUNNEDAH NSW 2380 T 02 67422966	PROJECT: 91 BEULAH STREET, GUNNEDAH		OUTBUILDING AT 91 BEULAH STREET, GUNNEDAH, LOT B DP342656			
E office@stewartsurveys.com	Date: 16 MAY 2025	File Ref: 6234	Drawn: JA	Scale: 1:300 @ A3	Sheet: 2	



