



8 August 2025

Notification of Development Application No. 2025/077

Site Description: Lot: 14 DP: 864066, 109-139 Kamilaroi Road GUNNEDAH.

Notice is given that a Development Application has been submitted for Council's consideration that involves a Torrens Title Subdivision of one (1) lot into fourteen (14) lots, over two stages.

- Stage 1: Proposed lots 1-9
- Stage 2: Proposed lots 10-14

The address of the proposed development is 109-139 Kamilaroi Road GUNNEDAH.

The applicant is G & K Mainey 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. 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 **Friday 22 August 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: 2025/077
ld

Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 29/07/2025

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2025.00000077.001

APPLICANT DETAILS

Name(s): G & K Mainey C/- Stewart Surveys Pty Ltd

LAND TO BE DEVELOPED

Address: 109-139 Kamlaroi Road, Gunnedah

Lot Number: 14 DP Number: 864066 Site Area: 13.77 Ha

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

Subdivision of 1 lot into 14 lots over 2 stages.

PROPOSED DEVELOPMENT DETAILS

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

Total Project Value: \$1,020,800.00

Applicant contact details

First given name	Kate
Other given name/s	
Family name	Mainey
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	
First given name	Gerard
Other given name/s	
Family name	Mainey
Contact number	
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	
First given name	Kate
Other given name/s	
Family name	Mainey
Contact number	
Email	[REDACTED]
Address	[REDACTED]

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 applicant for site inspection.

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	109-139 KAMILAROI ROAD GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	14/-DP864066 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning R5: Large Lot Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 9000 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Subdivision
Description of development	Development application for the subdivision of Lot 14 in DP864066 into fourteen lots, which will be developed over two stages.
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	
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
What is the estimated development cost, including GST?	\$1,020,800.00
Estimated development cost	\$1,020,800.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	1
Type of subdivision proposed	Torrens Title
Number of proposed lots	14
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	Yes

Description of the proposed roadworks	Stock Road Construction in Stage 2 (approximately 530 meters) and associated drainage.
Concept development	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Is it a concept only application?	No
Description of the proposed staging of the development	Stage 1: Lots 1 -9. Stage 2: Lots 10-14 and Construction of Stock Road.
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 State Environmental Policy (Sustainable Buildings) 2022 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	Kate
Other given name(s)	
Family name	Mainey
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	5905_ESTIMATED COST OF WORKS
Landscape plan	5905 Landscape Plan
Other	5905 Subdivision Concept Plan 5905_SSS 5905_Koala SEPP 5905_DA Lodgement Ltr
Owner's consent	Owners Consent
Preliminary Engineering Drawings	Engineering Not required
Site Plans	5905_Services Plan Proposed Services Stage 2 5905_Services Plan Existing Services 5905_Services Plan Proposed Services Stage 1
Statement of environmental effects	5905_SoEE
Stormwater drainage plan	5905 Stormwater Management Plan

Applicant declarations

I declare that all the information in my application and accompanying	
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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 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

Gunnedah

Shire Council



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: 109-139 Kamilaroi Road
Town/Suburb: Gunnedah State: NSW Postcode: 2380
Lot Number: 14 Section Number: DP Number: 864066

OWNERS DETAILS

Name(s): Kate & Gerard Mainey

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: Gerard Mainey

Signature: [Signature] Date: 21/7/25

Name: KATE MAINEY

Signature: [Signature] Date: 21/7/25

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.

14 July 2025
Our Ref: 5905

The General Manager
Gunnedah Council
PO BOX 63
Gunnedah NSW 2380

Dear Sir,

DEVELOPMENT APPLICATION
FOURTEEN LOT SUBDIVISION OF LOT 14 IN DP 864066, 109-139 KAMILAROI ROAD GUNNEDAH.

Please find enclosed a development application for the subdivision of Lot 14 in DP 864066 into fourteen (14) lots, which will be developed over two stages. The subject site is located at 109-139 Kamilaroi Road, Gunnedah. The subject site has one residence and associated outbuildings and is 13.77 hectares in size.

The proposed staging is outlined in the Statement of Environmental Effects and Concept Plans. It is summarised as follows:

Stage 1: Lots 1-9

Stage 2: Lots 10-14 & Construction of Stock Road.

The subject site is zoned R5: Large Lot Residential and falls under the provisions of the Gunnedah Local Environmental Plan, 2012, with the minimum lot size for the zoning being 9,000m². This proposed development meets the objectives of the Gunnedah LEP, 2012, and allows for a more efficient use of land, while providing increased opportunity for residential housing, and is located close by the CBD and other community services.

A variation to the Gunnedah Development Control Plan is requested as the proposed battle-axe handle on Lot 1 exceeds 200 metres in length. The justification for this variation to the control is outlined in the statement of environmental effects report.

We enclose the following documents which form part of the Development application.

- Plan of Proposed Subdivision of Lot 14 in DP 864066, 109-139 Kamilaroi Road, Gunnedah. Prepared by Stewart Surveys Pty Ltd, 7 June 2024. File Ref:5905
- Existing Services Plan for proposed Subdivision of Lot 14 in DP864066, 109-139 Kamilaroi Road, Gunnedah, 6 May 2024. File Ref:5905.
- Stage 1 Proposed services plan for subdivision of Lot 14 in DP 864066, 109-139 Kamilaroi Road, Gunnedah, REF 5905, 6 November 2024, File Ref:5905.
- Stage 2 Proposed services plan for subdivision of Lot 14 in DP 864066, 109-139 Kamilaroi Road, Gunnedah, REF 5905, 6 November 2024, File Ref:5905.

- Stormwater Management Plan for proposed Subdivision of Lot 14 in DP864066, 109-136 Kamilaroi Road, Gunnedah. Prepared by Stewart Surveys Pty Ltd. 29 May 2025, File Ref:5905.
- Stage 2 Landscape Plan for proposed Subdivision of Lot 14 in DP864066, 109-136 Kamilaroi Road, Gunnedah. Prepared by Stewart Surveys Pty Ltd. 29 May 2025, File Ref:5905.
- Statement of Environmental Effects Report, 14 July 2025, prepared by Stewart Surveys Pty Ltd.
- Site Servicing Strategy, Subdivision of Lot 14 in DP864006, 14 July 2025, prepared by Stewart Surveys Pty Ltd.
- State Environmental Planning Policy (Biodiversity Conservation) 2021 Assessment. Prepared by Stewart Surveys Pty Ltd 14 July 2025.
- Owners Consent Form.
- Cost Estimate

Stewart Surveys is lodging this application electronically through the EPlanning Portal on behalf of the applicant Gerard and Kate Mainey. It is requested that Council contact them for payment of the application fees on [REDACTED]. If council has any queries on the application or requires any further information, please contact our office.

Yours faithfully

STEWART SURVEYS PTY LTD



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

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

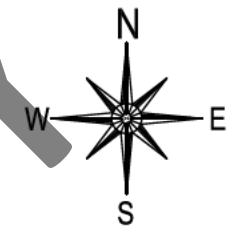
To Gunnedah

DP1102185

KAMILAROI

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& VAR.

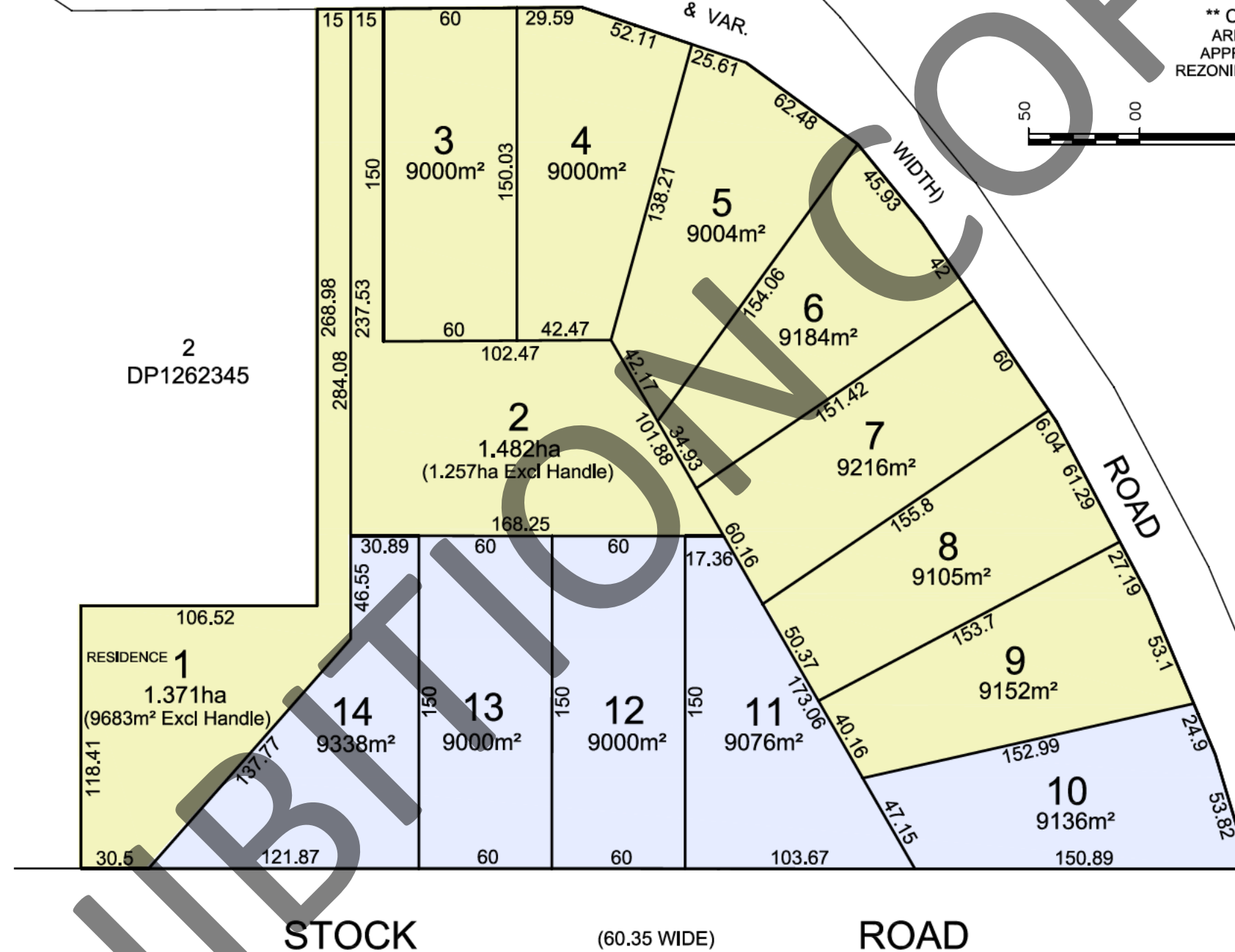


**** CONCEPT PLAN ONLY ****
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS



REDUCTION RATIO
1:2500

STAGE 1
STAGE 2

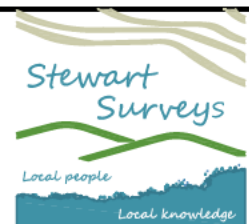


STOCK

(60.35 WIDE)

ROAD

DP830207



STEWART SURVEYS

Pty Ltd Inc in NSW ABN 65 002 886 508

109 Conadilly Street

P.O. Box 592

GUNNEDAH NSW 2380

T 02 67422966 F 02 67420684

E office@stewartsurveys.com

Surveying, Environmental & Landscape Architecture

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 client & 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.

CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 7 JUNE 2023

File Ref: 5905

DESCRIPTION:

PLAN OF PROPOSED SUBDIVISION
OF LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

DEVELOPMENT APPLICATION

Statement of Environmental Effects

Subdivision of Lot 14 in DP864066
109-139 Kamilaroi Road, Gunnedah

File Reference: 5905

Date: 14 July 2025

DOCUMENT CONTROLS

Proponent	Kate & Gerard Mainey
Document Description	Statement of Environmental Effects
File Reference	5905
Date	11 July 2025
Prepared for	Client Name: Kate & Gerard Mainey [REDACTED] [REDACTED]
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 14 DP864066 Address: 109-139 Kamlaroi Road, Gunnedah Local Government Area: 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 Kate & Gerard Mainey by Stewart Surveys Pty Ltd. The proposed development is for a 14 Lot Rural subdivision, which will be completed in two stages.

Stage 1: Proposed Lots 1- 9.

Stage 2: Proposed Lots 10-14.

The land to which this SoEE applies is part of the property known as 109-139 Kamilaroi Road, Gunnedah. The land is located within Zone R5 Large Lot Residential, under the Gunnedah Local Environmental Plan, 2012. The Land also comes under the provision of the Gunnedah Development Control Plan 2025 (referred to as the DCP).

The Development Application has considered both the objectives of the zoning, development control plans, and the impact the development will have on the environment.

A concept plan showing the proposed subdivision is attached to this application.

Table 1: Existing Lots Details

Lot / DP	Owner	Property
Lot 14 DP864066	Kate & Gerard Mainey	109-139 Kamilaroi Road, Gunnedah

1. SITE CONTEXT AND CHARACTER

The subject sites are located on along Kamilaroi Road, approximately 3.5km east of Gunnedah, and is a rural holding with single residences and detached outbuilding.

The subject site is irregular in shape with an area of 13.77 hectares and 634 metre frontage to Kamilaroi Road and 526.8 meters frontage to an unformed section of Stock Road. The depth of the block varies with a width of 387.9 metres along the western boundary. The property can be described as a large residential holding with one residence and associated outbuildings. The residence is access from Kamilaroi Road which is of bitumen formation.

The site locality diagram, **Figure 1** highlights the location of the property in relation Gunnedah CBD and **Figure 2** is an aerial image of the property. **Figure 3** to **Figure 10** are site photos showing the character of the subject site.

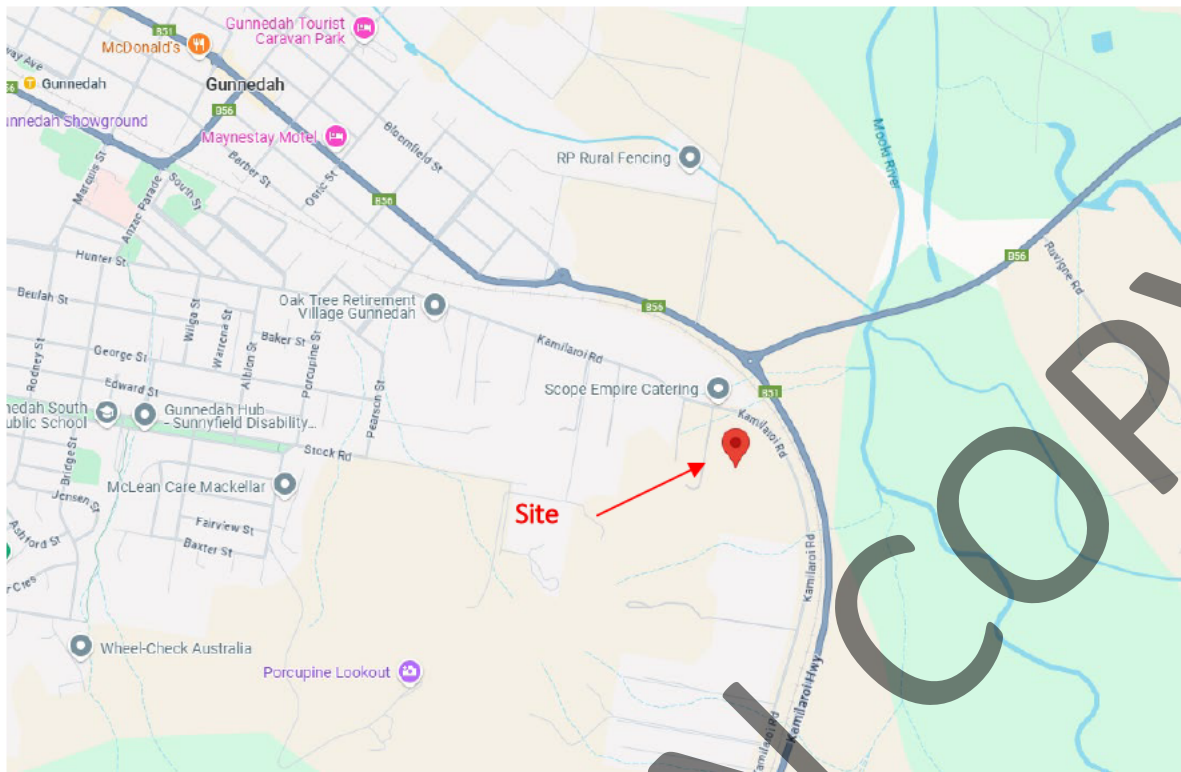


Figure 1: Locality Diagram (Google Maps)

The aerial photograph and site photos below in Figure 2 through to Figure 10 shows the existing site vegetation, road access and character.



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



Figure 3: Photo of the Subject Site looking South from Kamilaroi Road



Figure 4: Site photo of Kamilaroi Road Across the site frontage



Figure 5: 'Up the Back' Residence



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



Figure 7: Photo Looking East from near the residence across the site



Figure 8: Existing outbuilding at the rear of the residence



Figure 9: Photo looking north across the holding



Figure 10: Photo looking north along the existing driveway on the western boundary.

2. DESCRIPTION OF DEVELOPMENT

It is proposed to subdivide Lot 14 in DP864066 into fourteen (14) large lot residential holdings. Proposed Lot 1 contains an existing dwelling and associated outbuildings, while proposed Lots 2-14 are vacant. The area of the proposed Lots vary from 9000m²-1.482 hectares as listed in **Table 2** and shown in **Figure 11**.

Access to Lots 1-9 will be from the existing bitumen sealed Kamilaroi Road, and Lots 10-14 will be accessed from Stock Road which will need to be constructed. The proposed extension of Stock Road will be constructed of bitumen seal in accordance with the Gunnedah Shire Council Engineering and subdivision guidelines. It will include an intersection with Stock Road at the existing road reserve alignment and suitable drainage structures to convey the existing stormwater through the intersection.

It is proposed to construct a small onsite detention basin on each lot to manage the stormwater runoff from the development and release it slowly to the environment. The details of this proposal are outlined in the site services strategy and stormwater management plan.

The proposed development is aligned with the Gunnedah housing strategy being an infill development in an established rural residential area of Gunnedah.

Table 2: Proposed Lots

Lot	Hectares
STAGE 1	
1	1.371 ha
2	1.482 ha
3	9000m ²
4	9000 m ²
5	9004 m ²
6	9184 m ²
7	9216 m ²
8	9105 m ²
9	9152 m ²
STAGE 2	
10	9136 m ²
11	9076 m ²
12	9000 m ²
13	9000 m ²
14	9338m ²

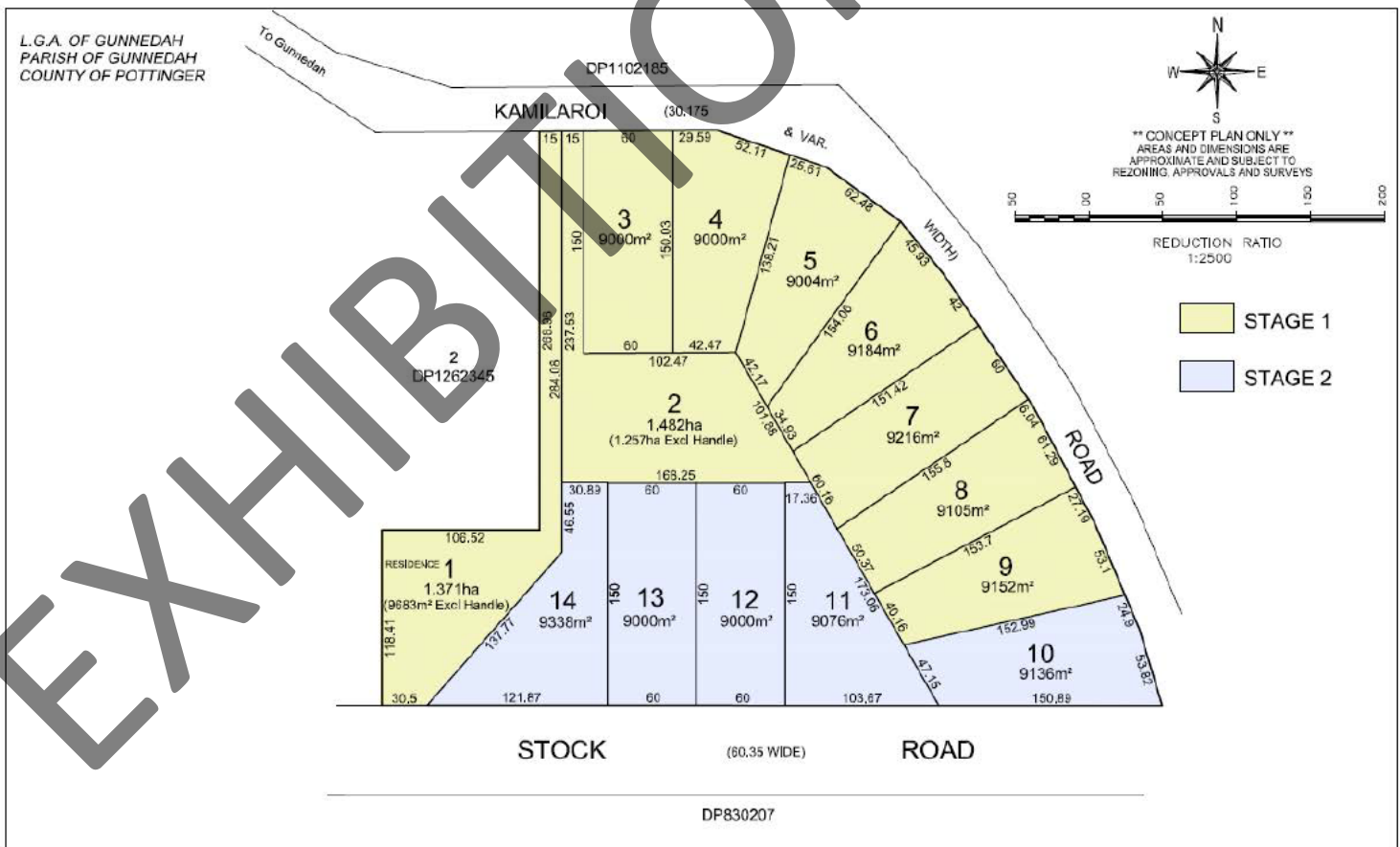


Figure 11: Proposed Plan of Subdivision

3. GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012

The subject site is zoned as R5 – Large Lot Residential under the Gunnedah Local Environment Plan, 2012, as shown in **Figure 12**. The minimum lot size mapped for the site is 9000m².

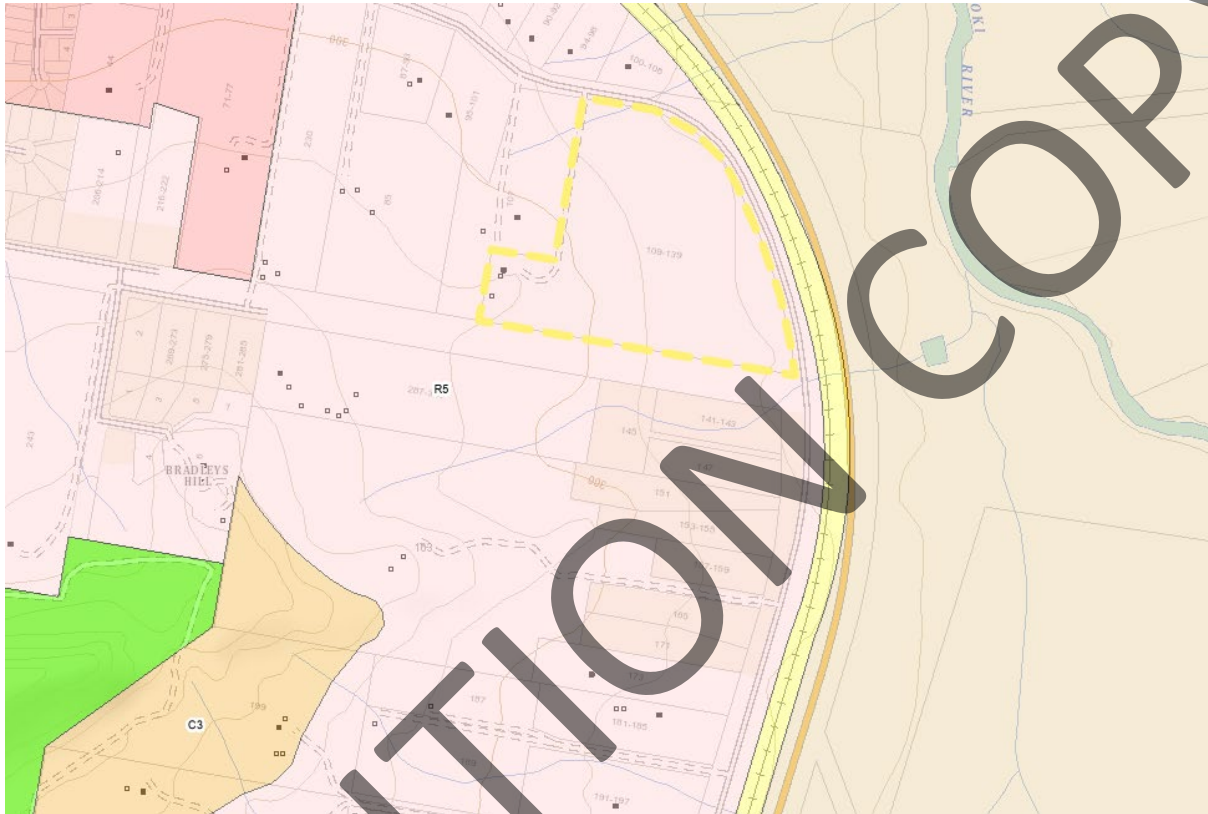


Figure 12: Land Zoning Map (NSW Planning Portal)

The objectives of the zone outlined in the Gunnedah Local Environment Plan are as follows:

- To provide quality residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure the large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide a restricted range of opportunities for employment, development and community facilities and services that do not unreasonably or significantly detract from –
 - (a) The primary residential function, character and amenity of the neighbourhood, and
 - (b) The quality of the natural and built environments.

With approval, the proposed subdivision will allow for fourteen (14) lots, which are compliant with the minimum lot size of 9000m², as outlined in section 4.1 Minimum Lot Size GLEP, 2012. The proposed lots will be an orderly infill development with existing rural residential lots surrounding the development. There is available access to services in this area, with the development providing additional headworks charges to offset the demand on community infrastructure.

It is not expected that the development will result in any land use conflicts on the site or the adjoining properties.

The proposed subdivision will allow for a more efficient use of the land and provide additional housing in close proximity to the town of Gunnedah.

Demand for this sized holding has been high and availability of lots this size on the residential market are difficult to procure. We believe the proposed development is consistent with the objectives of the Gunnedah Local Environmental Plan, 2012 and will meet the community housing demands.

We have given appropriate consideration to both the objectives of the ongoing and legislative requirements under the GLEP, 2012.

4. DEVELOPMENT CONTROL PLAN – SUBDIVISION

This report was prepared under the Gunnedah DCP 2012 which is addressed in Table 3. Post preparation of this report the Gunnedah DCP 2025 was adopted and the controls for subdivision are largely the same. The GDCP 2025 has been addressed in Table 4.

The following table assess the proposed development against the Subdivision Development Controls outlined in the Gunnedah DCP, 2012.

Table 3: Gunnedah DCP, 2012 Subdivision 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 minimum Lot size is 9000 square metres. All proposed lots exceed this minimum requirement.</p> <p>All proposed lots can accommodate a 10x15m structure behind the setback.</p> <p>The area of easements is summarised in the below table. All lots comply except Lots 2, 7 and 11 have easements encumbering less than 10% of the lot area.</p> <table border="1"> <thead> <tr> <th>Lot</th><th>Lot Area (m2)</th><th>Easement Area (m2)</th><th>Percentage</th></tr> </thead> <tbody> <tr><td>1</td><td>13710</td><td>376</td><td>3%</td></tr> <tr><td>2</td><td>14820</td><td>2015</td><td>14%</td></tr> <tr><td>3</td><td>9000</td><td>568.3</td><td>6%</td></tr> <tr><td>4</td><td>9000</td><td>568.4</td><td>6%</td></tr> <tr><td>5</td><td>9004</td><td>891.3</td><td>10%</td></tr> <tr><td>6</td><td>9184</td><td>714</td><td>8%</td></tr> <tr><td>7</td><td>9216</td><td>2020</td><td>22%</td></tr> <tr><td>8</td><td>9105</td><td>595.8</td><td>7%</td></tr> <tr><td>9</td><td>9152</td><td>463.4</td><td>5%</td></tr> <tr><td>10</td><td>9136</td><td>750.6</td><td>8%</td></tr> <tr><td>11</td><td>9076</td><td>888</td><td>10%</td></tr> <tr><td>12</td><td>9000</td><td>706.5</td><td>8%</td></tr> </tbody> </table>	Lot	Lot Area (m2)	Easement Area (m2)	Percentage	1	13710	376	3%	2	14820	2015	14%	3	9000	568.3	6%	4	9000	568.4	6%	5	9004	891.3	10%	6	9184	714	8%	7	9216	2020	22%	8	9105	595.8	7%	9	9152	463.4	5%	10	9136	750.6	8%	11	9076	888	10%	12	9000	706.5	8%	Variation required
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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>	A site servicing strategy is attached to this application.	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 3000m².</p> <p>When the MLS is 1ha or greater an on-site sewer management system will be required.</p>	The site will be serviced by on site sewer management system, with approval sought at the time of house construction.	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>	The development will be provided with reticulated water.	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>Stormwater will be managed on each lot with an individual detention basin sized to hold back the 1 in 5 year storm event and slowly release it to the environment. The larger 1 in 100 year storm event will be handled in a waterway on proposed Lot 7 with existing culverts under Kamilaroi Road and the Railway line conveying water into the Mooki River system.</p> <p>The overview of the stormwater system is shown in the appended site servicing</p>	Y																																																																				

	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.	strategy with calculations and detailed design to be provided following site survey as part of the Subdivision Works Certificate.	
5.6 Tele communications	Telecommunications are to be provided underground.	There are existing telecommunications services to the subject site.	Y
5.7 Electricity	When the MLS is up to and including 9.9ha the subdivision is to be serviced by underground electricity. When the MLS is greater than 9.9ha and less than 40ha electricity supply is required and may be overhead. When the MLS is greater than or 40ha no connection to electricity is specified.	The property is serviced by overhead powerlines. There is no change to this service proposed. New electrical services will be provided underground in accordance with the engineering guidelines.	Y
5.8 Battle Axed Shaped Lots	Min area for battle axed shape lots is 800m ² including access corridor within R2, R3 and RU5.	There are two battle-axe holdings proposed Lot 1 containing the existing residence and Lot 2. Both handles are 15m wide.	Y
5.9 Industrial Lots	Shall have a min street frontage and square width of 24m and an area of 1000m ²	Industrial Lot is not proposed.	N/a
5.10 Road Network Design	For development involving more than 20 lots a detailed TIA is to be submitted with the DA. Road network design must include consideration of vehicular, pedestrian and cyclist safety. When the MLS is up to and including 3000m ² kerb and gutter is required for subdivision. Generally, sealed pavements will be required when the MLS is up to and includes 10ha. Subdivision layouts shall make provision for road connection to adjoining undeveloped land. Subdivision design shall ensure that individual allotments are within 400m walking distance of a collector road. Roads are to be designed having regard to both topography and stormwater.	In Stage 2 of this development Stock Road will be constructed. In accordance with the engineering and subdivision guidelines. The road will convey stormwater to the existing culvert under Kamilaroi Road.	Y
5.11 Staged Subdivision	When a subdivision is to be staged, these stages must be clearly identified.	Proposed subdivision will be carried out in two stages as show on the development plans	Y
5.12 Cul-De-Sac	Design must accommodate stormwater. Alternative cul-de-sac configuration will be assessed on merit (hammer head or Y shapes).	Proposed development is not a Cul-de-sac.	N/a
5.13 Landscaping	Subdivision with new road construction needs to include tree planting. Landscape plans need to be provided for all dual use drainage reserves to enhance recreational opportunities and visual amenity with compromising drainage function. Estate entry walls are to be located within the development site and form part of the proposed lot.	A landscaping plan is provided with this application. There are no estate walls proposed	Y
5.14 Site Access	Public road access is required to all lots.	All lots have frontage to either Kamilaroi Road or Stock Road. Roads are local roads.	Y

	No direct access to arterial or sub-arterial roads shall be permitted where alternatives are available.		
5.15 Lot Orientation	Allotments are to be designed to provide solar access for future development. Orientation must minimise overshadowing.	All lots have good solar access and orientation.	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	Not applicable for rural residential subdivision as there is no open space identified in a masterplan for this area.	N/a
5.17 Vegetation	Subdivision must accommodate the retention of any significant trees/vegetation.	No land clearing is proposed as part of this development. All significant vegetation will be retained.	Y
5.18 Garbage Collection	Subdivision must be designed to accommodate for the legal movement of garbage collection vehicles.	Road access is via through roads which suit legal movement of the garbage collection vehicles.	N/a
5.19 Community Title Subdivision	Must include community facilities that are shared between the residents of the development.	Not Applicable to this development.	N/a
5.20 Contamination	Land contamination must be addressed.	Land Contamination has been 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.	Kamilaroi Road is 30.175 metres wide and proposed Stock Road is 60.35 metres wide. The new road construction will need to be 7 meter bitumen seal on a 9 meter formation.	Y

Table 4: Gunnedah DCP 2025 Subdivision Controls

Table No: Gunnedah DCP 2012 – Part G Subdivision– All Development			
Clause No.	Objectives/Strategies	Assessment	Consistency (Y/N/NA)
G.1. Lot orientation			
G.1. Controls	a. Lot size, shape and orientation is to provide optimal opportunity of passive solar design of future buildings.	As outlined in table 3 all lots provide good orientation and solar access	Y
	b. Lots are to be orientated north/south in urban areas. Building envelopes on larger lots or in rural areas are to be of sufficient size and orientation to allow construction of a building with a north/south orientation.	Lots are orientated North South with no building envelopes proposed.	Y
	c. New roads are to be aligned east-west and north-south wherever possible.	New Roads are within existing road reserves. Stock Road is orientated East-West.	Y
	d. Lots with east-west orientation may require, depending on lot size, to be widened to provide for optimal solar access and to prevent overshadowing of buildings and private open space on adjoining lots.	Not applicable to large lot residential development.	Y
	e. Design of lots on sloping sites will be required to: i. minimise the need for boundary retaining walls ii. minimise the potential for overlooking of adjoining properties and iii. maintain solar access.	The subject site is sloping but given the lot size provides ample space for buildings away from boundaries and use of batters in place of retaining walls.	Y
G.2. Subdivision Design			
G.2. Controls	a. The depth of the lot shall not exceed the width of the lot by more than 5:1.	Refer to table 3 all lots meet the frontage to depth requirements	Y

	b. For lots in cul-de-sacs, the frontage shall be sufficient to enable the proposed dwellings to address the street.	Not applicable	N/a
	c. Public road access is required to all lots. A right of way will generally not be supported as the primary access in lieu of access to a public road.	All lots have public road frontage to Kamilaroi Road or Stock Road.	Y
	d. Access should be from the lowest order road and where possible a new road should be created for purposes of access.	Both roads are local roads.	Y
	e. The subdivision design shall accommodate the retention of significant trees and vegetation.	There is no tree removal proposed	Y
Battle-axe blocks	f. Battle-axe blocks shall comply with the following controls: i. Within the R2, R3 and RU5 zones, access handles shall be a minimum width of 5m, of which 3m is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers prior to the issue of the subdivision certificate. ii. Within all other zones, the minimum width of a handle is 15m, with a maximum length of 200m. iii. The topography of the site may require installation of kerbing to manage overland stormwater.	The battle-axe handles on Lots 1 and 2 are 15 metres wide. The handle length on Lot 1 is 268.98m and Lot 2 150m. Variation to this clause of the DCP is requested. The subdivision was designed under the old DCP which allowed 300m handle length. We believe the development design has regard to the topography of the land with the existing access driveway located in Lot 1.	Variation requested
	g. Cul-de-sacs will generally not be supported on mapped as bushfire prone land.	No cul-de-sac proposed.	N/a
Industrial Lots	h. Industrial lots shall have a minimum street frontage and square width of 24m and a minimum area of 100m ² .	Not applicable	
G.3. Roads			
G.1. Controls	a. An assessment of potential traffic impacts is to include an assessment of the proposed subdivision and its impacts on the adjacent existing road network. For development involving more than 5 lots, a detailed Traffic Impact Assessment is to be submitted with the development application.	The proposed development will generate additional traffic on local roads Kamilaroi Road and proposed new construction of Stock Road. This property has been earmarked for residential subdivision in strategic plans for a number of decades and the local road network is in good condition and expected to be able to handle the additional traffic generated by the development. The development will result in 13 additional residential properties which based on 9 vehicle movements per day could contribute 117 additional vehicles per day onto Kamilaroi Road and the intersection with Carroll Street. This is not expected to have a significant impact on the function of the surrounding road network and is expected to be within the current capacity of the existing roads.	Y
	b. The road hierarchy shall be defined according to Gunnedah Shire Council Engineering Design Minimum Standards.	The new Stock Road construction will be in accordance with the Gunnedah Shire Council Engineering Design Minimum Standards.	Y
	c. Road network design shall include consideration of vehicular, pedestrian and cyclist safety.	There is no new road network design as Stock Road is in an existing reserve. However it has good sightlines for vehicle, pedestrian and cyclist safety.	Y
	d. Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement and include shared paths and street tree planting.	Not applicable as the site is in a rural residential area.	N/a
	e. The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with Council's Engineering Design Minimum Standards.	The new Stock Road construction will be in accordance with the Gunnedah Shire Council Engineering Design Minimum Standards.	Y
	f. Kerb and gutter is required for subdivision where the Lot Size Map specifies a minimum lot size of up to and including 3000m ² .	Not Applicable the MLS is 9,000m ² and surrounding roads do not have kerb and gutter.	N/a
	g. Sealed pavement will be required where the Lot Size Map specifies a minimum lot size of up to and including 10 hectares (this does not relate to RU5 village zone).	Bitumen sealed road construction is proposed on Stock Road. Kamilaroi Road already meets this standard	Y

	h. A road within a residential subdivision in R2 and R3 zone must include a constructed shared path (minimum width of 2.5m).	Not applicable	N/a
	i. Subdivision layouts shall make provision for road connection to adjoining undeveloped land.	Stock Road shall be constructed to the western boundary of the site for future extension	Y
	j. Roads are to be designed having regard to both topography of the site and the requirements of stormwater overland flow paths.	The road will convey stormwater drainage.	Y
	k. Roads within the E4 and E5 land zones shall be in accordance with Council's Engineering Design Minimum Standards, including sealed wearing course and full kerb and guttering along all frontages.	Not applicable	N/a
Garbage collection	l. Road design must accommodate the legal movement of garbage collection vehicles.	As outlined in Table 3 the surrounding roads are through roads and can accommodate garbage truck movements.	Y
	m. Allotments are to allow for placement of garbage bins within the alignment of that lot.	The minimum frontage is 15m suitable for placement of bins	Y
	n. In staged subdivisions temporary turning facilities shall be provided to facilitate garbage collection services.	Not applicable.	N/a

Clause No.	Objectives/Strategies	Assessment	Consistency (Y/N/NA)
G.4. Street trees in urban zones			
G.4. Controls	a. Street trees shall be provided at a rate of one tree per allotment.	Nine Street trees are proposed along the new road construction on Stock Road. There are five lots with frontage to this road providing a rate of more than one tree per allotment.	Y
	b. Street trees shall be planted no closer than 900mm to the kerb, clear of driveways and underground services.	Trees will be located 2m from the edge of the road clear of driveways and services as shown in the enclosed landscape plans.	Y
	c. Advanced trees shall be planted and maintained by the developer for at least 12 months, any trees that fail to thrive shall be replanted immediately.	Trees are noted in 20L pot sizes which is advanced.	Y
	d. Species shall be selected from Council's Street Tree Strategy that are drought, frost and disease tolerant with minimum maintenance requirements upon maturity.	The species is Ulmus Parvifolia (Chinese Elm) this is a suitable street tree from the strategy.	Y
	e. Spacing and size should be appropriate for the scale of the neighbourhood, building setbacks and width of road pavement, width of the verge, location of infrastructure including power, and stormwater and location of driveways. Generally, the following spacing shall apply: i. Small trees – 5-7 metres; ii. Medium trees – 7-10 metres.	Spacing of street trees is 60m we believe this is appropriate for a rural residential area.	Y
G.5. Servicing strategy			
G.5. Controls	All development applications shall provide a servicing strategy (water, sewer, stormwater, telecommunications and electricity).	Please refer attached site servicing strategy	Y
	For all new estates this shall include nomination of a maximum number of equivalent tenements that will be serviced by the infrastructure.	The maximum number of ET would be 28 if a dual occupancy was constructed on each lot.	Y
	Development applications for subdivision or major development are to consider the timing and staging of infrastructure provision including: » Demonstrating that water and sewerage reticulation is able to be provided having regard to Gunnedah Shire Council water mains and sewer servicing strategy. » Forward funding of any infrastructure developer contributions ahead of Council's program of works.	Services will be provided at the stage the holding is developed.	Y
	All lots are to be provided with water and sewer connections suitable for the intended development where existing infrastructure is located within reasonable proximity.	Reticulated water connection will be provided and onsite sewer management systems at the time of house construction	Y

G.5.1. Water	a. The servicing strategy shall identify the method of providing water to the proposed lots in accordance with Engineering Design Minimum Standards.	Reticulated water is proposed.	Y
	b. Reticulated water is to be supplied to subdivision where the Lot Size Map specifies a minimum lot size of up to and including 1.2 hectares.		
G.5.2. Sewer	a. The servicing strategy shall identify the method of providing sewer to the proposed lots in accordance with Engineering Design Minimum Standards.	Onsite sewer management systems are proposed.	Y
	b. Detail of any lot filing required to achieve minimum grade shall be provided.		
	c. Reticulated sewer is required where the Lot Size Map specifies a minimum lot size of up to and including 3000m ² .		
	d. On site sewerage management systems will be required when development lots where the Lot Size Map specifies a minimum area of 1 hectare or greater.		
G.5.3. Stormwater Drainage	a. A servicing strategy shall be provided in accordance with Gunnedah Shire Council's Engineering Design Minimum Standards.	Stormwater will be detained to the 1 in 5 year event with individual onsite detention basins proposed on each lot.	Y
G.5.4. Telecommunications & electricity	a. The telecommunications must be provided to the boundary of all lots in the subdivision at the full cost of the developer.	Telecommunications services will be provided.	Y
	b. The subdivision is to be serviced by underground electricity where the Lot Size Map specifies a minimum lot size of up to and including 9.9 hectares.	All extensions of electricity will be underground.	Y
	c. For subdivision of land where the Lot Size Map specifies a minimum lot size of greater than 9.9 hectares and less than 40 hectares, electricity supply is required and may be overhead.	Not applicable	N/a
	d. For subdivision of land where the Lot Size Map specifies a minimum lot size of 40 hectares or greater, no connection to electricity is specified.	Not applicable	N/a
	e. Alternate arrangements to mains power may be acceptable in exceptional circumstances, where detailed solar report is provided.	Not applicable	N/a
	f. Council will consider alternative solutions for the provision of services on lots in the RU1, RU4 RU6 and C3 zones where the application can demonstrate that physical connection is not practical.	Not applicable	N/a

We have reviewed the proposed development against Section 5 – Subdivision of the Gunnedah Development Control Plan, 2012, and Part G of the Gunnedah Development Control Plan, 2025. While the development required a variation to clause 5.1 of the GDCP, 2012 this is not currently in force and is therefore not relevant. Variation to GDCP, 2025 G2 (F) Battle-axe handle is requested to allow a length of 268.98 meters for Lot 1. This subdivision layout was prepared under the previous DCP where the allowable length was 300 metres and we believe the design provides the most efficient use of the land utilising the existing access road to this holding and allowing retention of the same property address. We believe that variation to this clause still meets an acceptable subdivision design.

We believe the proposed development is consistent with all other development controls.

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

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

5.1 LANDFORM, SOILS AND DRAINAGE

Landform and drainage at the site is evenly graded falling to the east towards Kamilaroi Road. There is a flat section around the existing dwelling with land then sloping at approximately one in ten mores (1:10) or ten percent (10% / 5.7°), reducing to one in seventeen (1:17) metres or six percent (5.9%/3.5°) as the land falls to Kamilaroi Road. **Figure 13** shows the topography of the area.

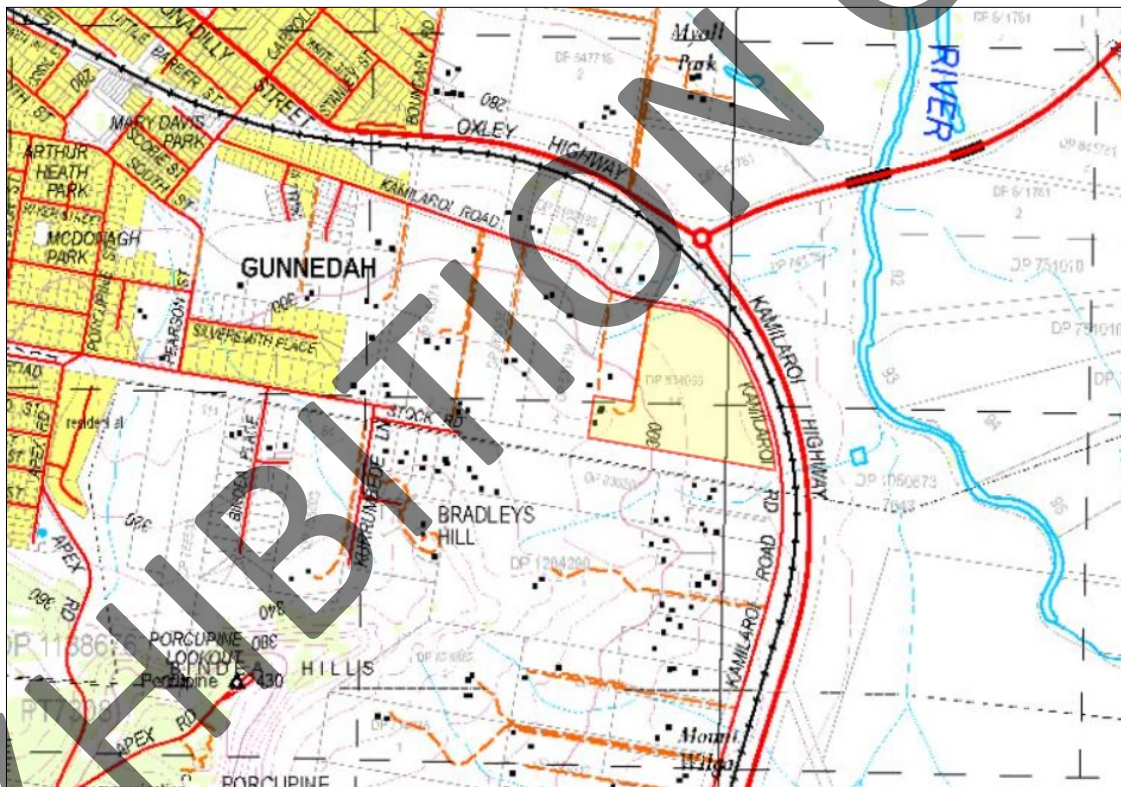


Figure 13: Topographic Map

A search of the Espade Portal maps identified the soil profile at the site can as **Maryland (may)** which is a transferral soil type. **Figure 14** shows the distribution of the soils across the property.

The soils are moderately deep to deep, moderately well drained Red Ferrosols and Dermosols (Euchrozems) on upper footslopes with deep to very deep, moderately well drained to imperfectly drained Black Vertosols (Black Earths) on lower footslopes. The qualities and limitations of the soil profile include; variable soil fertility, widespread foundation hazard, localised productive arable land, widespread recharge zone, localised discharge zone, localised salinity hazard, widespread gully erosion hazard, widespread sheet erosion hazard, wide spread high run-on, localised permanency high water tables, localised seasonal water logging.

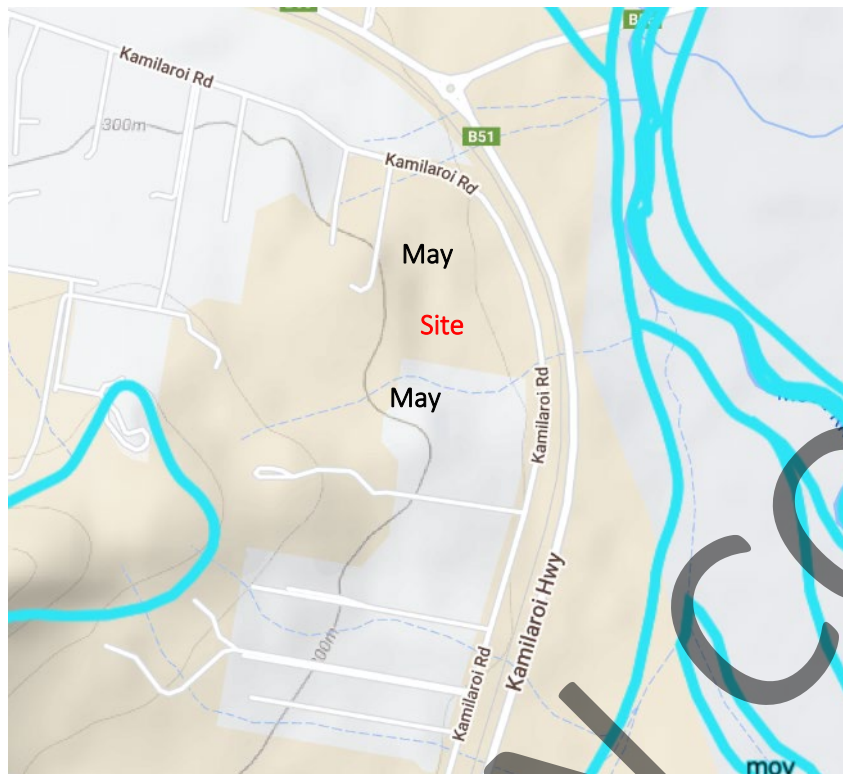


Figure 14: Soil Landscape Map

It is recommended that erosion and sediment control measures are put in place at the site prior to any construction to protect the soil and waterways in the area.

5.2 VEGETATION AND HABITAT

A search of the NSW SEED portal vegetation Communities has been conducted for the site; **Figure 15** shows the extract from this database of the site. The site is classified as PCT 0 – Non Native Vegetation.

This subdivision does not propose any tree removal, and the proposed development will have a limited impact on the native vegetation at the site.



Figure 15: Vegetation Mapping (Bionet)

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.

A search of the Biodiversity Values Map and Threshold Report shows the holding as having no biodiversity value under the Biodiversity Offset Scheme. This search is appended to this report.

There is no clearing of Native Vegetation proposed as part of this development. Therefore, the clearing threshold is not triggered and there are no requirements under clause 7.2 of the Biodiversity Conservation Act for this application. The full BOSET report is appended to this statement.

7. STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

State Environmental Planning Policy (Biodiversity & Conservation) 2021 applies to all of NSW. Chapter 4 of this SEPP applies to this development application site, and a separate State Environmental Planning Policy (Biodiversity & Conservation) 2021 is appended to this report.

8. STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The site is bounded by residential development and the surrounding land use is R5 – Large Lot Residential properties with a similar land use to the site.

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 purposes of reducing the risk and harm to human health and other aspects of the environment by receiving potential for contaminated land and conditioning required remediation as part of a 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 the land is contaminated.

The SEPP identifies 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 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 will contain residential development in the future, however given no activities in Table 1 of the Contamination Land Planning Guidelines have been undertaken on the site the concern for is considered to be low.	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 is an established large lot residential holding, with no history of land uses which are known to lead to contamination.

Based on the preliminary contamination form which has been completed to accompany this development consent, our clients have advised they are not aware of any potentially hazardous activities or sites on their property, and we believe there are no further requirements under State Environmental Planning Policy (Resilience and Hazards) 2021 for this development. We believe this carries out our due diligence in relation to SEPP (Resilience and Hazards) and we do not believe any further contamination investigation is warranted at this property.

9. ACCESS AND TRAFFIC

The subject site has frontage to bitumen sealed Kamilaroi Road and an unformed section of Stock Road. It is proposed to stage the development and construct the lots fronting the existing road then use the funds generated by the sale of these lots to construct Stock Road. In stage 1 access to Lots 1 to 9 will be provided from existing Kamilaroi Road. In stage 2 access to Lots 10-14 will be constructed along with the road in the Stock Road reserve.

All new driveways will be constructed to the Gunnedah Shire Council Single Unit Truck standard with a concrete culvert in the existing table drain along each road.

Stock Road is a dual lane road within a 60.35 metre wide road reserve. Neither carriageway is constructed along the site frontage with the road reserve being a grassed gully with culvert under Kamilaroi Road at the intersection.

The development will necessitate the construction of a 7 metre wide bitumen sealed road on a 9 metre wide formation. The road will require construction of table drains to convey water towards the Mooki River. This gully is not a blue line on a topographic map except right at the intersection of the two roads.

The stream is an order 1 stream. Refer to **Figure 13** which is a topographic map of the site.

With the construction of Stock Road public road access will be provided to each lot in the proposed development.

This property has been earmarked for residential subdivision in strategic plans for a number of decades and the local road network is in good condition and expected to be able to handle the additional traffic generated by the development.

The development will result in 13 additional residential properties which based on 9 vehicle movements per day could contribute 117 additional vehicles per day onto Kamilaroi Road and the intersection with Carroll Street. This is not expected to have a significant impact on the function of the surrounding road network and is expected to be within the current capacity of the existing roads.

The construction of part of Stock Road will start the link back into the residential area of Gunnedah and South School when fully constructed. This will become an important local road for residents and will ease impacts at the Carroll Street intersection when fully connected. The construction of this road has inhibited other properties from subdividing due to the cost of the road requiring connection through undeveloped land. We see this subdivision as an infill development with wider benefits to the local road network and community through the provision of improved road access and additional housing stock.

10. WASTE MANAGEMENT SYSTEM

The subject site is located in a waste collection area.

Any waste generated by the development will be transported to the Gunnedah Waste Management Facility by the earthworks contractors.

11. HERITAGE

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

We have reviewed the Gunnedah Local Environmental Plan, 2012 which does not list any items of local heritage significance in the vicinity.

A search of the Office of Heritage and Environment Aboriginal Heritage Information Management System (AHIMS) for a 50-metre buffer around Lot 14 in DP864066 has shown that there are no aboriginal sites recorded in or near the above location. The search results of this enquiry are attached to this report

12. FLOOD PRONE LAND

The proposed site for subdivision is not identified on the Gunnedah Local Environmental Plan Flood Planning Map as Flood Prone.

13. BUSHFIRE PRONE LAND

The subject site, Lot 14 in DP 864066 is not identified as being bushfire prone on the New South Wales Rural Fire Service search. **Figure 16** shows the Bushfire Prone Planning Map.

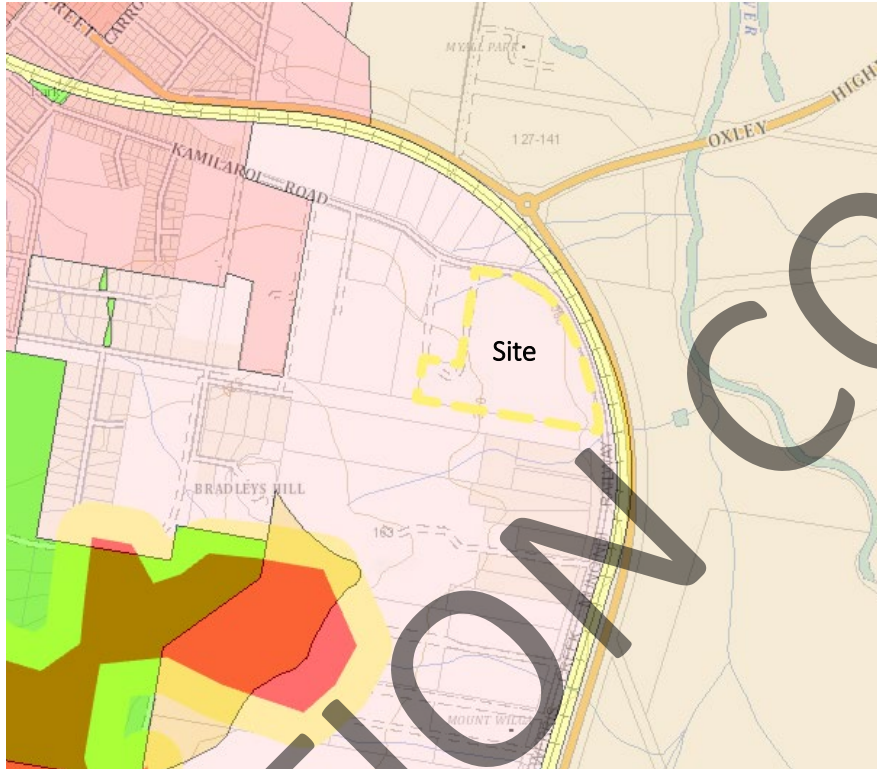


Figure 16: Bushfire Prone Land Mapping

14. SITE SERVICES

A site Services Strategy has been completed by Stewart Surveys and is appended to this report.

15. SUMMARY OF ENVIRONMENTAL IMPACTS & MITIGATION MEASURES

The proposed development is large lot residential in nature and will include subdivision of one (1) existing lots into fourteen (14) lots, in two stages. Construction works are limited to driveway access in stage 1 and new road construction along with driveway construction in stage 2. To mitigate the impacts of the road construction it is recommended that erosion and sediment control measures are put in place for the development. It is also proposed to provide a full stormwater management plan at the subdivision works certificate stage to demonstrate that stormwater from the site can be adequately managed within the development. Overall, the environmental impacts of the development are believed to be within the handling capacity of the environment with the mitigation measure noted being implemented.

16. CONCLUSION

The proposed development for subdivision of Lot 14 in DP864066 is submitted for council approval. The proposed development is considered to meet the objectives of the R5: Large Lot Residential and is permissible under the Gunnedah Local Environmental Plan 2012.

The proposed subdivision will result in fourteen (14) holdings, similar in character to the rural lots located within the area. We believe the resulting lots will be viable holdings for rural residential purposed. All proposed lots will meet the minimum Lot requirements for the land zoning of 9,000 square metres.

A minor variation to the Gunnedah Development Control Plan, 2025 is requested to allow a battle-axe handle length of 268.98 metres on Lot 1. We believe supporting this variation will result in the best subdivision layout and will meet the objectives of subdivision design in the DCP.

We have given appropriate consideration to both the objectives of the zoning, DCP 2012 & 2025 and LEP 2012 and the impact the development will have on the environment. We believe the subdivision as proposed is consistent with objectives and zoning and is permissible with council consent.

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

DEVELOPMENT PLANS

- CONCEPT PLAN OF PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109 -139 KAMILAROI ROAD, GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 7 JUNE 2023, FILE REF: 5905.
- EXISTING SERVICES PLAN FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD, GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 6 NOVEMBER 2024. FILE REF 5905.
- STAGE 1 SERVICES PLAN, FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 6 NOVEMBER 2024. FILE REF: 5905.
- STAGE 2 SERVICES PLAN FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 6 NOVEMBER 2024. FILE REF: 5905.
- STAGE 2 LANDSCAPE PLAN FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD, GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 29 MAY 2025. FILE REF 5905

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

To Gunnedah

DP1102185

KAMILAROI

(30.175

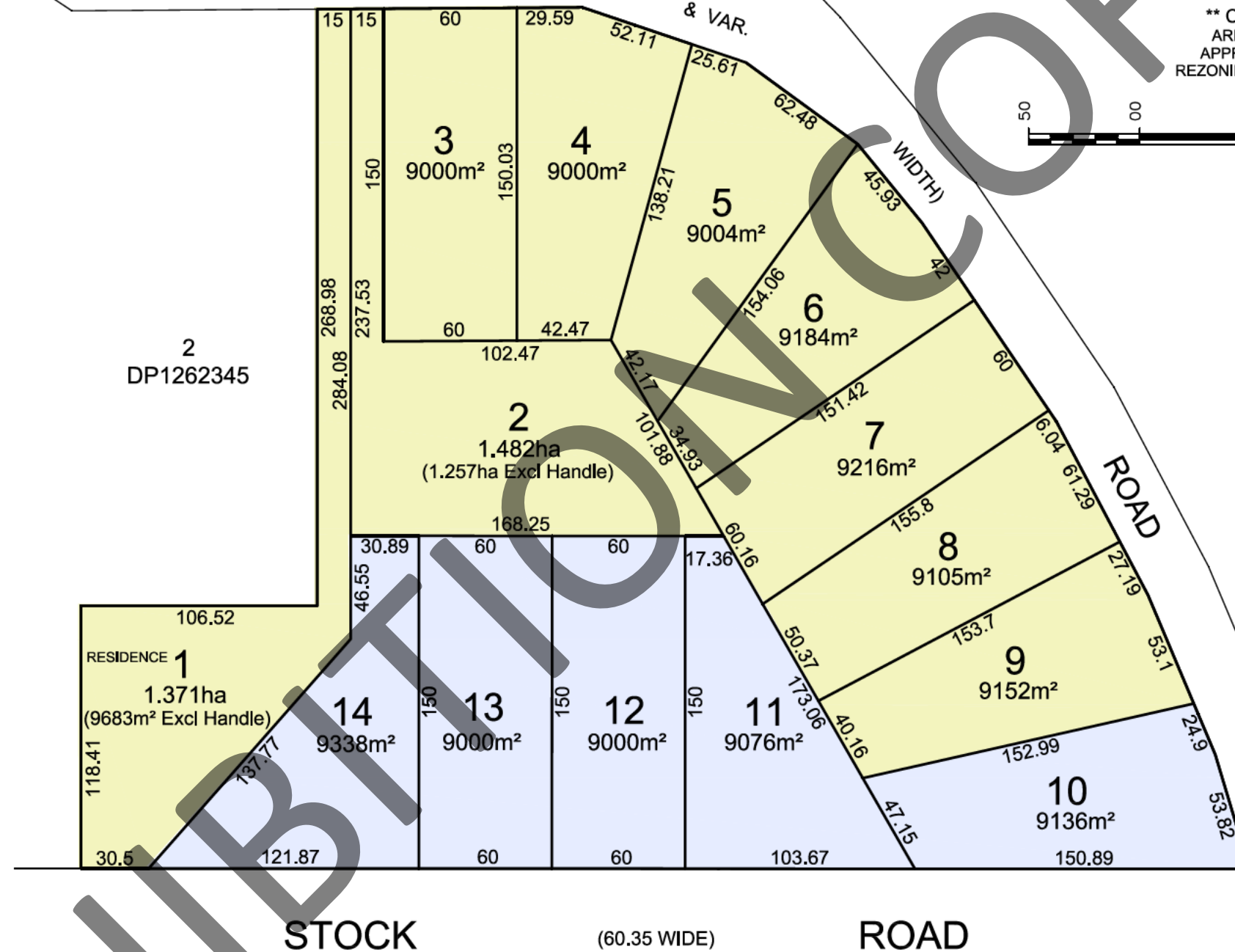
& VAR.

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS



REDUCTION RATIO
1:2500

STAGE 1
STAGE 2

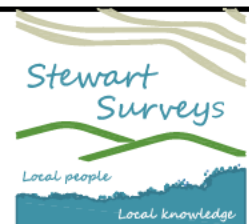


STOCK

(60.35 WIDE)

ROAD

DP830207



STEWART SURVEYS

Pty Ltd Inc in NSW ABN 65 002 886 508

109 Conadilly Street

P.O. Box 592

GUNNEDAH NSW 2380

T 02 67422966 F 02 67420684

E office@stewartsurveys.com

Surveying, Environmental & Landscape Architecture

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 client & 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.

CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 7 JUNE 2023

File Ref: 5905

DESCRIPTION:

PLAN OF PROPOSED SUBDIVISION
OF LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

- PROPERTY BOUNDARY
- ★ UNDERGROUND EARTH OR WIRES
- E EXISTING OVERHEAD POWERLINES
- EXISTING POWER POLE
- W EXISTING WATER LINE
- [H] △ HYDRANT / STOP VALVE ON MAIN
- - - EXISTING TELECOMMUNICATIONS LINE

FIBRE OPTIC CABLE
70 DEAD LINES

DP1102185

KAMILAROI

2
DP1262345

FIBRE OPTIC CABLE
2 DEAD LINES

RESIDENCE 1
1.371ha
(9683m² Excl Handle)

STOCK

DP830207

ROAD

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

STAGE 1
STAGE 2

NOTES:

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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

EXISTING SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

Stewart
Surveys

Surveying, Environmental & Landscape Architecture

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P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966
E office@stewartsurveys.com
ABN 65 002 886 508

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

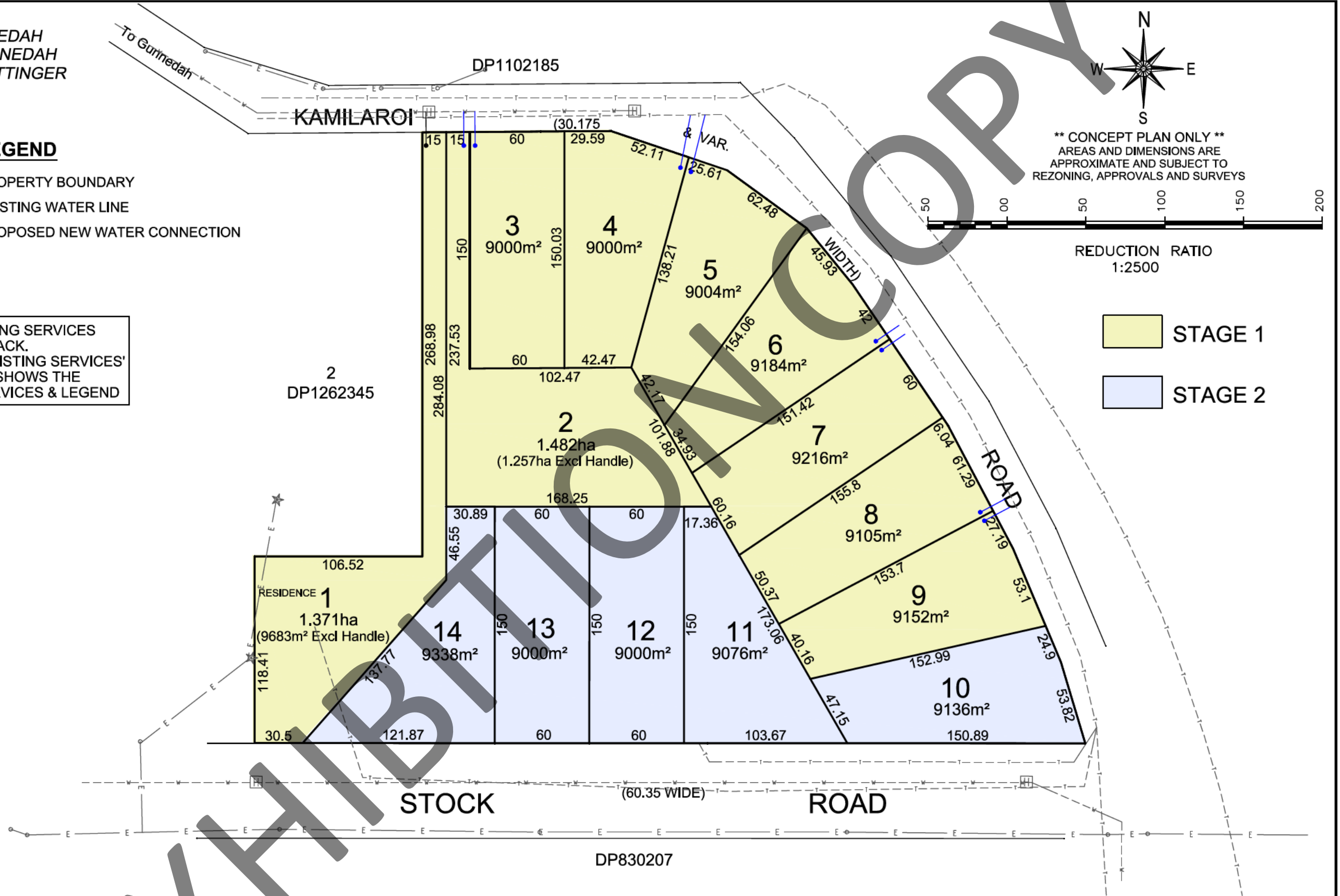
- PROPERTY BOUNDARY
- EXISTING WATER LINE
- PROPOSED NEW WATER CONNECTION

NOTE - EXISTING SERVICES
SHOWN IN BLACK.
REFER TO 'EXISTING SERVICES'
PLAN WHICH SHOWS THE
EXISTING SERVICES & LEGEND

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

- STAGE 1
- STAGE 2



Stewart
Surveys

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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

STAGE 1 SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

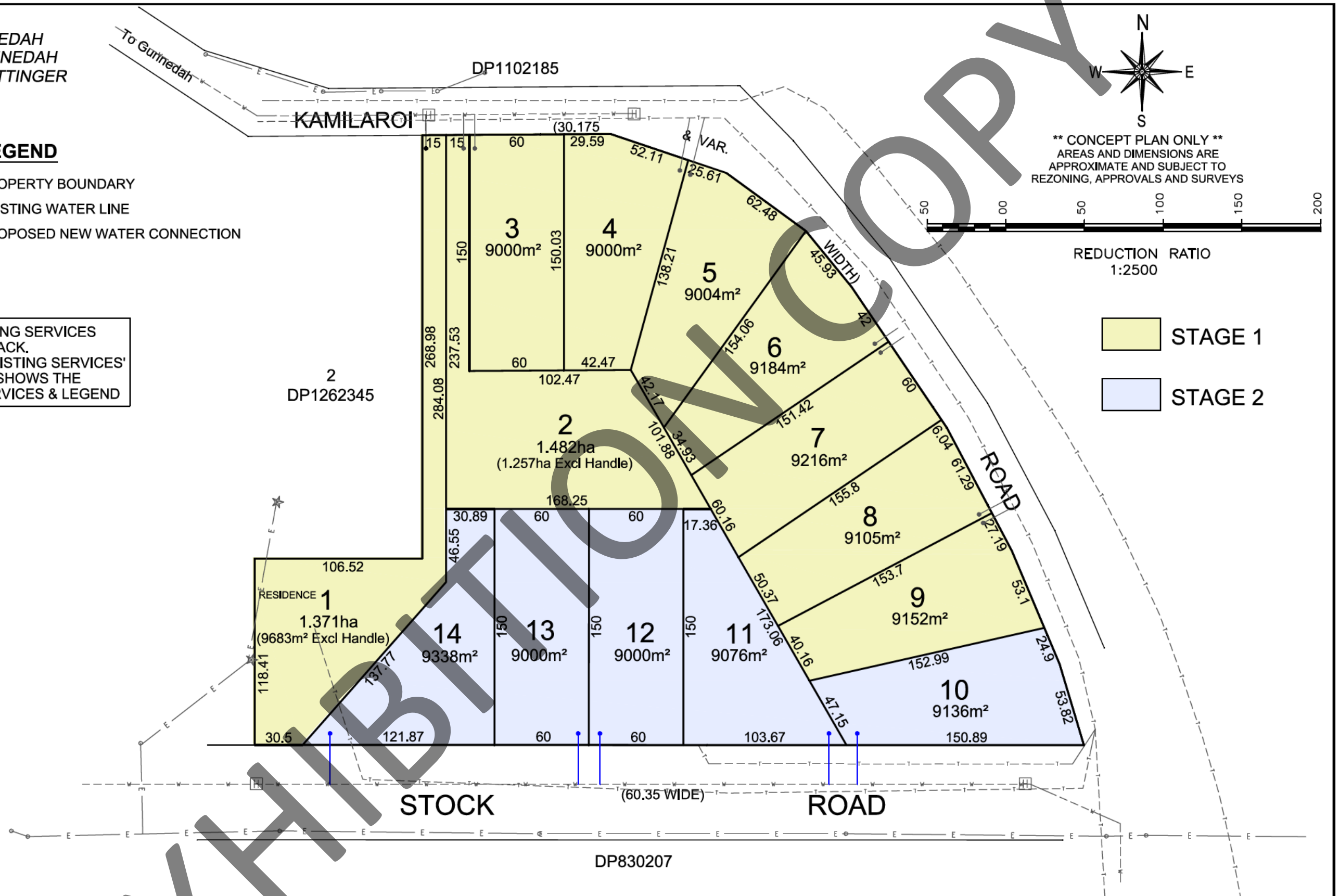
- PROPERTY BOUNDARY
- EXISTING WATER LINE
- PROPOSED NEW WATER CONNECTION

NOTE - EXISTING SERVICES
SHOWN IN BLACK.
REFER TO 'EXISTING SERVICES'
PLAN WHICH SHOWS THE
EXISTING SERVICES & LEGEND

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

- STAGE 1
- STAGE 2



Stewart
Surveys

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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

STAGE 2 SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Drawn: CRS

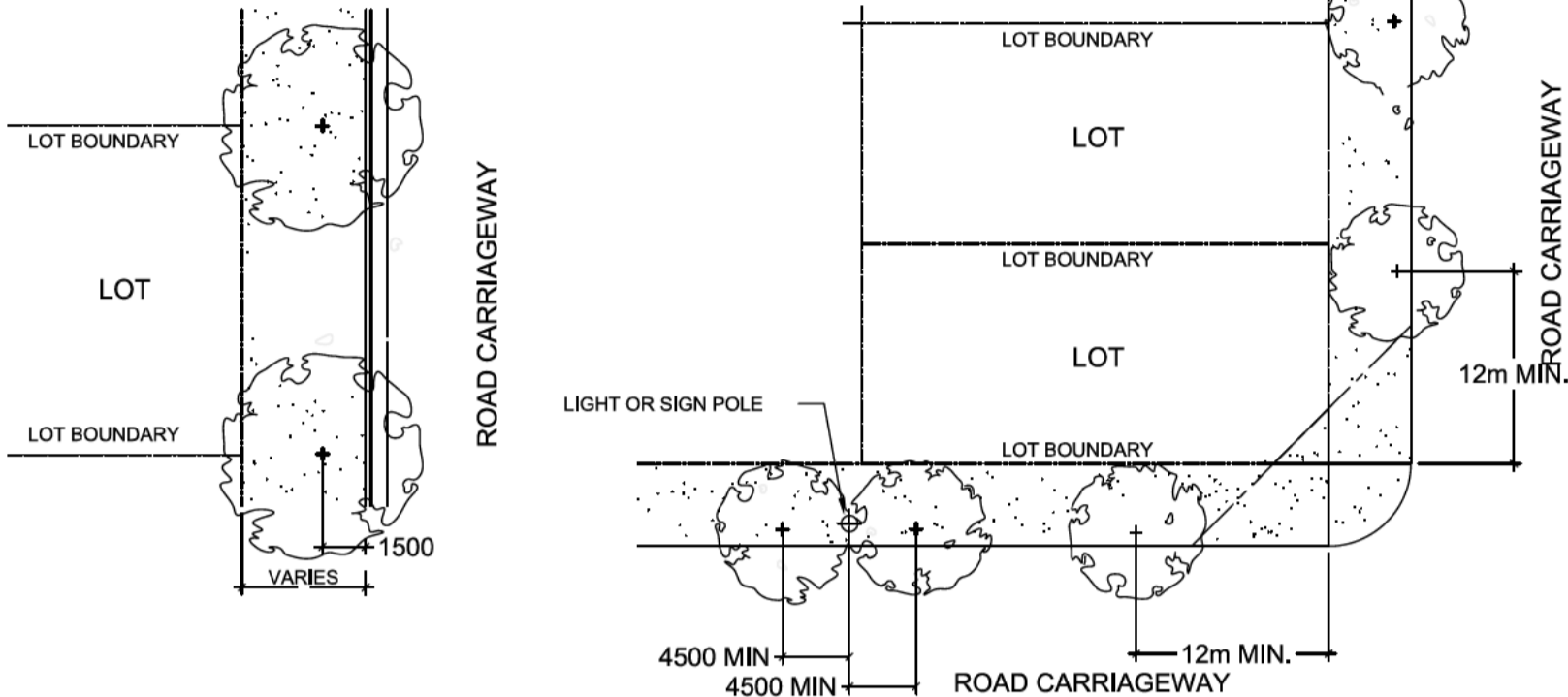
Scale: 1:2500

Sheet:

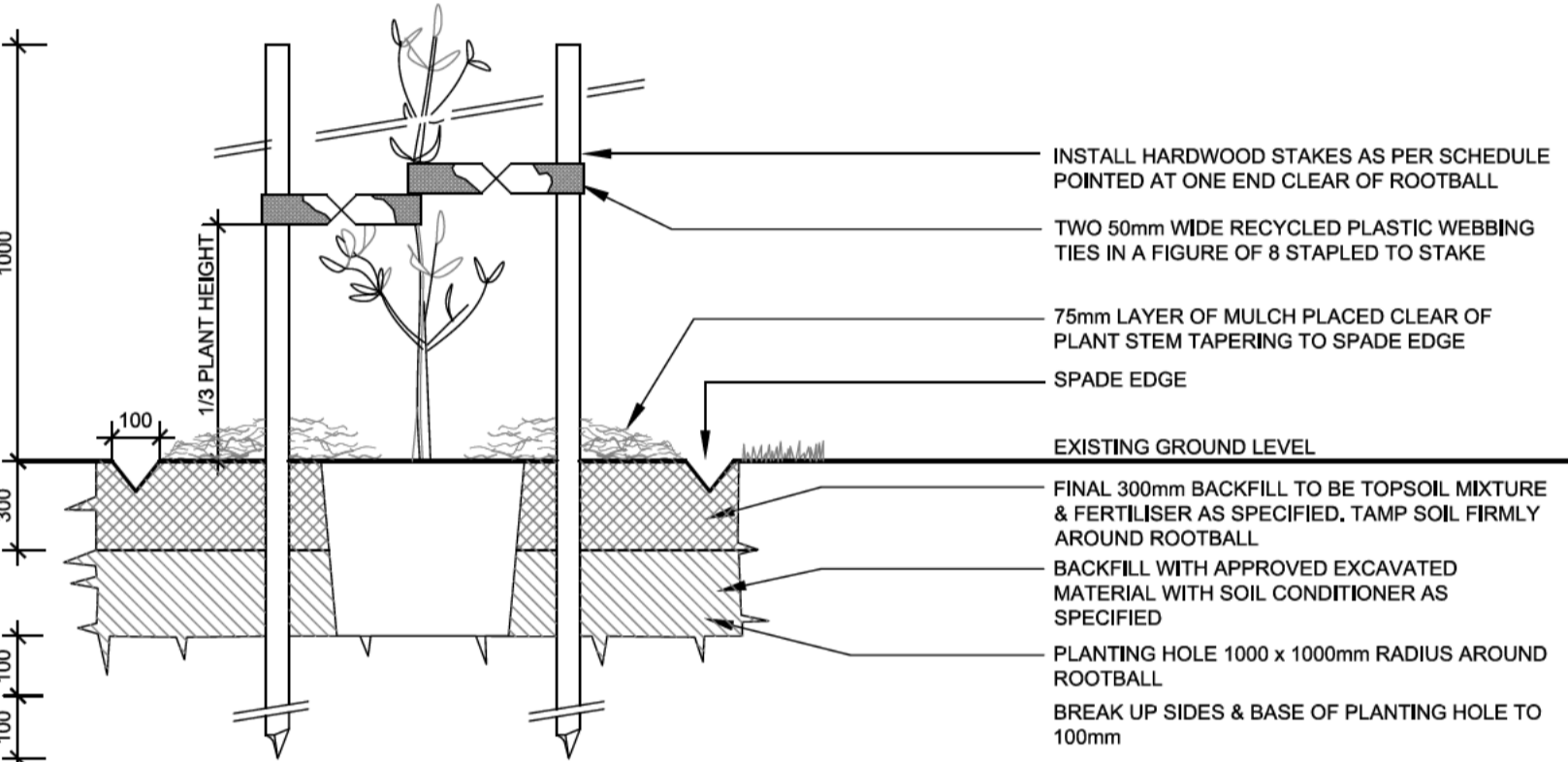
CENTERLINE OF STREET TREES ARE TO BE SETOUT 1500mm FROM KERB

- 1.0 MIN. 3m CLEARANCE FROM DRIVEWAYS
- 2.0 MIN 3m. CLEARANCE FROM SERVICE LINES INTO LOTS
- 3.0 MIN. 3m CLEARANCE FROM LIGHT POLES
- 4.0 MIN. 3m CLEARANCE FROM STORMWATER OUTLETS
- 5.0 MIN. 1.5m CLEARANCE FROM STORMWATER PITS
- 6.0 MIN. 8m CLEARANCE FROM ROAD CORNER/INTERSECTION
- 7.0 MIN. 7m FROM PEDESTRIAN CROSSINGS
- 8.0 GENERALLY PLACED AT COMMON LOT BOUNDARIES

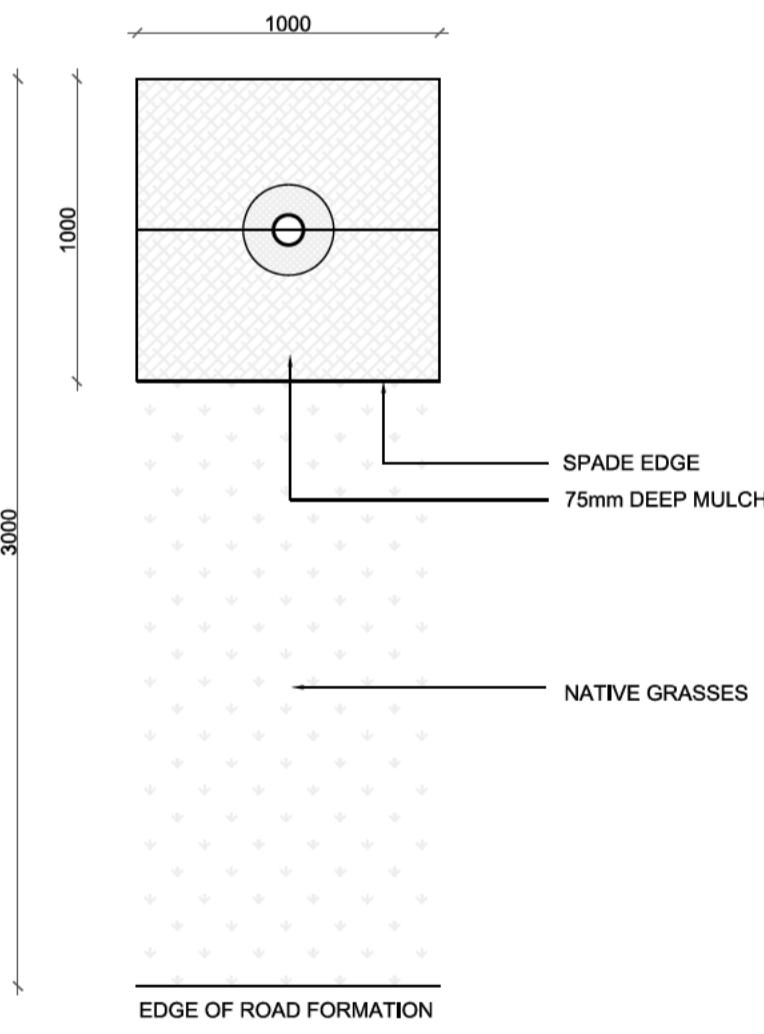
FINAL LOCATION OF STREET TREES TO BE DETERMINED ON SITE AS INSTRUCTED BY SUPERINTENDENT



1 STREET TREE SETOUT DETAIL



2 STREET TREE PLANTING

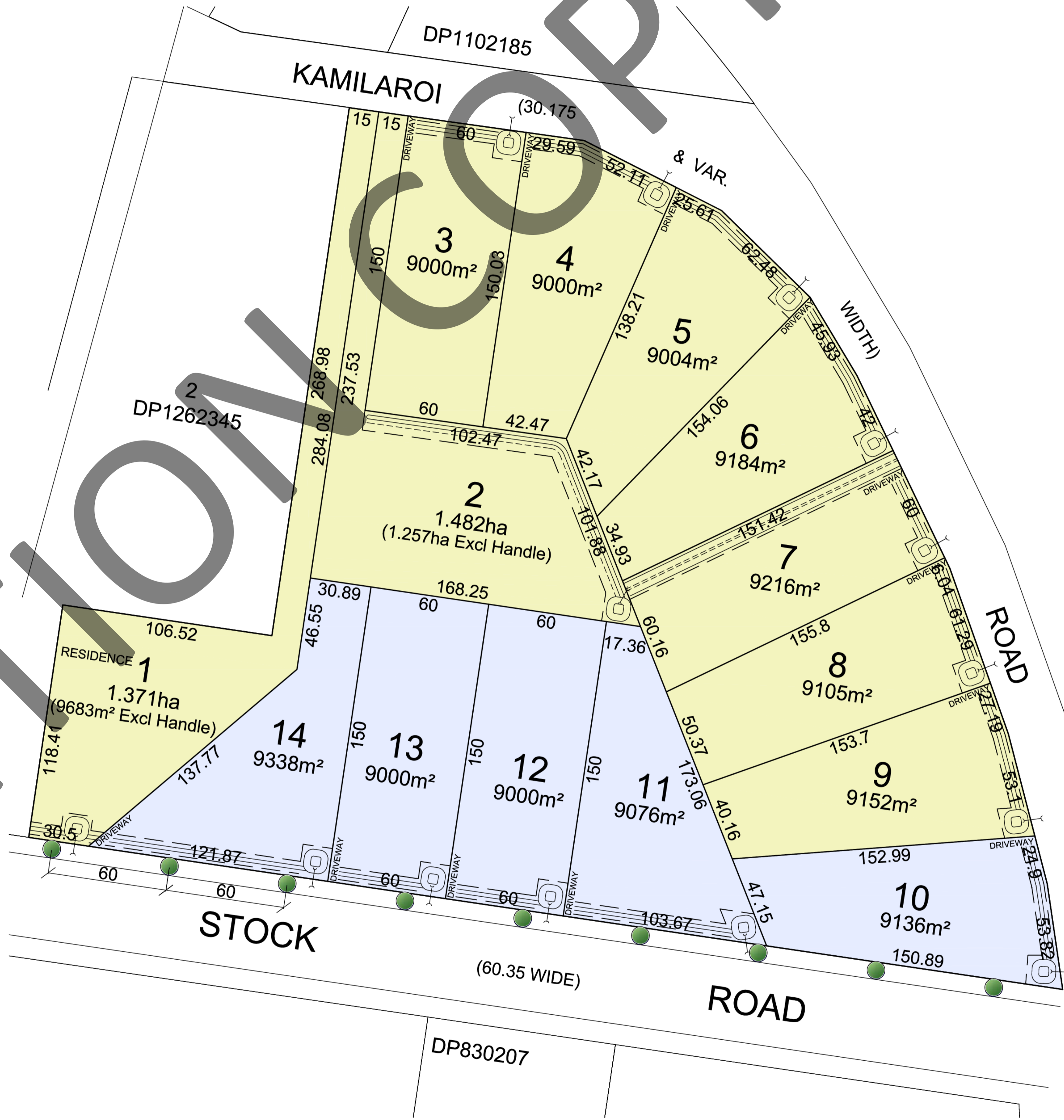
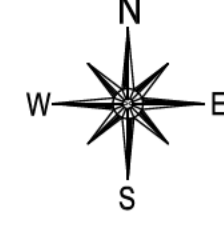


3 TYPICAL STREET TREE PLANTING DETAIL

PLANT SCHEDULE - STAGE 2

SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	POT SIZE	STAKING	QTY
STAGE 1 STREET TREES						
●	Ulmus Parvifolia	Chinese Elm	8m x 8m	20 Litre	2 x 50 x 50 x 1800	9

STAGE 1
STAGE 2



APPENDIX B

NEW SOUTH WALES RURAL FIRE SERVICE – BUSHFIRE PRONE LAND SEARCH

EXHIBITION COPY

Development Consultants – Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

109 Conadilly Street
PO Box 592
Gunnedah NSW 2380

T 02 6742 2966
office@stewartsurveys.com
www.stewartsurveys.com

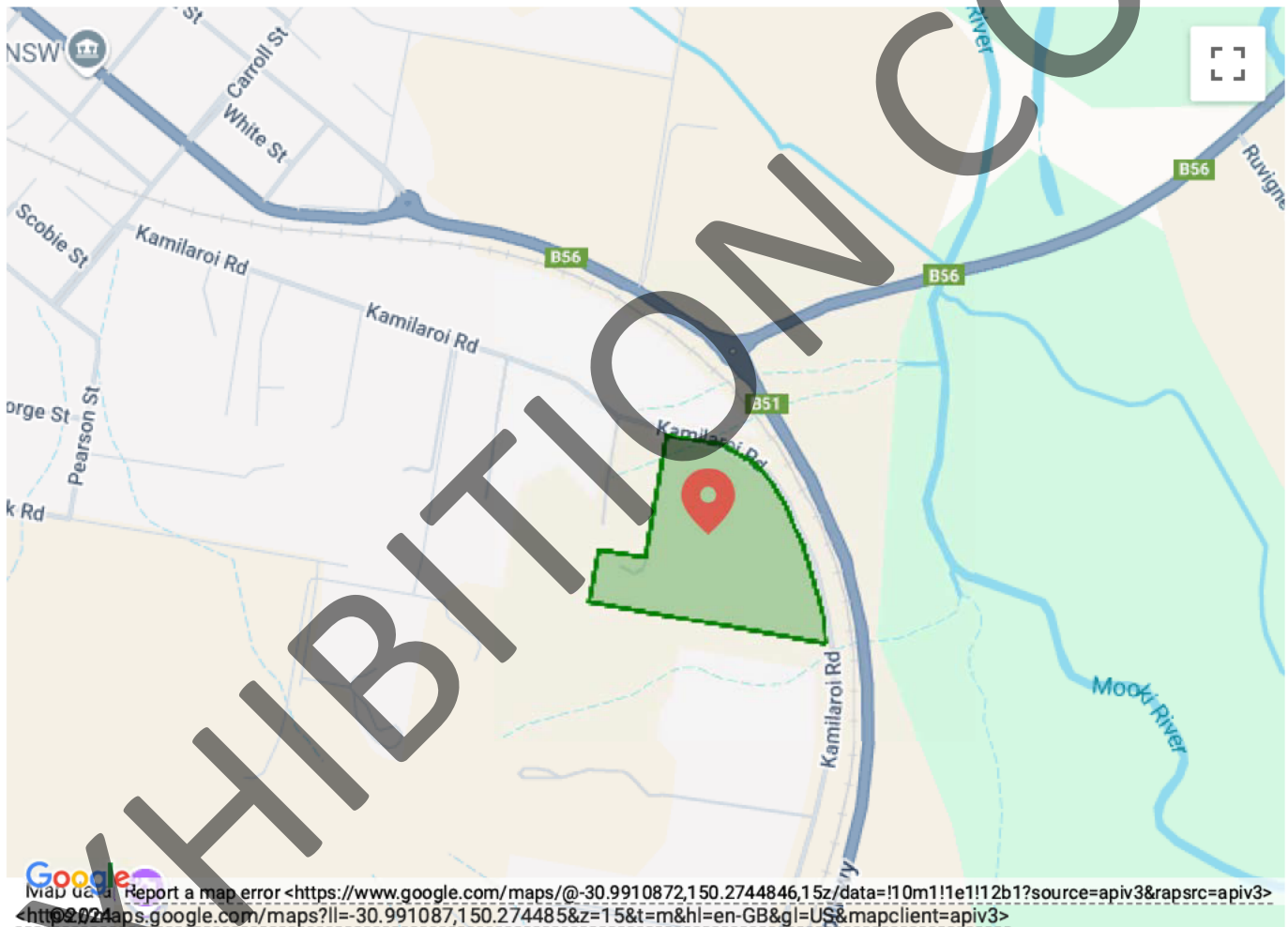


NSW RURAL
FIRE SERVICE

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

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>](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 C

ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEM SEARCH RESULTS

- LOT 14 DP864066

EXHIBITION COPY

Stewart Surveys

Date: 29 October 2024

PO Box 592

Gunnedah New South Wales 2380

Attention: Kathryn Stewart

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 14, DP:DP864066, Section : - with a Buffer of 50 meters, conducted by Kathryn Stewart on 29 October 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

SOIL LANDSCAPE PROFILE

- MAY-MARYLAND

EXHIBITION COPY



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

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

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

LOCATION AND SIGNIFICANCE

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

Variants

None.

Included landscapes

None.

LANDSCAPE

Landform

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

Geology

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

Vegetation

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

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

Climate

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

Hydrology

Not recorded.

Land use

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

Land degradation

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

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

Erosion hazard

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

SOILS

Soil Variation and Distribution

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

QUALITIES AND LIMITATIONS

Capabilities

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

Limitations to Land Use

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

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

FACETS

may(1)— Mid to lower footslope

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

may(2)— Upper footslope

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

LAND MANAGEMENT RECOMMENDATIONS

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

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

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

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

NOTES

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

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

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

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APPENDIX E

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		05/11/2024 10:59 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	141,555.1 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	0 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	9,000 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 Guidance)	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: _____

05/11/2024 10:59 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.

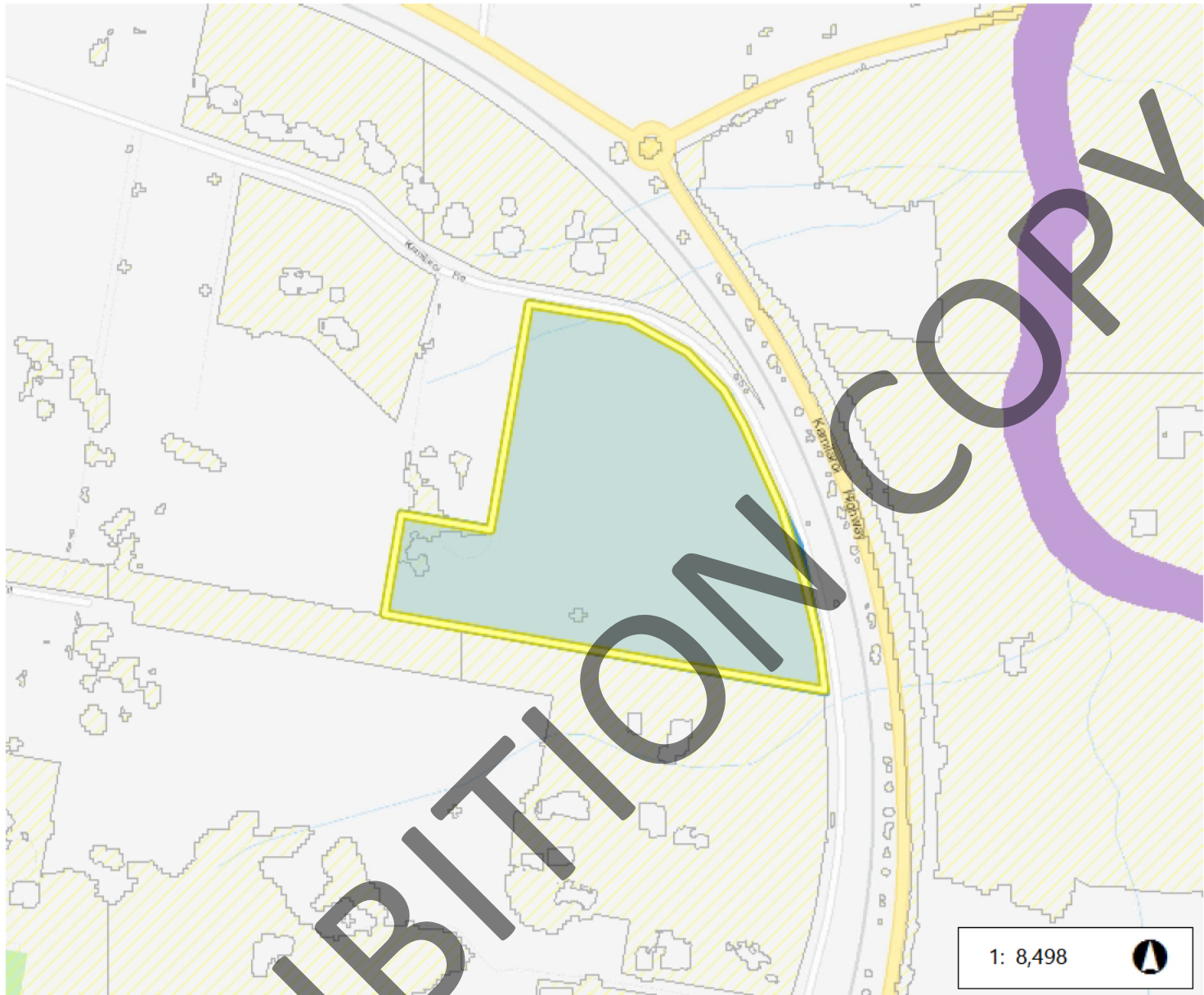
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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 or on 1800 001 490.





Biodiversity Values Map



431.7 0 215.84 431.7 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

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

05/11/2024 10:59 AM

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

Imagery © Airbus DS/Spot Image 2016

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© NSW Department of Planning and Environment

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

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

APPENDIX F

CONTAMINATION AND STATE ENVIRONMENTAL PLANNING (RESILIENCE & HAZARDS)
2021

EXHIBITION COPY

Development Consultants - Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

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Gunnedah NSW 2380

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STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

PRELIMINARY INVESTIGATION OF SITE CONTAMINATION

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

Lot Particulars: Lot 14 DP864066

Land Owners: Kate & Gerard Mainey

Please describe the historical land use of the site

Agricultural

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

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

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

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

DECLARATION

<input checked="" type="checkbox"/> I declare that to the best of my knowledge, the issue of land contamination is not relevant to the subject site.	<input checked="" type="checkbox"/> I declare that the subject site may be affected by land contamination and that further contamination investigation is warranted.
Signed: <u>[Signature]</u>	Signed: <u>[Signature]</u>
Date: <u>21/7/25</u>	Date: <u>21/7/25</u>

DEVELOPMENT APPLICATION

State Environmental Planning Policy (Biodiversity Conservation) 2021 Assessment

Subdivision of Lot 14 in DP864066
109-139 Kamilaroi Road, Gunnedah

File Reference: 5905

Date: 14 July 2025

DOCUMENT CONTROLS

Proponent	Kate & Gerard Mainey
Document Description	SEPP (Biodiversity and Conservation) 2021 Assessment
File Reference	5905
Date	14 July 2025
Prepared for	Client Name: Kate & Gerard Mainey [REDACTED] [REDACTED]
Prepared by	Kathryn Stewart Bachelor of Landscape Architecture (UNSW) Masters of Environmental Management (UNSW) Registered Landscape Architect (#001493) 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 14 DP864066 Address: 109-139 Kamilaroi Road, Gunnedah Local Government Area: 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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STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY CONSERVATION)

2021 ASSESSMENT

Kathryn Stewart of Stewart Surveys has been engaged by Kate & Gerard Mainey to conduct a report under State Environmental Planning Policy (Biodiversity Conservation) 2021, (hereby referred to as SEPP) to accompany a Development Application of a proposed Subdivision on Lot 14 in DP864066, located at 109-139 Kamilaroi Road, Gunnedah.

The subject site is zoned R5 Primary Production, with a minimum lot size of 9000 square metres under the Gunnedah Local Environmental Plan, 2012.

This assessment covers the application of State Environmental Planning Policy (Biodiversity Conservation) 2021 (hereby referred to as SEPP) Chapters 1 to 13 to the development site.

CHAPTER 2 – VEGETATION IN NON-RURAL AREAS

This chapter applies to any clearing of vegetation in a non-rural area, which covers land zoned R5 Large Lot Residential. The landowner has advised there is no clearing as part of this development application and our site inspection confirmed there is no tree removal required. **Figure 1** shows the existing dwelling location and **Figure 2** to **Figure 6** shows the property character. Existing trees are located around the dwelling with very few scattered trees elsewhere on the property.



Figure 1: Existing dwelling location



Figure 2: Existing Dwelling looking south



Figure 3: Existing Dwelling Eastern side showing landscape trees



Figure 4: Property Character looking north east



Figure 5: Property Character looking east.



Figure 6: View from Kamilaroi Road looking towards the residence

As there is no clearing involved in this application Chapter 2 of the SEPP does not apply to this development application.

CHAPTER 3 – KOALA HABITAT PROTECTION 2020

This chapter does not apply to land zoned R5.

CHAPTER 4 – KOALA HABITAT PROTECTION 2021

The subject site is zoned R5 Large Lot Residential under the Gunnedah Local Environmental Plan, 2012 and therefore falls under the requirements of State Environmental Planning Policy (Biodiversity Conservation) 2021 – chapter 4. This policy defines a Koala assessment Report as:

koala assessment report, for development, means a report prepared by a suitably qualified and experienced person about the likely and potential impacts of the development on koalas or koala habitat and the proposed management of those impacts.

Gunnedah Shire Council is listed as containing Koala habitat under the SEPP. This policy states that for all land greater than 1 hectare in size, before Council may grant consent to an application to carry out development on land it must determine the level of impact a development is likely to have on Koalas or their Habitat.

There is no approved Koala Plan of Management on this site and therefore clause 4.9 of the SEPP applies to this development.

In order to determine if the site was core Koala habitat, Kathryn Stewart of Stewart Surveys conducted a site inspection on 11th July 2025. Kathryn meets the suitably qualified person requirements of the SEPP Guideline.

The SEPP defines core Koala habitat as:

core koala habitat means—

an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas are recorded as being present at the time of assessment of the land as highly suitable koala habitat, or

an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas have been recorded as being present in the previous 18 years.

The subject site has an area of 13.77 hectares with a 634 metre frontage to Kamilaroi Road. The subject site contains an existing residence and associated outbuildings. The lot is currently used for cattle and horse grazing with vegetation largely limited to planted amenity trees around the residence. **Figure 7** is an aerial photo of the holding and the site photos in **Figure 1 to Figure 6** illustrate the site character.



Figure 7: Aerial Photo

A Desktop Review of the vegetation on the site. Maps one (1) Vegetation community. The predominant vegetation across the site is PCT 0. Non-native vegetation. The distribution of the vegetation community is shown in Figure 8.

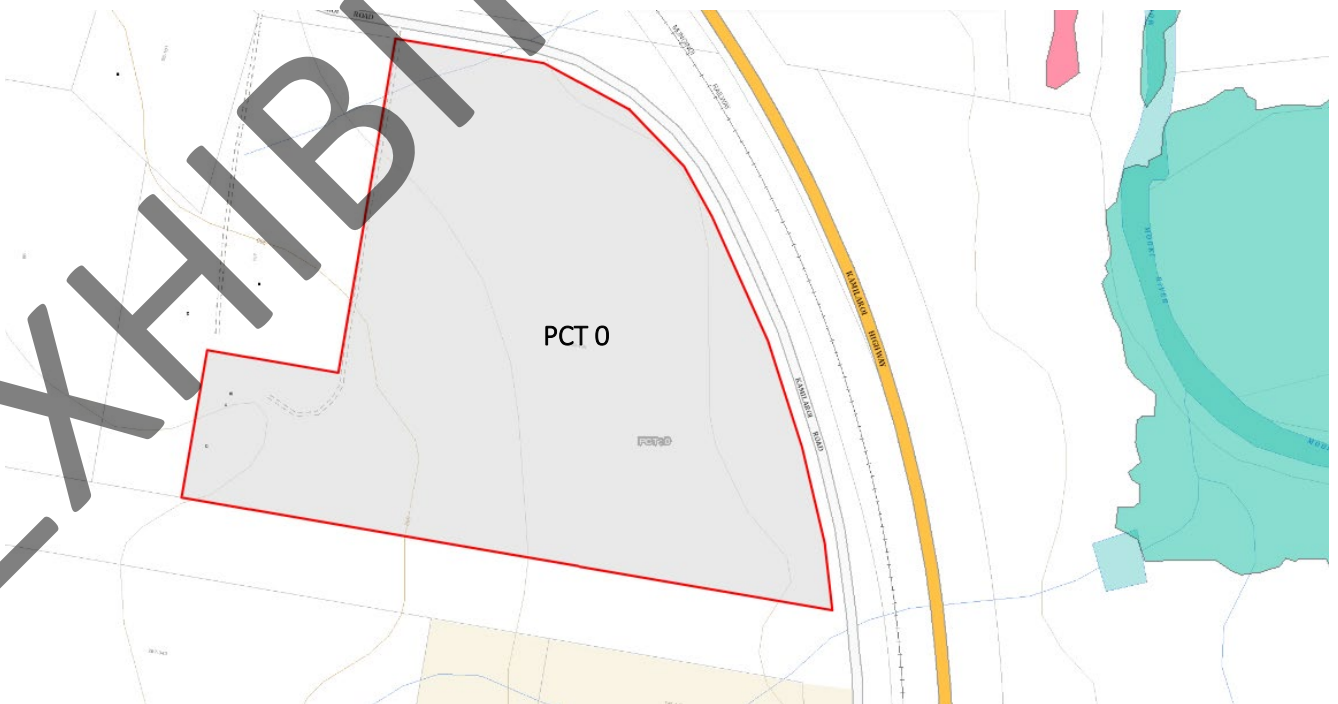


Figure 8: Plant Community Type (PCT) Map

Gunnedah falls into the Northwest Slopes Koala Management Area under the SEPP. Schedule two of the SEPP outlines Koala use tree species for this management area. These tree species are listed along with site observations in **Table 1**.

Table 1: Northwest Slopes Koala Management Area Tree Species and Site Observations

Scientific Name	Common Name	Observed on Site
<i>Angophora floribunda</i>	Rough-barked Apple	
<i>Callitris glaucophylla</i>	White Cypress Pine	
<i>Casuarina cristata</i>	Belah	
<i>Eucalyptus albens</i>	White Box	Observed on site
<i>Eucalyptus blakelyi</i>	Blakely's Red Gum	
<i>Eucalyptus bridgesiana</i>	Apple Box	
<i>Eucalyptus caleyi</i>	Drooping Ironbark	
<i>Eucalyptus caliginosa</i>	Broad-leaved Stringybark	
<i>Eucalyptus camaldulensis</i>	River Red Gum	Observed on site
<i>Eucalyptus canaliculata</i>	Large-fruited Grey Gum	
<i>Eucalyptus chloroclada</i>	Dirty Gum	
<i>Eucalyptus conica</i>	Fuzzy Box	
<i>Eucalyptus coolabah</i>	Coolibah	
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	
<i>Eucalyptus dalrympleana</i>	Mountain Gum	
<i>Eucalyptus dealbata</i>	Tumbledown Red Gum	
<i>Eucalyptus dwyeri</i>	Dwyer's Red Gum	
<i>Eucalyptus exserta</i>	Peppermint	
<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	
<i>Eucalyptus goniocalyx</i>	Bundy	
<i>Eucalyptus laevopinea</i>	Silver-top Stringybark	
<i>Eucalyptus largiflorens</i>	Black Box	
<i>Eucalyptus macrorhyncha</i>	Red Stringybark	
<i>Eucalyptus mannifera</i>	Brittle Gum	
<i>Eucalyptus melanophloia</i>	Silver-leaved Ironbark	
<i>Eucalyptus melliodora</i>	Yellow Box	
<i>Eucalyptus microcarpa</i>	Western Grey Box	
<i>Eucalyptus moluccana</i>	Grey Box	
<i>Eucalyptus nobilis</i>	Forest Ribbon Gum	
<i>Eucalyptus parramattensis</i>	Parramatta Red Gum	
<i>Eucalyptus pauciflora</i>	White Sally, Snow Gum	
<i>Eucalyptus pilligaensis</i>	Narrow-leaved Grey Box	

<i>Eucalyptus polyanthemus</i>	Red Box	
<i>Eucalyptus populnea</i>	Bimble Box/Poplar Box	Observed on site
<i>Eucalyptus prava</i>	Orange Gum	
<i>Eucalyptus punctata</i>	Grey Gum	
<i>Eucalyptus quadrangulata</i>	White-topped Box	
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	
<i>Eucalyptus viminalis</i>	Ribbon Gum	

There were three (3) Koala preferred tree species listed in schedule 2 of SEPP (Koala habitat Protection) 2021 observed on site. *Eucalyptus albens* (White Box), *Eucalyptus populnea* (Bimble Box) and *Eucalyptus camaldulensis* (River Red Gum).

There are only three individual Koala habitat trees on this site, therefore, alone the site is unlikely to be able to support a koala population, but when combined with adjoining sites, it may have the potential to support a koala population.

Six Eucalyptus trees were inspected for Koalas or evidence of Koala activity by means of scats at the base or scratch markings on the trunk. There were no Koalas observed on site and no evidence of past koala activity observed on the site during the inspection. The table below outlines the location of the trees inspected.

Table 2: Koala Observations on the Site

Easting	Northing	Elevation	Waypoint	Botanical Name	Common Name	Koala Observations
239675	6567962	316	W1	<i>Eucalyptus camaldulensis</i>	River Red Gum	Nil
239638	6567963	312	W2	<i>Eucalyptus albens</i>	White Box	Nil
239670	6567930	314	W3	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Nil
239671	6567956	315	W4	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Nil
239679	6567968	315	W5	<i>Eucalyptus cladocalyx</i>	Sugar Gum	Nil
239781	6568244	291	W6	<i>Eucalyptus populnea</i>	Poplar Box	Nil

Desktop Review of Koala habitat

Further to the site investigations a desktop review of the Gunnedah Koala Strategy and Bionet record of koala sightings in the last 18 years was undertaken.

The subject site forms part of the Gunnedah Koala Strategy endorsed by Gunnedah Shire Council on 21 October 2015. The subject site is located in the Gunnedah focus area and mapped in figure 4.1 of the strategy prepared by Greenloaning Biostudies. **Figure 9** shows the site on this map.

The vegetation around the site is mapped as 2A/2B secondary (class B) Koala habitat. These types of vegetation are able to support koala populations in low density.

The subject site is identified as being in an area of high Koala activity in the Greenloaning report.

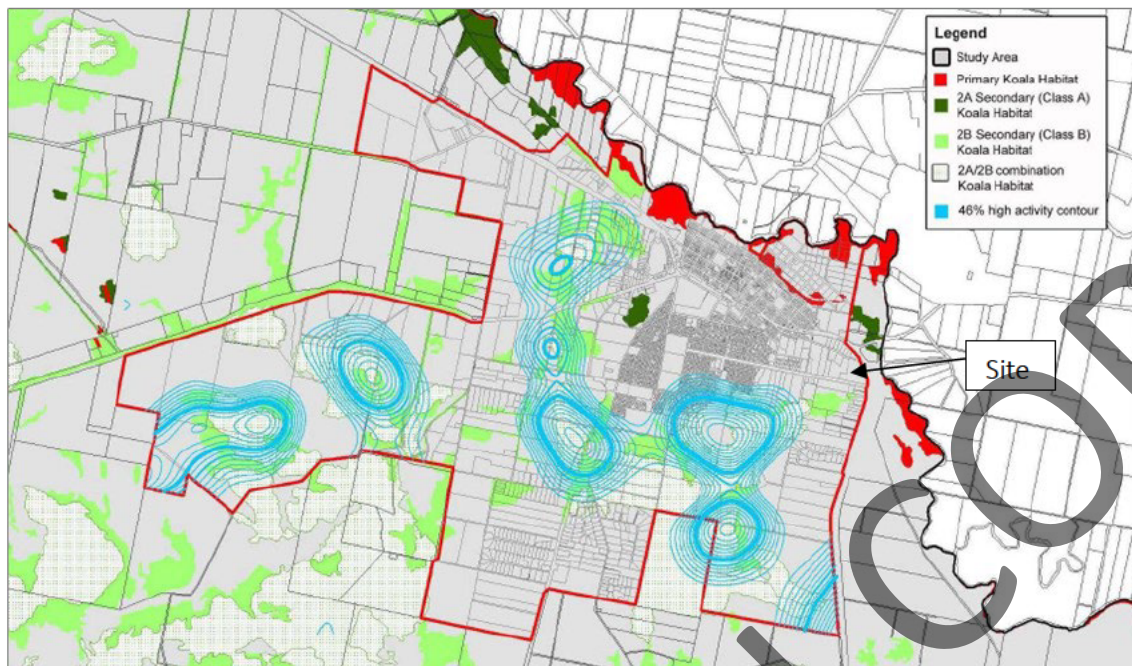


Figure 9: Site on Figure 4.1 of the Koala Strategy Gunnedah Focus Area

A search of the NSW Office of Environment and Heritage Bionet Atlas of NSW Wildlife records 1,478 koala sightings in the Gunnedah LGA. A search of the area surrounding the site shows there have been no koala sightings on the subject site and six (6) Koala sightings recorded in the nearby area, these observations "last date" was recorded as 31 August 2021, nearly 4 years ago. Coordinates of the sightings are listed below in Table 3. Figure 10: Atlas Map showing Koala sightings in the area shows an extract from this search showing the site.

Table 3: Koala Sighting (BIONET)

Koala Sighting	Easting	Northing	Date	Distance from Site
1	239585	6566381	9/06/2019	1.51km South of site
2	238670	6567231	6/05/2021	1.15km South West of site
3	238651	6567173	8/11/2019	1.20km South West of site
4	239776	6568548	7/11/2014	277m North of site
5	238026	6566175	31/08/2021	2.34km South West of site
6	237775	6566189	5/05/2021	2.51km South West of site.

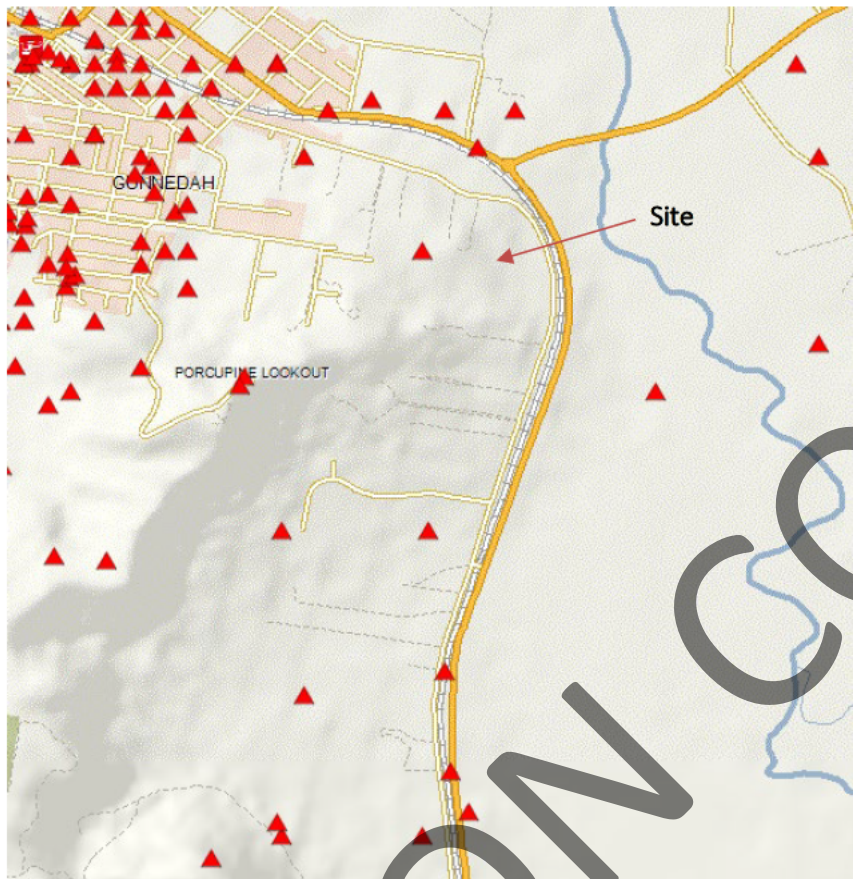


Figure 10: Atlas Map showing Koala sightings in the area

Application of Core Koala Habitat

The subject site has been assessed by Kathryn Stewart of Stewart Surveys as containing three (3) Koala Habitat tree species listed for the North West area. Koala Habitat trees were in low abundance across the site totalling three individual trees. A site inspection conducted on 11th July 2025 did not record any Koalas on the site or evidence of Koalas at the site. A review of historical records of Koala sightings has identified the site is in an area of koala activity but there were no observations on the subject site. Therefore, the subject site is considered to be suitable Koala habitat when combined with adjoining properties, but does not meet the definition of Core Koala Habitat under SEPP (Koala Habitat Protection), 2021 as no Koala's have been recorded on the site in the last eighteen years.

Clause 4.9 (3) states that if council is satisfied that the development is likely to have a low or no impact on Koala's or Koala habitat, the council may grant consent to the development application.

CHAPTER 5 - RIVER MURRAY LANDS

This chapter does not apply to land in the Gunnedah Shire.

CHAPTER 6 – BUSHLAND IN URBAN AREAS

This chapter does not apply to land in the Gunnedah Shire.

CHAPTER 7 – REPEALED

This chapter has been repealed and therefore does not apply to this report.

CHAPTER 8 – REPEALED

This chapter has been repealed and therefore does not apply to this report.

CHAPTER 9 – REPEALED

This chapter has been repealed and therefore does not apply to this report.

CHAPTER 10 – REPEALED

This chapter has been repealed and therefore does not apply to this report.

CHAPTER 11 – REPEALED

This chapter has been repealed and therefore does not apply to this report.

CHAPTER 12 – REPEALED

This chapter has been repealed and therefore does not apply to this report.

CHAPTER 13 – STRATEGIC CONSERVATION PLANNING

This chapter does not apply to this development.

CONCLUSION

We have conducted a full State Environmental Planning Policy (Biodiversity Conservation) 2021 assessment for the proposed development application. The only chapter which applies to this development is Chapter 4 – Koala Habitat Protection 2021. Our assessment concludes that there are no known impacts of proposed development which prohibit council from supporting this application.

This SEPP (Biodiversity and Conservation) 2021 Assessment report 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.

REFERENCES

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

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

New South Wales Government Legislation, State Environmental Planning Policy (Koala Habitat Protection) 2021, Available at [<https://legacy.legislation.nsw.gov.au/EPLs/2021-115.pdf>]

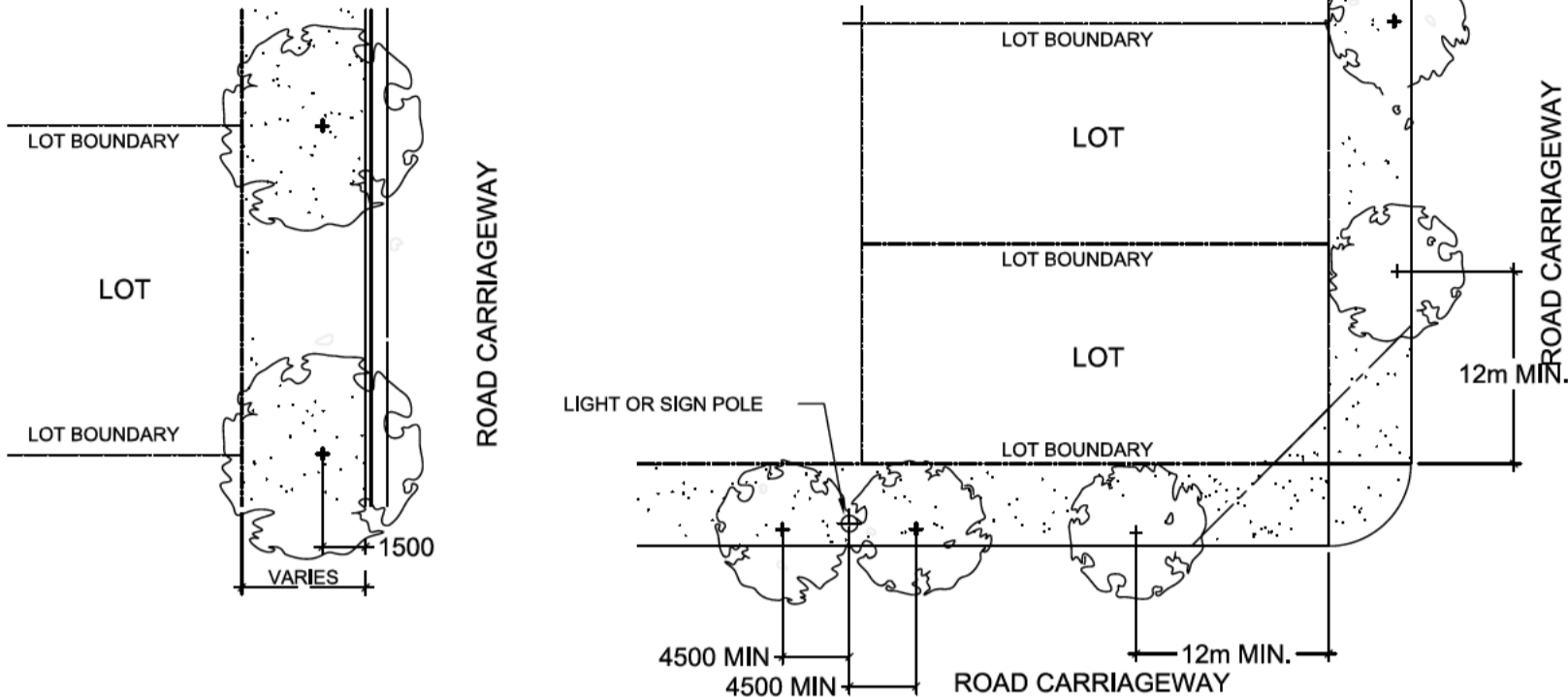
Phillips, S. S. (2000) Tree species preferences of the Koala *Phascolarctos cinereus* as a basis for the delineation of management areas for recovery planning in New South Wales. Unpub. report to NSW National Parks and Wildlife Service/Koala Recovery Plan.

Department of Environment and Climate Change NSW (DECC) 2008. The Approved Recovery Plan for the Koala.

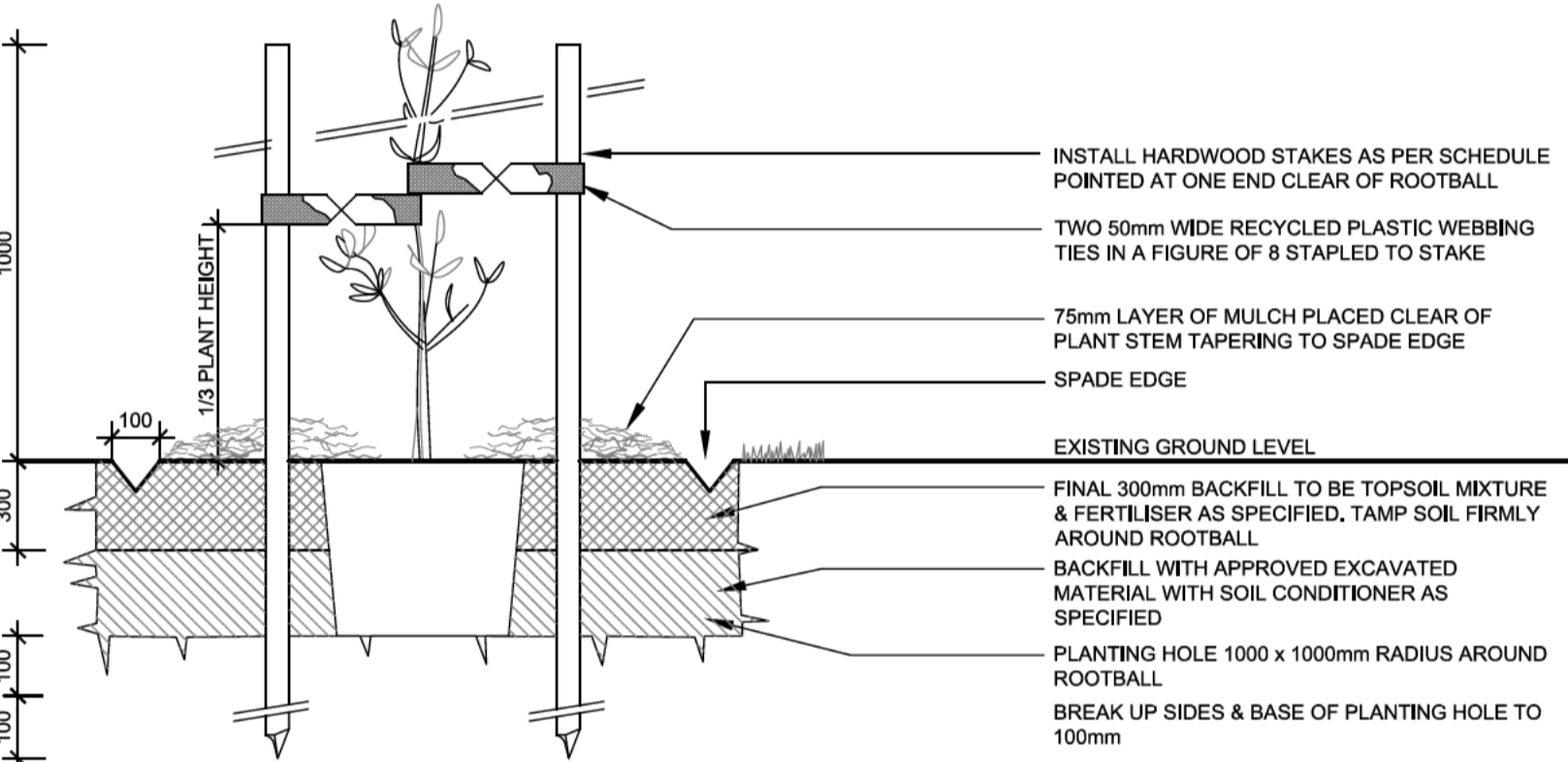
CENTERLINE OF STREET TREES ARE TO BE SETOUT 1500mm FROM KERB

- 1.0 MIN. 3m CLEARANCE FROM DRIVEWAYS
- 2.0 MIN 3m. CLEARANCE FROM SERVICE LINES INTO LOTS
- 3.0 MIN. 3m CLEARANCE FROM LIGHT POLES
- 4.0 MIN. 3m CLEARANCE FROM STORMWATER OUTLETS
- 5.0 MIN. 1.5m CLEARANCE FROM STORMWATER PITS
- 6.0 MIN. 8m CLEARANCE FROM ROAD CORNER/INTERSECTION
- 7.0 MIN. 7m FROM PEDESTRIAN CROSSINGS
- 8.0 GENERALLY PLACED AT COMMON LOT BOUNDARIES

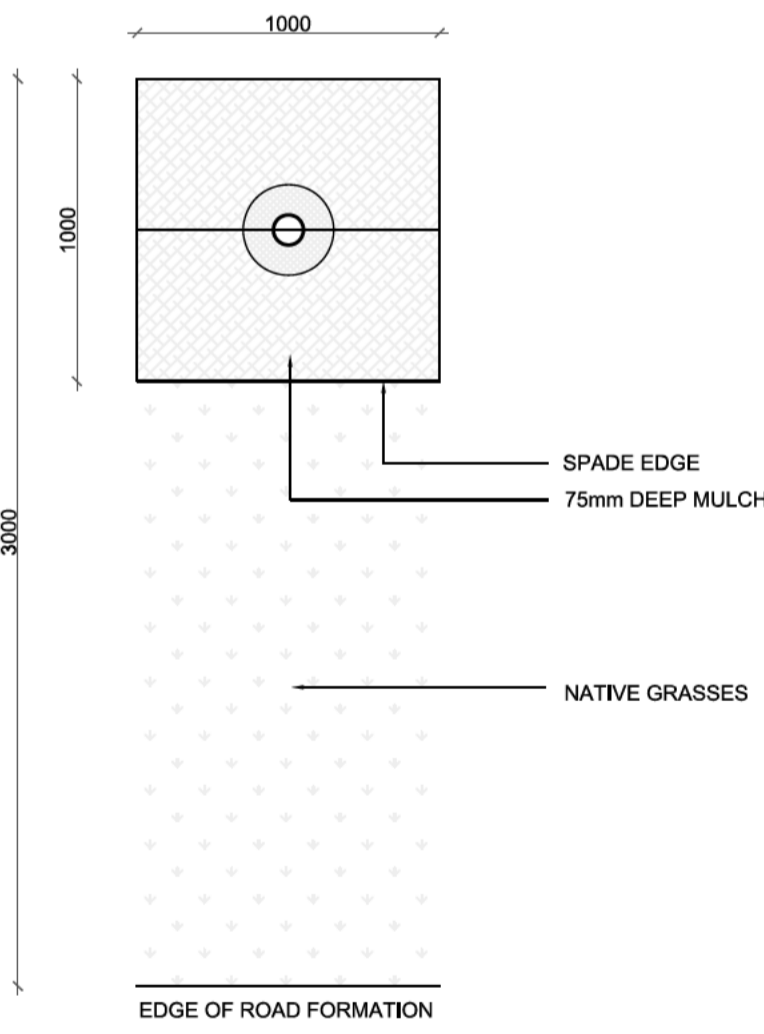
FINAL LOCATION OF STREET TREES TO BE DETERMINED ON SITE AS INSTRUCTED BY SUPERINTENDENT



1 STREET TREE SETOUT DETAIL



2 STREET TREE PLANTING

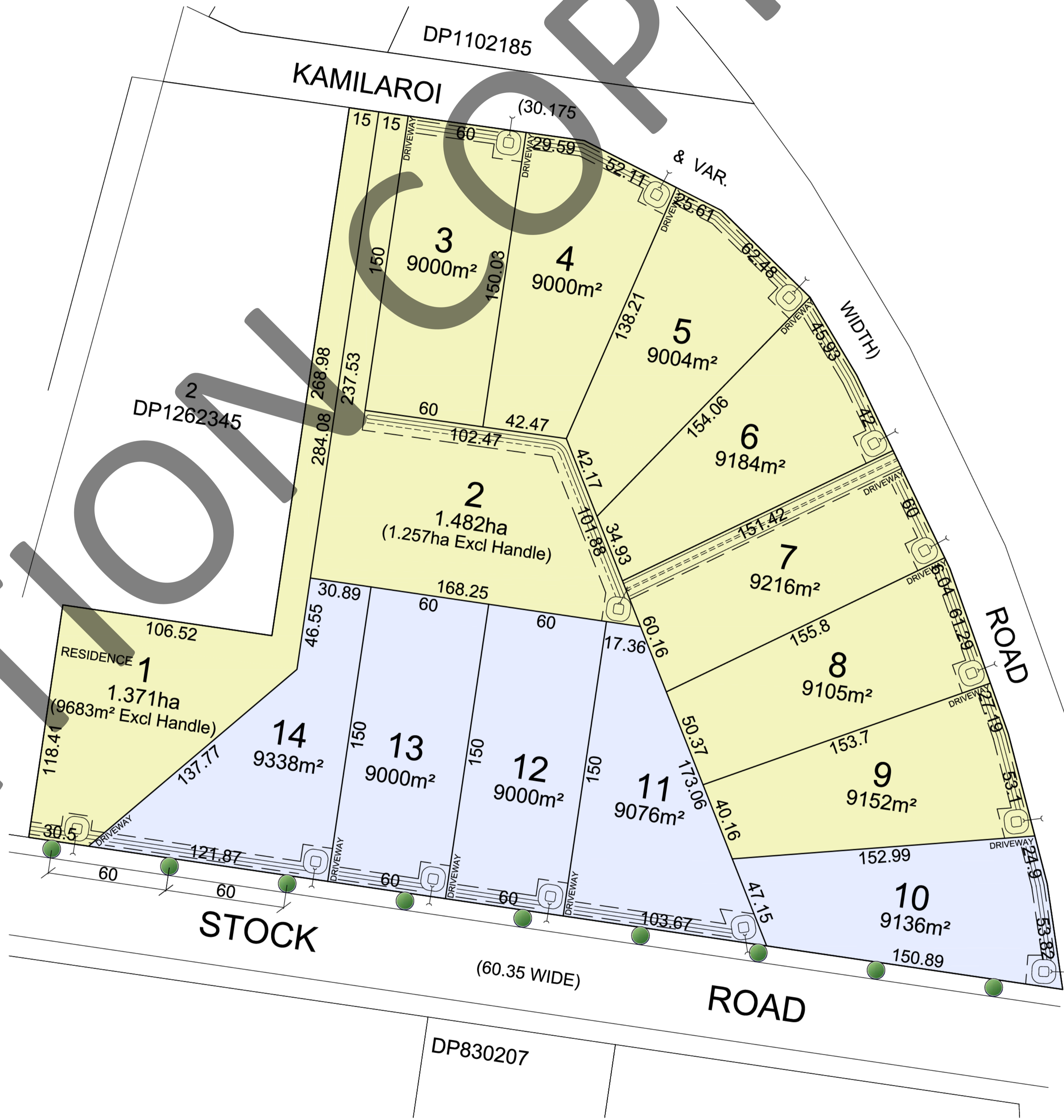


3 TYPICAL STREET TREE PLANTING DETAIL

PLANT SCHEDULE - STAGE 2

SYM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD	POT SIZE	STAKING	QTY
STAGE 1 STREET TREES						
●	Ulmus Parvifolia	Chinese Elm	8m x 8m	20 Litre	2 x 50 x 50 x 1800	9

STAGE 1
STAGE 2



DEVELOPMENT APPLICATION

Site Services Strategy

Subdivision of Lot 14 in DP864006
109-139 Kamilaroi Road, Gunnedah

File Reference: 5905

Date: 14 July 2025

DOCUMENT CONTROLS

Proponent	Kate & Gerard Mainey
Document Description	Site Servicing Strategy
File Reference	5905
Date	14 July 2025
Prepared for	Client Name: Kate & Gerard Mainey [REDACTED] [REDACTED]
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 14 DP864066 Address: 109-139 Kamilaroi Road, Gunnedah Local Government Area: Gunnedah
<p>COPYRIGHT © Stewart Surveys Pty Ltd 2025</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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2.2 SEWER MAIN	8
2.3 STORMWATER MANAGEMENT	9
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INTRODUCTION

This servicing strategy has been prepared for the proposed fourteen (14) Lot subdivision of Lot 14 in DP 864066. This report follows the requirements outlined in Section 5.2 of the Gunnedah Development Control Plan 2012 (DCP, 2012) and Part G of the Gunnedah Development Control Plan, 2025 (DCP, 2025), reviewing the current infrastructure surrounding the site and outlining the proposed new infrastructure as part of this development.

The proposed service locations shown in this strategy are preliminary only and subject to development approval by Gunnedah Shire Council, and full survey and engineering review during the detailed design phase following development application approval.

All works are to meet Gunnedah Shire Council's standard specifications, outlined in the Gunnedah Shire Council Engineering Guidelines for Subdivisions and Development, Version 2.0 Dated August 2013 and relevant Australian Standards.

This service strategy will address the proposed extension of Sewer, Water Reticulation, Electricity and Telecommunications services to the new development. This report should be read in conjunction with the appended site services strategy plans.

1. EXISTING SERVICES

The site is located within Gunnedah Shire Council's water and sewer reticulation area.

Figure 1 shows council's records of the existing water services surrounding the site. There is a reticulated water supply lines running along Stock Road, and a section of Kamilaroi Road near the existing entrance to the site at the western boundary.

The subject site is not located in a reticulated sewer area of Gunnedah, with surrounding properties serviced by onsite sewer management systems.

There are underground electrical cables on the subject site, and overhead powerlines along Stock Road, which are serviced by essential energy. The subject site is serviced by telecommunications service.

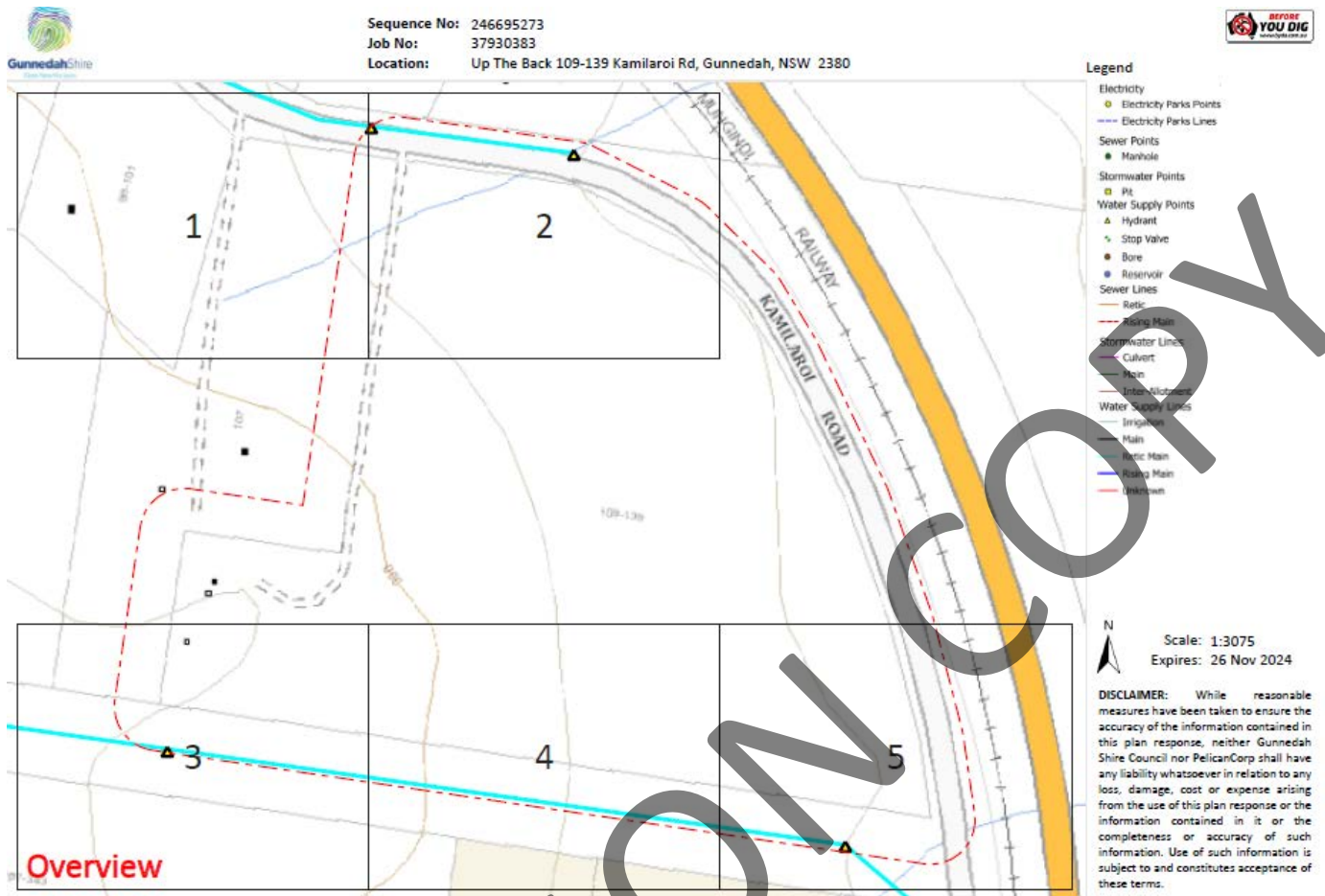


Figure 1: Existing Water Reticulation Services (Gunedah Shire Council November 2024)

Figure 2 shows the existing services on the plan of proposed subdivision. A scaled copy of this plan is appended to this report.

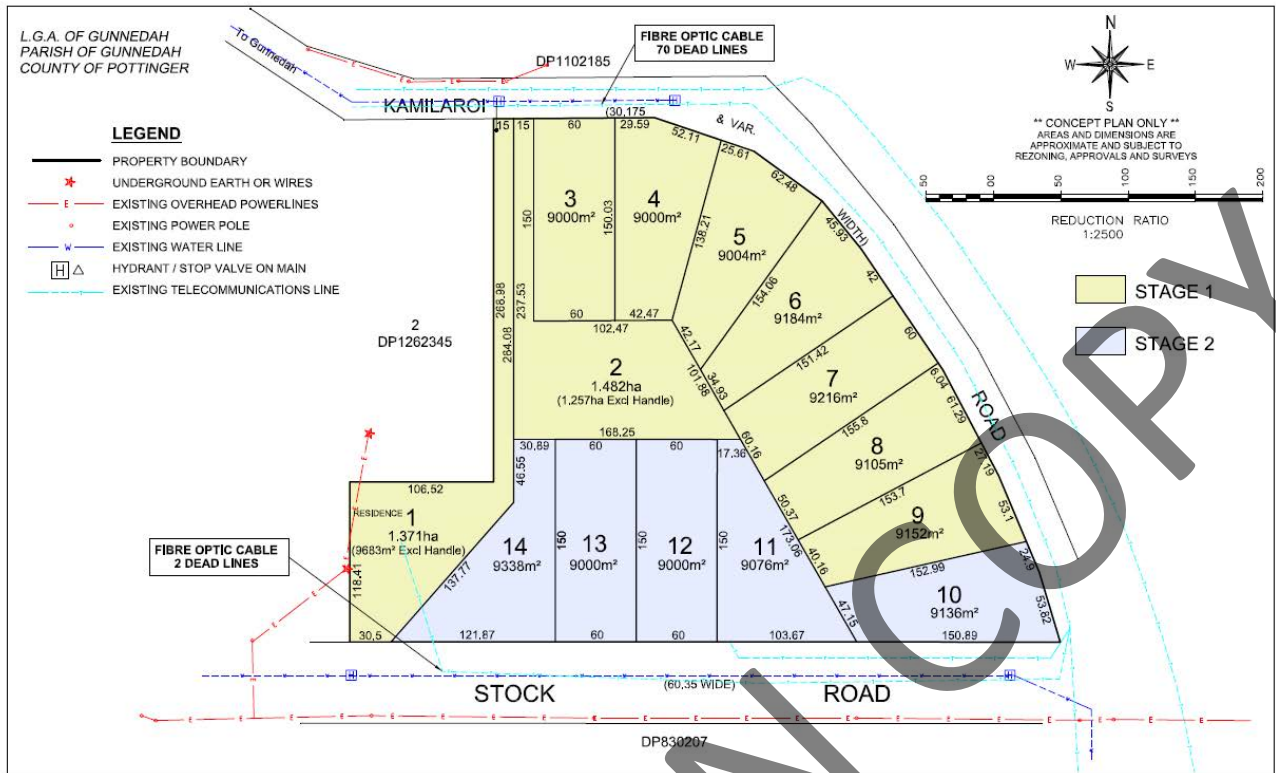


Figure 2: Existing Services Plan

2. PROPOSED SERVICES

The following section of this report outlines the proposed new services as part of this development. **Figure 3** and **Figure 4** shows the proposed services in stages 1 and 2 on the plan of proposed subdivision. A scaled copy of the plan is appended to this report.

Stage 1 of the development includes the Lots 1 to 9 fronting Kamilaroi Road. Stage 2 includes Lots 10 to 14 and the construction of Stock Road within the existing road reserve.



Services will be installed in accordance with Gunnedah Shire Council's Engineering Guidelines. **Figure 5** shows the standard allocations from the guidelines.

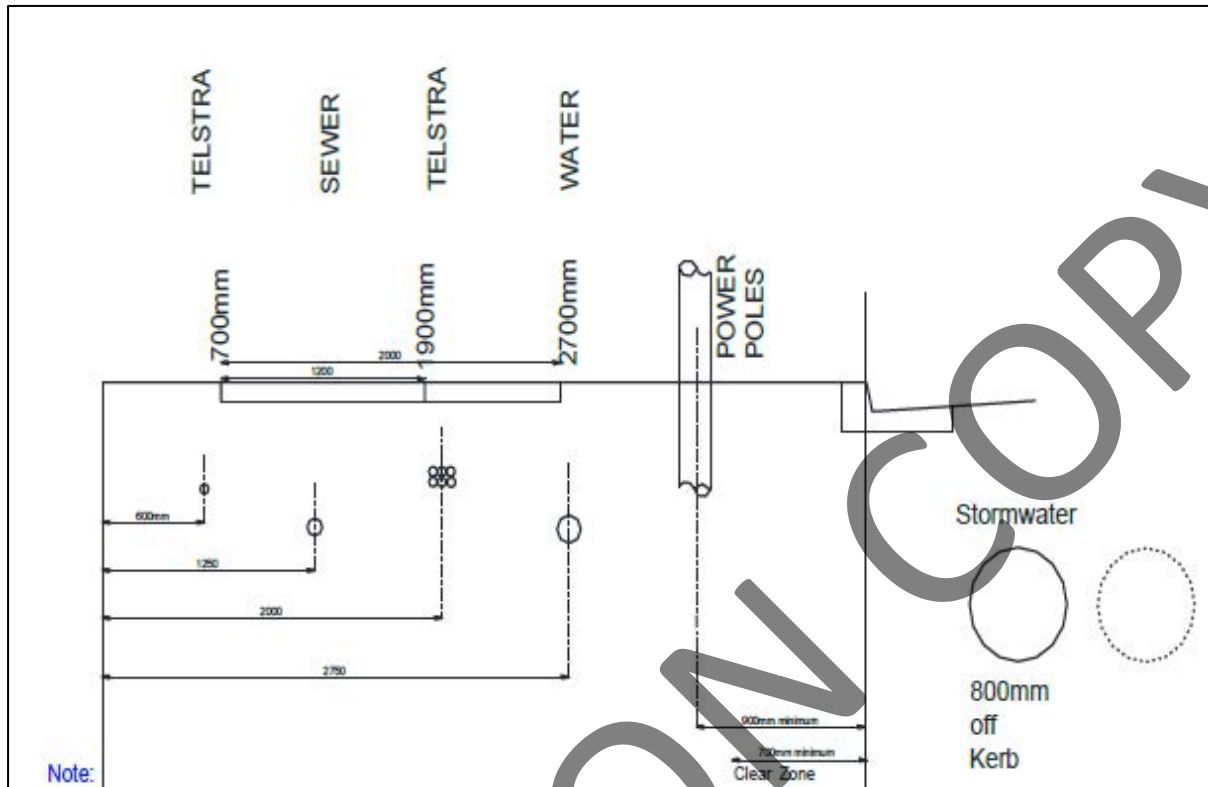


Figure 5: Standard Service Allocations (Gunnedah Shire Council Engineering Guidelines)

2.1 WATER RETICULATION

There is an existing reticulated water main along Stock Road and a section of Kamilaroi. There is one existing water meter to the subject site from the Stock Road main along the western boundary of the holding. It is proposed to extend the water main along Kamilaroi Road to Stock Road to provide a looped system. A standard residential water connection and meter will be installed at each lot with nine (9) additional connections required for stage 1 of the development and another five (5) connections required in stage 2 of the proposed development. In accordance with Council's policy all connections into a live water main will be carried out by Council staff and the proponent will complete an application for a water connection and pay the connection fee.

With the provision of this service the development will meet the Gunnedah Development Control Plan, 2025.

2.2 SEWER MAIN

The proposed site is not serviced by Council's Reticulated Sewer connection. All proposed lots will have individual on-site sewer management systems with section 68 approval required at the time of house construction. This is consistent with the sewer servicing requirements of the Gunnedah Development Control Plan, 2025.

2.3 STORMWATER MANAGEMENT

The Gunnedah DCP requires consideration of flows up to 1 in 100 year Average Recurrence Interval (ARI) for the existing natural flow and post development flow of the site and piped stormwater system to cater for flows up to the 1 in 5 year ARI. Stormwater naturally flows towards Kamilaroi Road at between 6% and 10% grade. Overland flow is collected in a table drain conveyed to culverts under Kamilaroi Road and the railway lot the north and east of the site.

All water crossing the site is an order 1 stream as mapped on a topographic map. There is no redirection of water proposed as part of this development.

It is intended to manage the overland flow and onsite detention with earth bunds and individual detention basins on each lot. This proposal allows future landowners to manage their own stormwater maintenance and reduces the overall burden of detention on an individual lot. We believe this is a more aesthetic outcome and does not devalue one of the holdings by requiring a larger detention basin in front of the dwelling. In each stage a contour bank with drain and a detention basin will be constructed with a culvert and low flow outlet into the existing table drain on Kamilaroi Road and Stock Road. These works will mitigate the impacts of the development on the overall stormwater drainage system. The drain on each lot will start east of the driveway with the driveway shaped to fall water into the drain. On proposed Lot 7 a waterway will be constructed to drain the water from Lot 2 to the table drain in Kamilaroi Road. All stormwater infrastructure will be protected by an easement sized to suit the structures and registered via 88b instrument on title. All construction works will be in accordance with the Gunnedah Shire Council engineering guidelines for subdivision and developments - version 2

Detailed design and engineering calculations will be provided to verify the size of these structures in the detailed design subdivision works certificate phase of the project. At this stage site surveys have not been completed to enable full subdivision works design.

We believe the proposal as shown in the enclosed stormwater management plan and **Figure 6** will adequately protect downstream environment from the impacts of the development and is consistent with the requirements of the GDP, 2025 and the Engineering guidelines.



The Gunnedah area is serviced by Essential Energy. There is existing low and high voltage overhead power surrounding the subject site with power poles along Stock Road and a section of Kamilaroi Road as shown in **Figure 7**, a ‘Dial Before you Dig’ search plan for the site.

Site Servicing Strategy: Subdivision of Lot 14 in DP864066, Gunnedah, 109-139 Kamilaroi Road, Gunnedah

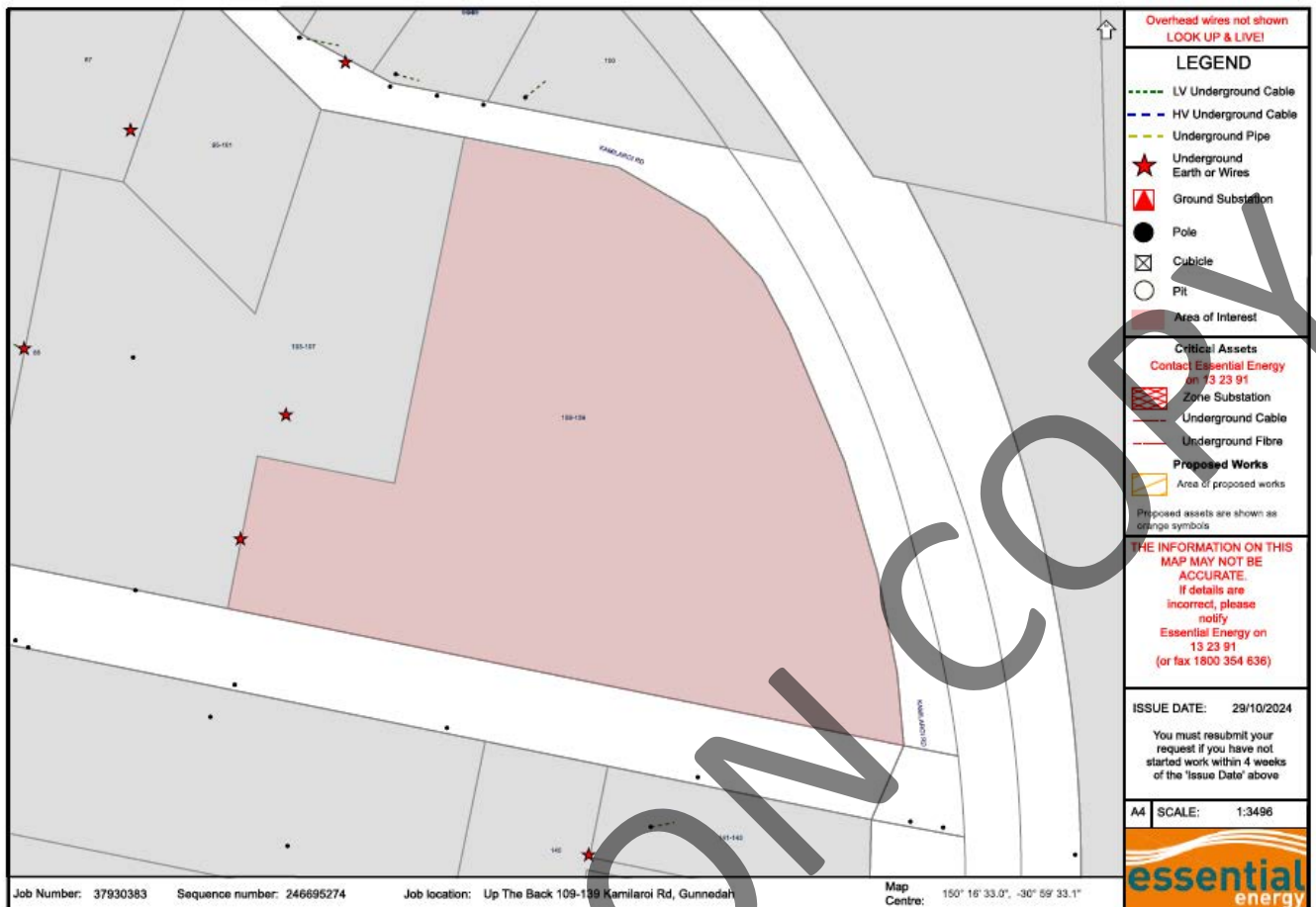


Figure 7: Electrical Services (Dial Before you Dig).

2.5 TELECOMMUNICATIONS

There are existing telecommunications services including telephone and fixed wireless NBN to existing residences in Kamilaroi Road.

A search of the NBN Co database shows the site is covered with fixed fibre to the curb NBN Service.

Figure 8 is an extract from this database showing the site.



Figure 8: NBN Co Search of the services in this area

There are also existing telecommunications services to the residence as shown in the dial before you dig plan, **Figure 9** and site photograph, **Figure 10**. The applicant will apply to Telstra to undertake any required servicing for telecommunications to each lot in the subdivision.

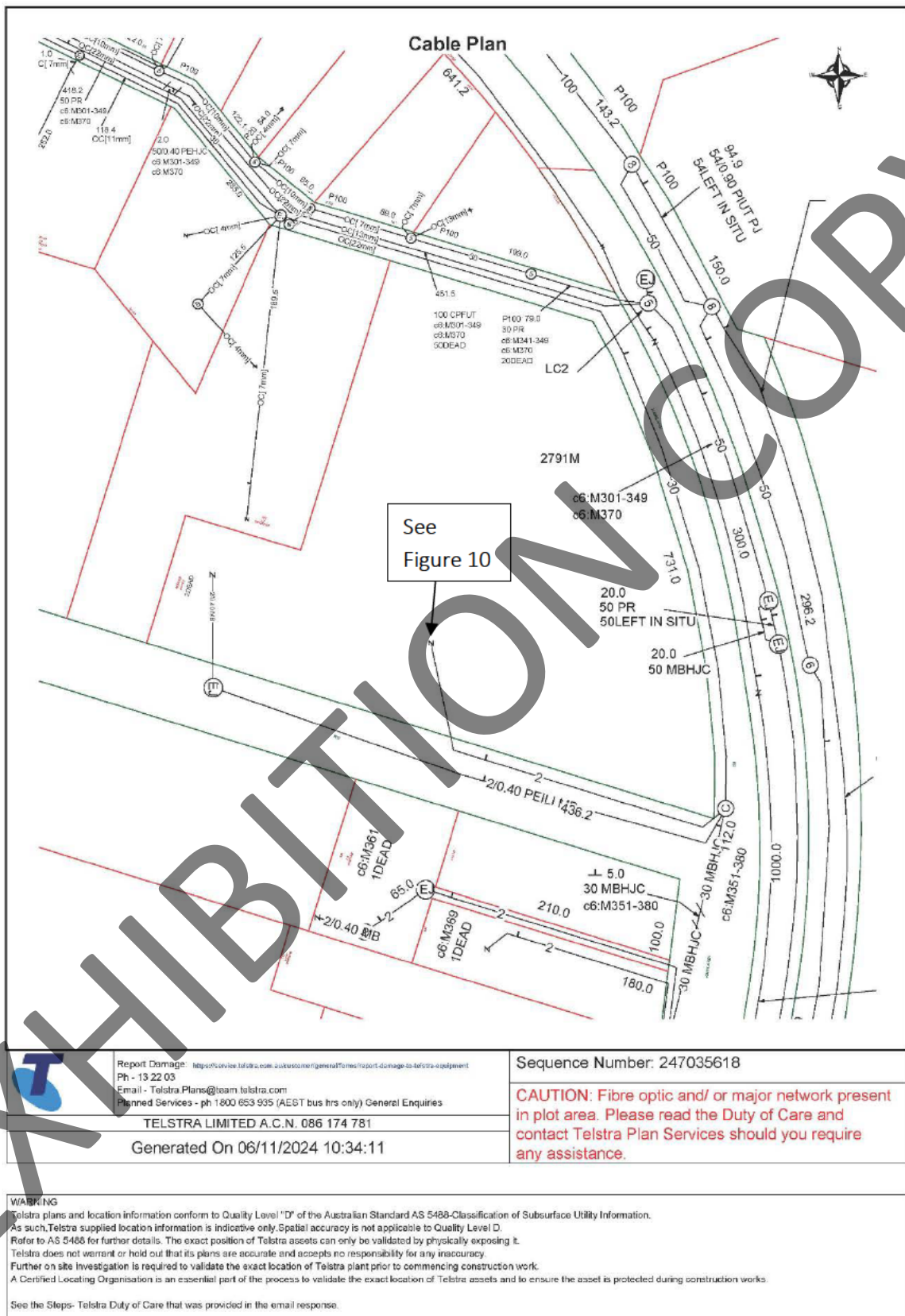


Figure 9: Telstra services in this area (DBYD)



Figure 10: Telstra cables east of the residence within the property.

3. CONCLUSION

The subject site is located within Gunnedah's existing service network and the following works outlined in this report for the proposed subdivision will meet all the requirements of the Gunnedah Development Control Plan, 2025.

This Site Servicing Strategy 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

PLAN OF PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD, GUNNEDAH.
PREPARED BY STEWART SURVEYS PTY LTD. 7 JUNE 2023. FILE REF:5905.

EXHIBITION COPY

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

To Gunnedah

DP1102185

KAMILAROI

(30.175

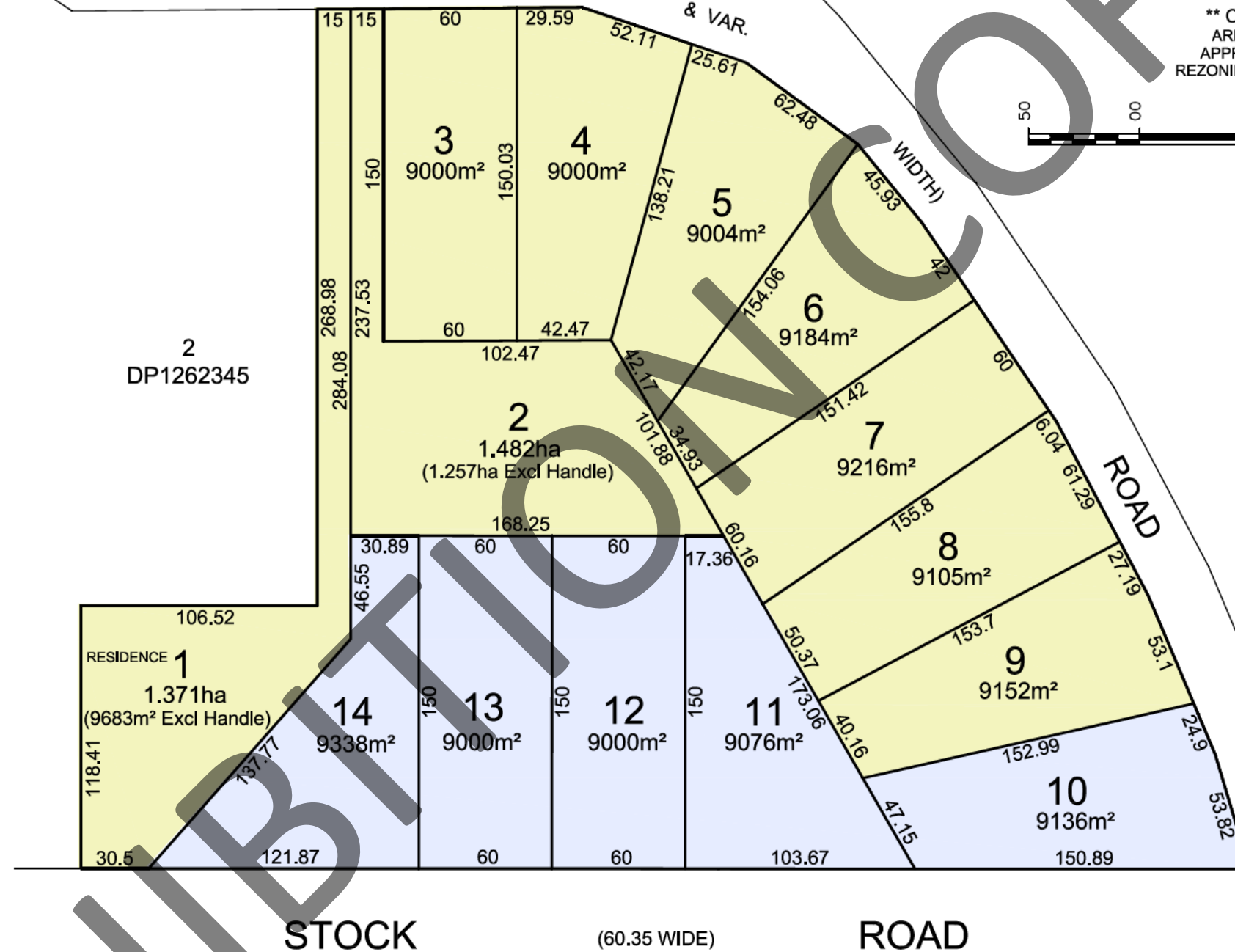
& VAR.

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS

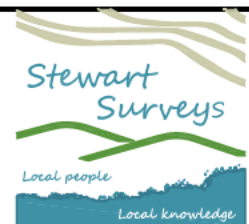


REDUCTION RATIO
1:2500

STAGE 1
STAGE 2



DP830207



STEWART SURVEYS

Pty Ltd Inc in NSW ABN 65 002 886 508

109 Conadilly Street

P.O. Box 592

GUNNEDAH NSW 2380

T 02 67422966 F 02 67420684

E office@stewartsurveys.com

Surveying, Environmental & Landscape Architecture

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 client & 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.

CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 7 JUNE 2023

File Ref: 5905

DESCRIPTION:

PLAN OF PROPOSED SUBDIVISION
OF LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

APPENDIX B

SERVICING STRATEGY PLANS

- EXISTING SERVICES PLAN FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD, GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 6 NOVEMBER 2024.
- STAGE 1 SERVICES PLAN FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD, GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 6 NOVEMBER 2024.
- STAGE 2 SERVICES PLAN FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD, GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 6 NOVEMBER 2024.
- STORMWATER MANAGEMENT PLAN, FOR PROPOSED SUBDIVISION OF LOT 14 IN DP864066, 109-139 KAMILAROI ROAD, GUNNEDAH. PREPARED BY STEWART SURVEYS PTY LTD. 29 MAY 2025.

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

- PROPERTY BOUNDARY
- ★ UNDERGROUND EARTH OR WIRES
- E EXISTING OVERHEAD POWERLINES
- EXISTING POWER POLE
- W EXISTING WATER LINE
- [H] △ HYDRANT / STOP VALVE ON MAIN
- - - EXISTING TELECOMMUNICATIONS LINE

FIBRE OPTIC CABLE
70 DEAD LINES

DP1102185

KAMILAROI

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

STAGE 1
STAGE 2

FIBRE OPTIC CABLE
2 DEAD LINES

RESIDENCE 1
1.371ha
(9683m² Excl Handle)

2
DP1262345

2
1.482ha
(1.257ha Excl Handle)

STOCK

ROAD

DP830207

Stewart
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E office@stewartsurveys.com
ABN 65 002 886 508

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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

EXISTING SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

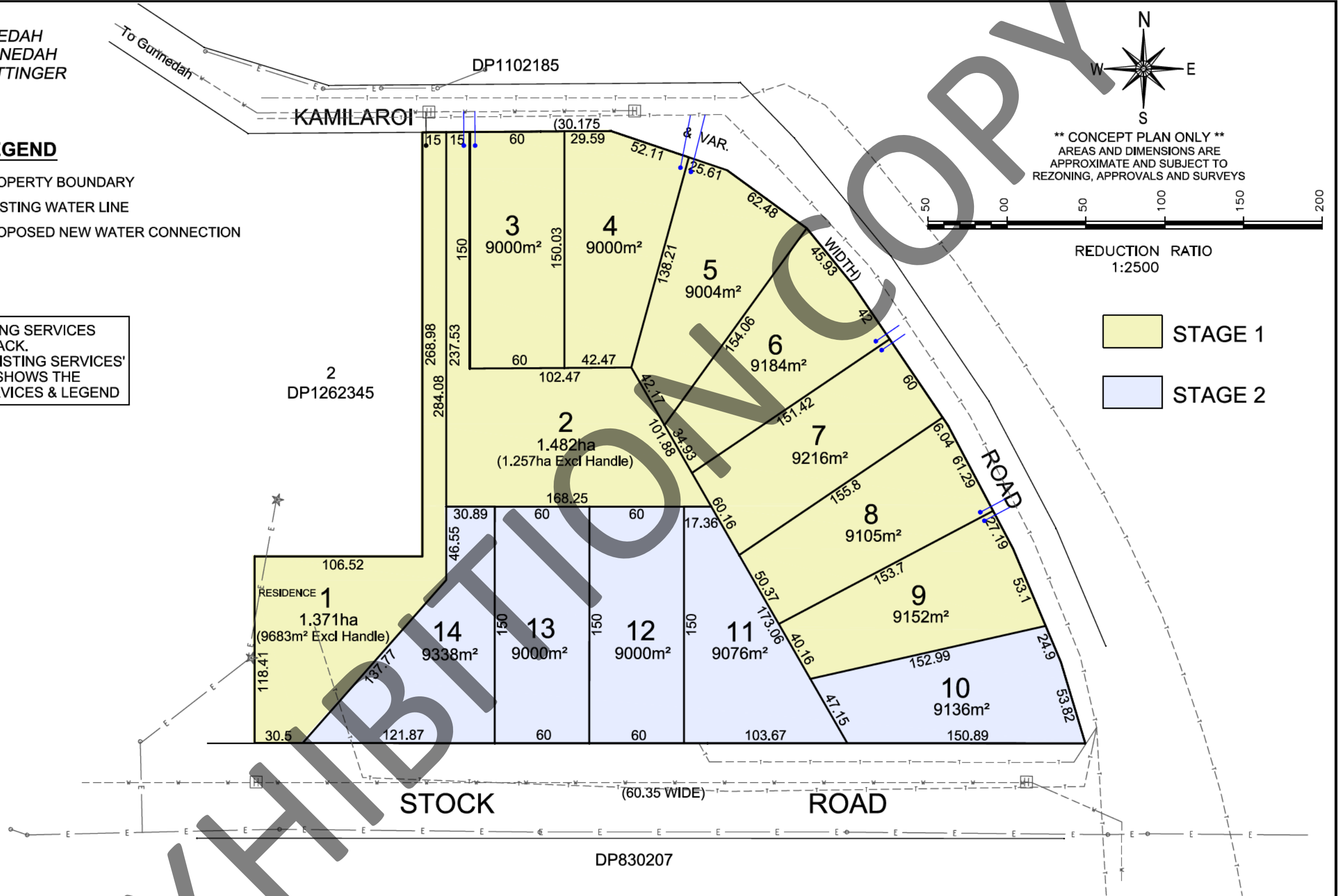
- PROPERTY BOUNDARY
- EXISTING WATER LINE
- PROPOSED NEW WATER CONNECTION

NOTE - EXISTING SERVICES
SHOWN IN BLACK.
REFER TO 'EXISTING SERVICES'
PLAN WHICH SHOWS THE
EXISTING SERVICES & LEGEND

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
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REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

- STAGE 1
- STAGE 2



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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

STAGE 1 SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

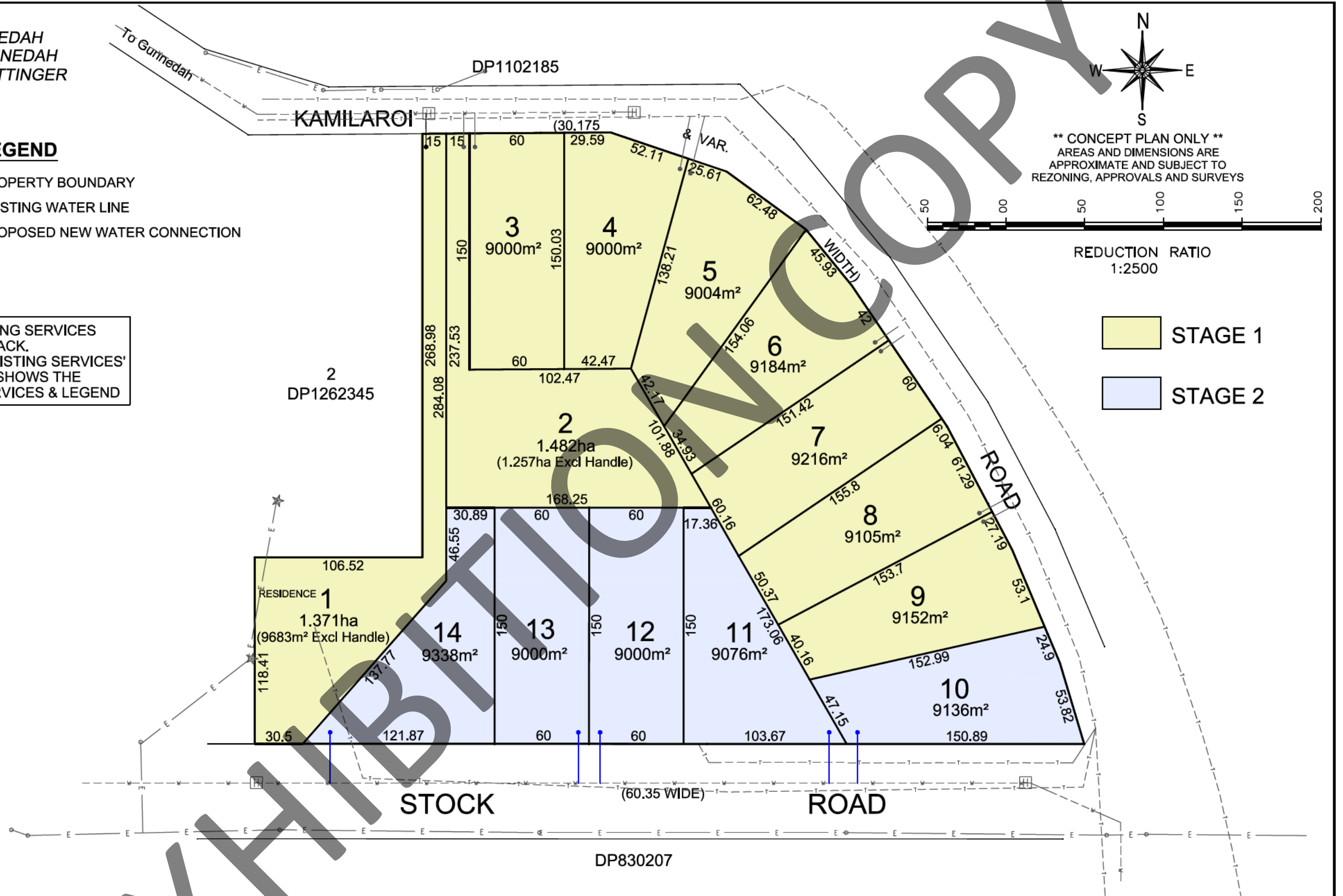
- PROPERTY BOUNDARY
- EXISTING WATER LINE
- PROPOSED NEW WATER CONNECTION

NOTE - EXISTING SERVICES
SHOWN IN BLACK.
REFER TO 'EXISTING SERVICES'
PLAN WHICH SHOWS THE
EXISTING SERVICES & LEGEND

** CONCEPT PLAN ONLY **
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REDUCTION RATIO
1:2500

STAGE 1
STAGE 2



Stewart
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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

**STAGE 2 SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066**

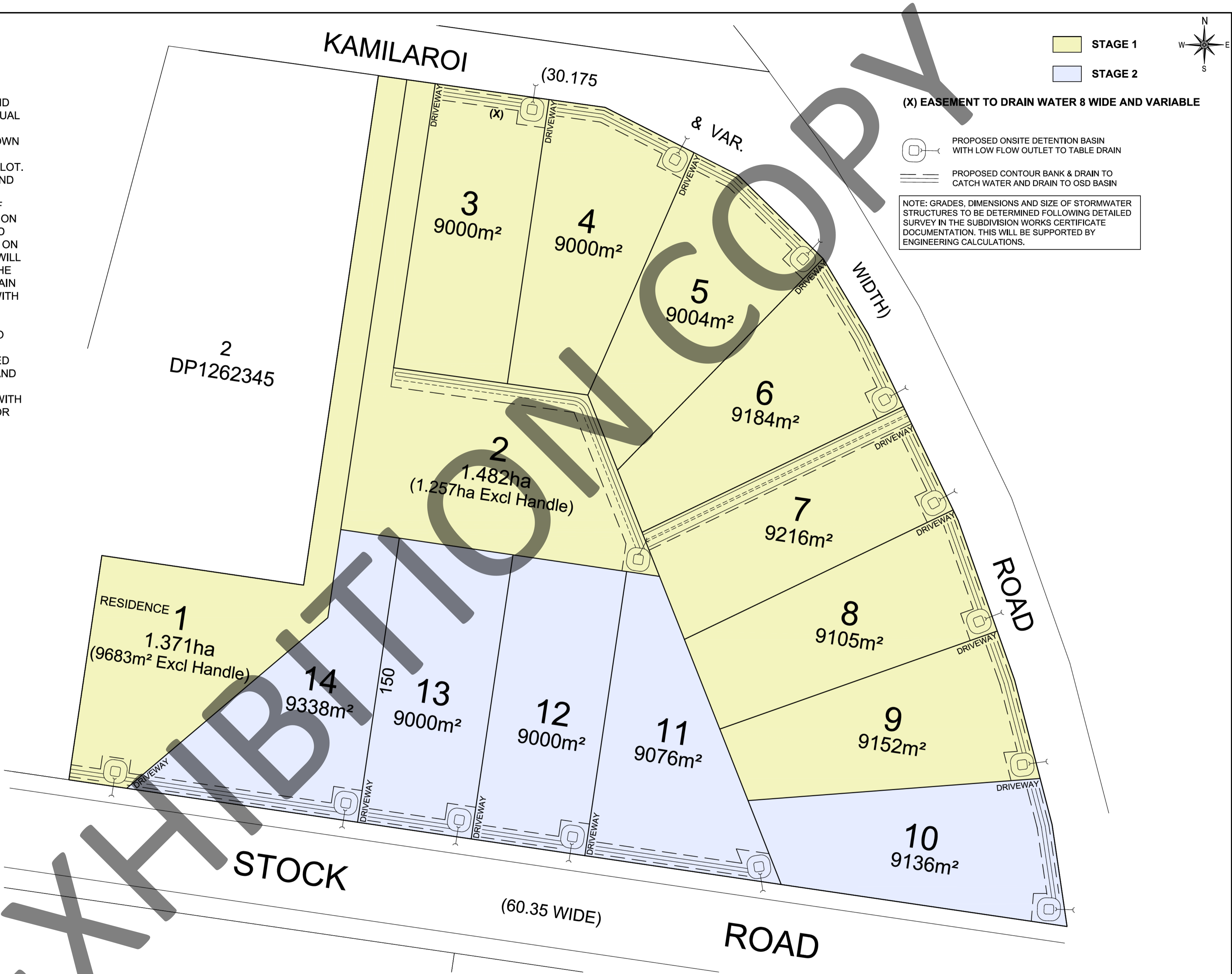
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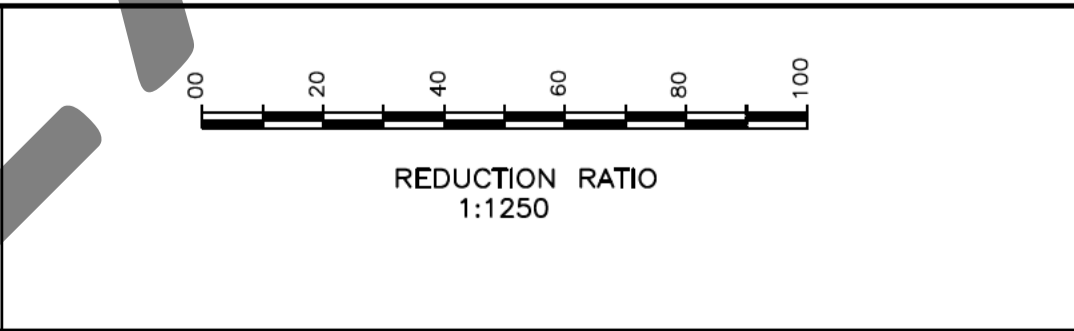
STORMWATER MANAGEMENT PLAN

THIS PLAN IS PRELIMINARY ONLY WITH FULL ENGINEERING CALCULATIONS PROPOSED IN THE DETAILED DESIGN STAGE OF THE PROJECT. IT IS INTENDED TO MANAGE THE OVERLAND FLOW AND ONSITE DETENTION WITH EARTH BUNDS AND INDIVIDUAL DETENTION BASINS ON EACH LOT. THIS PROPOSAL ALLOWS FUTURE LANDOWNERS TO MANAGE THEIR OWN STORMWATER MAINTENANCE AND REDUCES THE OVERALL BURDEN OF DETENTION ON AN INDIVIDUAL LOT. WE BELIEVE THIS IS A MORE AESTHETIC OUTCOME AND DOES NOT DEVALUE ONE OF THE HOLDINGS BY REQUIRING A LARGER DETENTION BASIN INFRONT OF THE DWELLING. IN EACH STAGE BUNDS AND DETENTION BASINS WILL BE CONSTRUCTED WITH A CULVERT AND LOW FLOW OUTLET INTO THE EXISTING TABLE DRAIN ON KAMILAROI ROAD AND STOCK ROAD. THESE WORKS WILL MITIGATE THE IMPACTS OF THE DEVELOPMENT ON THE OVERALL STORMWATER DRAINAGE SYSTEM. THE DRAIN ON EACH LOT WILL START EAST OF THE DRIVEWAY WITH THE DRIVEWAY SHAPED TO FALL WATER INTO THE DRAIN. ON PROPOSED LOT 7 A WATERWAY WILL BE CONSTRUCTED TO DRAIN THE WATER FROM LOT 2 TO THE TABLE DRAIN IN KAMILAROI ROAD. ALL STORMWATER INFRASTRUCTURE WILL BE PROTECTED BY AN EASEMENT SIZED TO SUIT THE STRUCTURES AND REGISTERED VIA 88B INSTRUMENT ON TITLE. ALL CONSTRUCTION WORKS WILL BE IN ACCORDANCE WITH THE GUNNEDAH SHIRE ENGINEERING GUIDELINES FOR SUBDIVISION AND DEVELOPMENTS - VERSION 2



Issue	Date	Description

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 & council requirements. This plan is to accompany an application to Gunneah Council and should not be used for any other purpose. Further easements may be created by the final subdivision plan. Restriction on the use of this plan may be created on the final subdivision plan. These notes are an integral part of this plan.



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P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966
E office@stewartsurveys.com
ABN 65 002 886 508
Surveying, Environmental & Landscape Architecture

Client
G & K MAINEY

Project
109-139 KAMILAROI RD, GUNNEDAH

Title
STORMWATER MANAGEMENT PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Date	Job No.
29 MAY 2025	5905
Drawing number	Issue
1	A
DRAWING SHEET SIZE = A1	

APPENDIX C

'BEFORE YOU DIG' SEARCH REPORT

EXHIBITION COPY



Contact Details

Contact	Contact number	Company	Enquirer ID
Tayla Ferguson	(02) 6742 2966	Stewart Surveys	3595508
Email		Address	
		107-109 Conadilly Street	
		Gunnedah NSW 2380	

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
29/10/2024	30/10/2024	06/11/2024	Private	Excavation	Private	Manual Excavation



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
5905	Up The Back 109-139 Kamilaroi Rd Gunnedah NSW 2380	-

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
246695274	Essential Energy	13 23 91	NOTIFIED
246695273	Gunnedah Shire Council	(02) 6740 2130	NOTIFIED
246695272	NBN Co NswAct	1800 687 626	NOTIFIED
246695275	Telstra NSW North	1800 653 935	NOTIFIED

END OF UTILITIES LIST

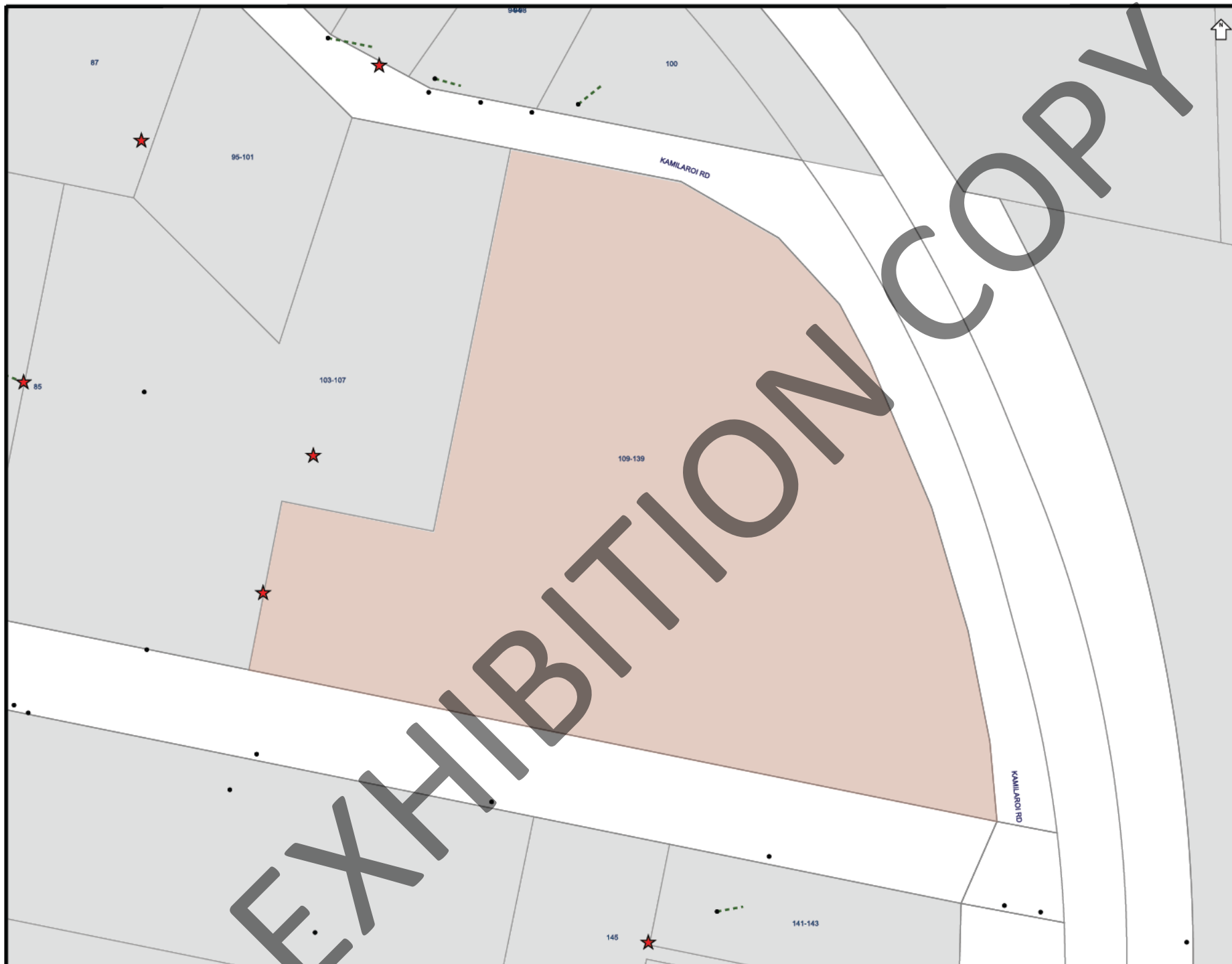
Referral
246695274

Member Phone
13 23 91

Responses from this member

Response received Tue 29 Oct 2024 3.01pm

File name	Page
Response Body	5
plot1610638511736179024266.pdf	6
Coversheet_EW_ASSETS_FOUNDED.pdf	7
EW_ASSETS_FOUNDSafetyNotice.pdf	9



Overhead wires not shown
LOOK UP & LIVE!

LEGEND

- LV Underground Cable
- HV Underground Cable
- Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- X Cubicle
- Pit
- Area of Interest

Critical Assets

Contact Essential Energy
on 13 23 91

- Zone Substation
- Underground Cable
- Underground Fibre

Proposed Works

- Area of proposed works

Proposed assets are shown as
orange symbols

THE INFORMATION ON THIS
MAP MAY NOT BE

ACCURATE.

If details are
incorrect, please
notify

Essential Energy on
13 23 91
(or fax 1800 354 636)

ISSUE DATE: 29/10/2024

You must resubmit your
request if you have not
started work within 4 weeks
of the 'Issue Date' above

A4 SCALE: 1:3496





CABLE/PIPE LOCATION

Assets were found in the search area

COMPANY NAME:	Stewart Surveys
ATTENTION:	Tayla Ferguson
SEARCH LOCATION:	Up The Back 109-139 Kamilaroi Rd Gunnedah NSW 2380
SEQUENCE NO:	246695274
DATE:	Tuesday, 29 October 2024

Provision of Plans:

Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. **The excavator must not assume that there may not be assets owned by other network operators in the search location.**

Underground assets searched for	Underground assets found
Essential Energy Electrical	<input checked="" type="checkbox"/>
Essential Energy Water & Sewerage	<input type="checkbox"/>

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

**IN CASE OF EMERGENCY OR TO REPORT DAMAGE:
PHONE 13 20 80**

DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property. Privately-owned underground electrical assets located on private property are the responsibility of the owner.*

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not warrant the accuracy or completeness of the plans.** Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance place on the material. Any reliance placed on any plan provided in response to your request is at your own risk.**

Referral
246695273

Member Phone
(02) 6740 2130

Responses from this member

Response received Tue 29 Oct 2024 3.02pm

File name	Page
Response Body	14
246695273 Gunnedah Shire Council Response Plan.pdf	16
Advice About Plans and Asset Protection.pdf	22

Legend

- Electricity
 - Electricity Parks Points
 - Electricity Parks Lines
- Sewer Points
 - Manhole
- Stormwater Points
 - Pit
- Water Supply Points
 - ▲ Hydrant
 - ✦ Stop Valve
 - Bore
 - Reservoir
- Sewer Lines
 - Retic
 - Rising Main
- Stormwater Lines
 - Culvert
 - Main
 - Inter-Allotment
- Water Supply Lines
 - Irrigation
 - Main
 - Retic Main
 - Rising Main
 - Unknown



Scale: 1:3075
Expires: 26 Nov 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Gunnedah Shire Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Overview



Legend

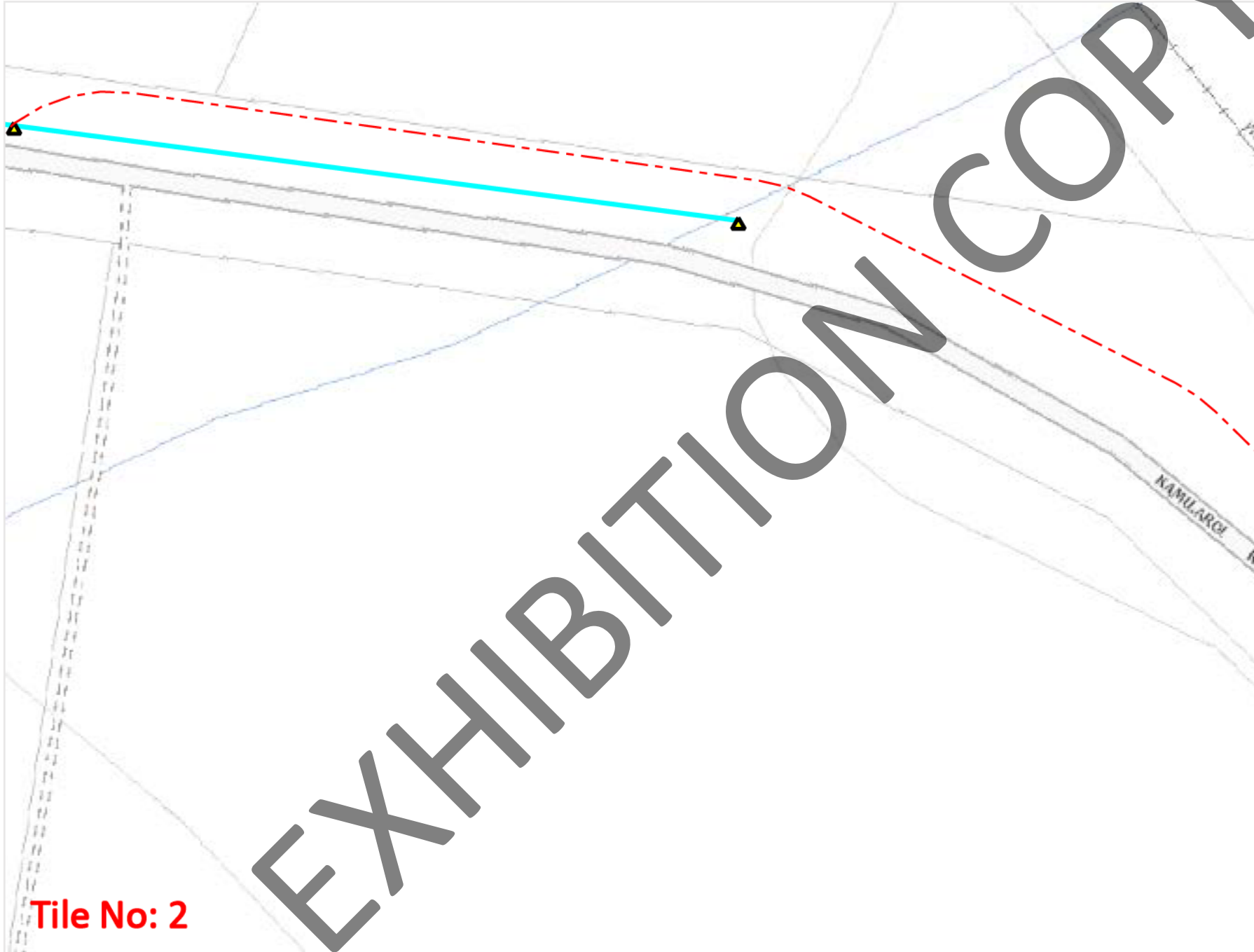
- Electricity
 - Electricity Parks Points
 - Electricity Parks Lines
- Sewer Points
 - Manhole
- Stormwater Points
 - Pit
- Water Supply Points
 - ▲ Hydrant
 - ✚ Stop Valve
 - Bore
 - Reservoir
- Sewer Lines
 - Retic
 - Rising Main
- Stormwater Lines
 - Culvert
 - Main
 - Inter-Allotment
- Water Supply Lines
 - Irrigation
 - Main
 - Retic Main
 - Rising Main
 - Unknown



Scale: 1:1000
Expires: 26 Nov 2024

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Tile No: 1



Legend

- Electricity**
 - Electricity Parks Points
 - Electricity Parks Lines
- Sewer Points**
 - Manhole
- Stormwater Points**
 - Pit
- Water Supply Points**
 - Hydrant
 - Stop Valve
 - Bore
 - Reservoir
- Sewer Lines**
 - Retic
 - Rising Main
- Stormwater Lines**
 - Culvert
 - Main
 - Inter-Allotment
- Water Supply Lines**
 - Irrigation
 - Main
 - Retic Main
 - Rising Main
 - Unknown



Scale: 1:1000
Expires: 26 Nov 2024

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Tile No: 2

Legend

- Electricity
 - Electricity Parks Points
 - Electricity Parks Lines
- Sewer Points
 - Manhole
- Stormwater Points
 - Pit
- Water Supply Points
 - Hydrant
 - Stop Valve
 - Bore
 - Reservoir
- Sewer Lines
 - Retic
 - Rising Main
- Stormwater Lines
 - Culvert
 - Main
 - Inter-Allotment
- Water Supply Lines
 - Irrigation
 - Main
 - Retic Main
 - Rising Main
 - Unknown



Scale: 1:1000
Expires: 26 Nov 2024

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Tile No: 3

Legend

- Electricity
 - Electricity Parks Points
 - Electricity Parks Lines
- Sewer Points
 - Manhole
- Stormwater Points
 - Pit
- Water Supply Points
 - Hydrant
 - Stop Valve
 - Bore
 - Reservoir
- Sewer Lines
 - Retic
 - Rising Main
- Stormwater Lines
 - Culvert
 - Main
 - Inter-Allotment
- Water Supply Lines
 - Irrigation
 - Main
 - Retic Main
 - Rising Main
 - Unknown



Scale: 1:1000
Expires: 26 Nov 2024

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Gunnedah Shire Council nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 4

EXHIBITION COPY

Legend

- Electricity
 - Electricity Parks Points
 - Electricity Parks Lines
- Sewer Points
 - Manhole
- Stormwater Points
 - Pit
- Water Supply Points
 - ▲ Hydrant
 - ✚ Stop Valve
 - Bore
 - Reservoir
- Sewer Lines
 - Retic
 - Rising Main
- Stormwater Lines
 - Culvert
 - Main
 - Inter-Allotment
- Water Supply Lines
 - Irrigation
 - Main
 - Retic Main
 - Rising Main
 - Unknown



Scale: 1:1000
Expires: 26 Nov 2024

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Tile No: 5

Referral
246695272

Member Phone
1800 687 626

Responses from this member

Response received Tue 29 Oct 2024 10.36pm

File name	Page
Response Body	24
246695272_20241029_113610217199_1.pdf	25
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	33
Disclaimer_246695272_20241029_113610217199.pdf	35

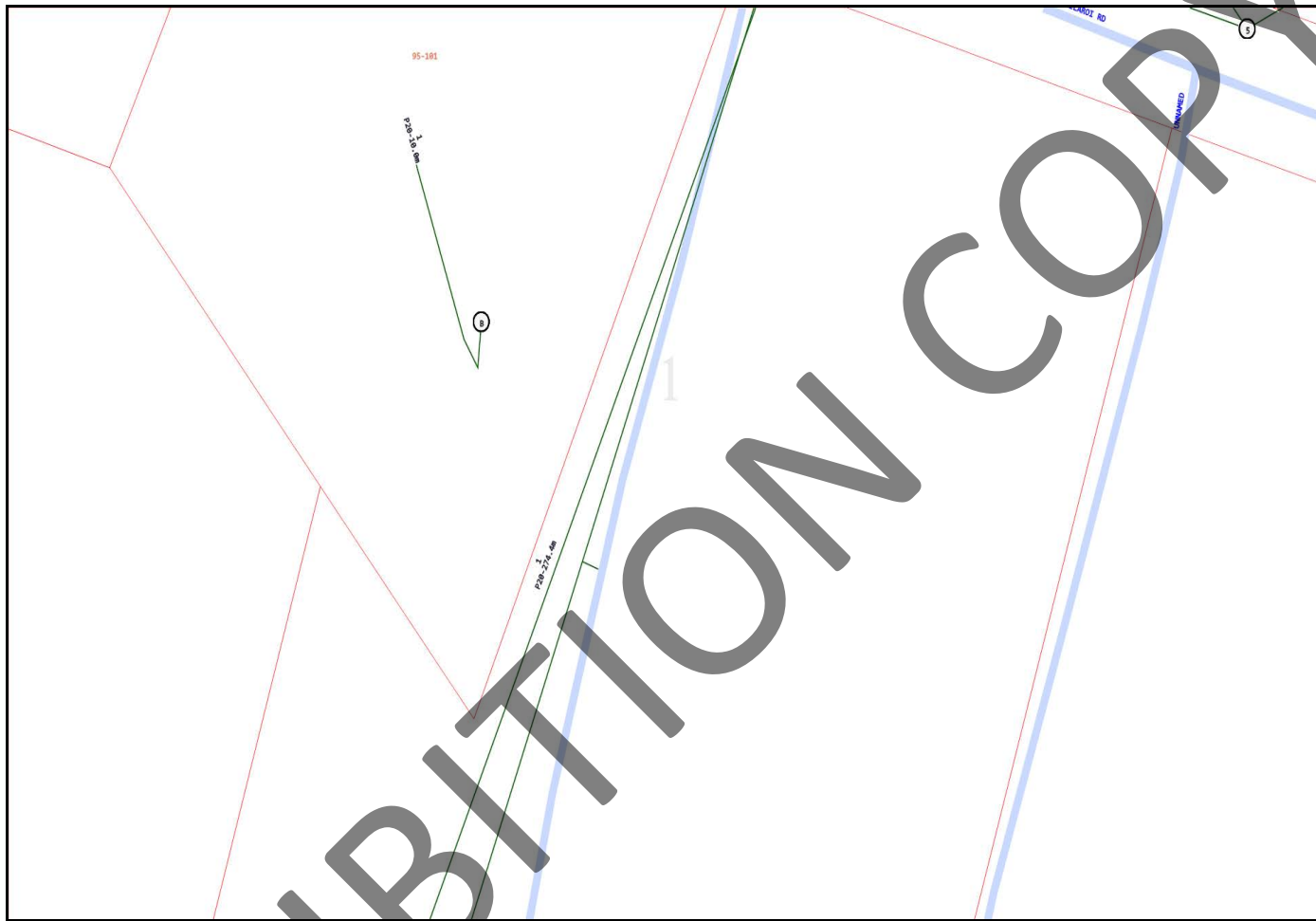


LEGEND

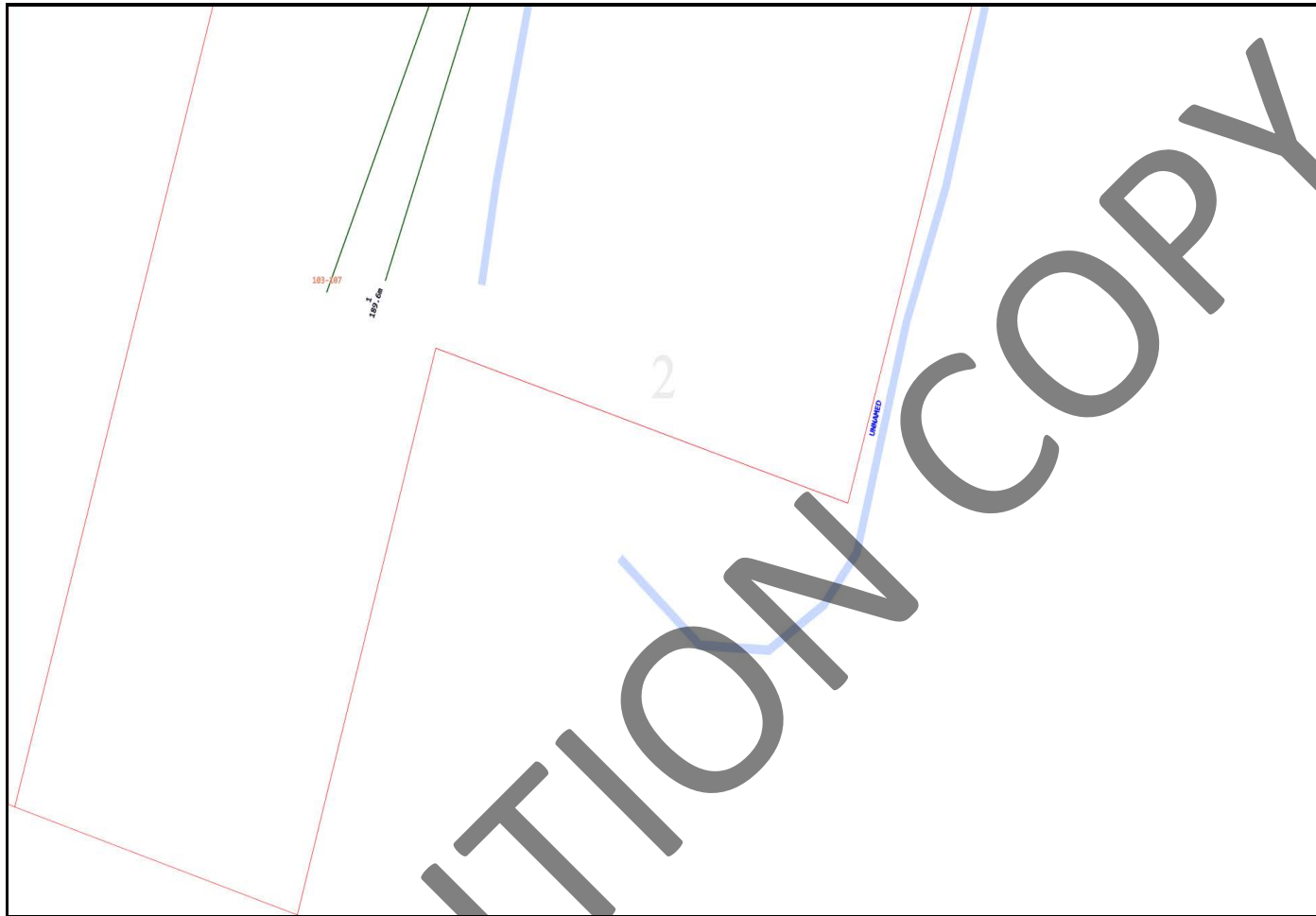


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
<p>2 PO – T- 25.0m P40 – 20.0m</p>	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
<p>2 10.0m</p>	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	<p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>

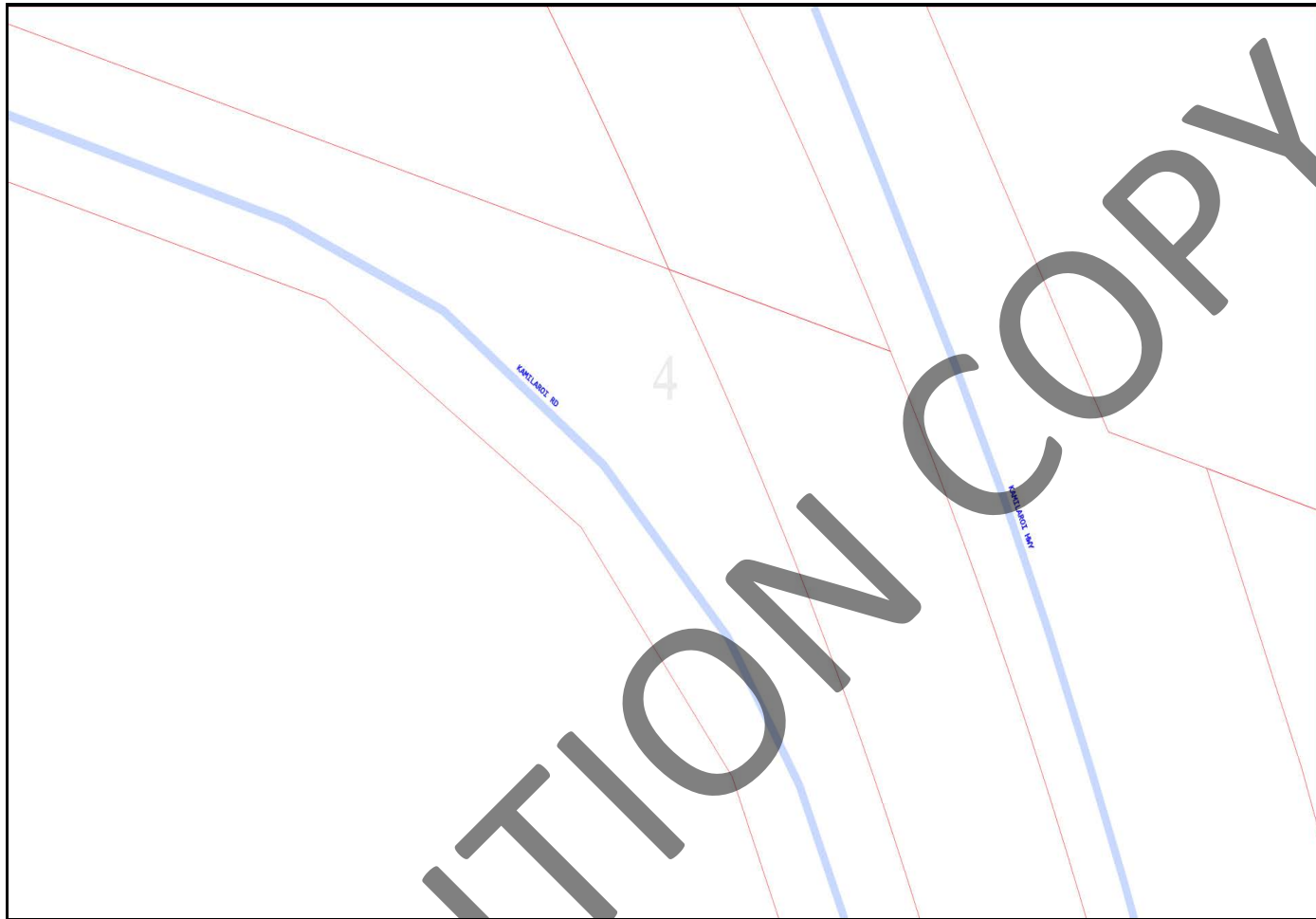
EXHIBITION COPY



EXHIBITION COPY





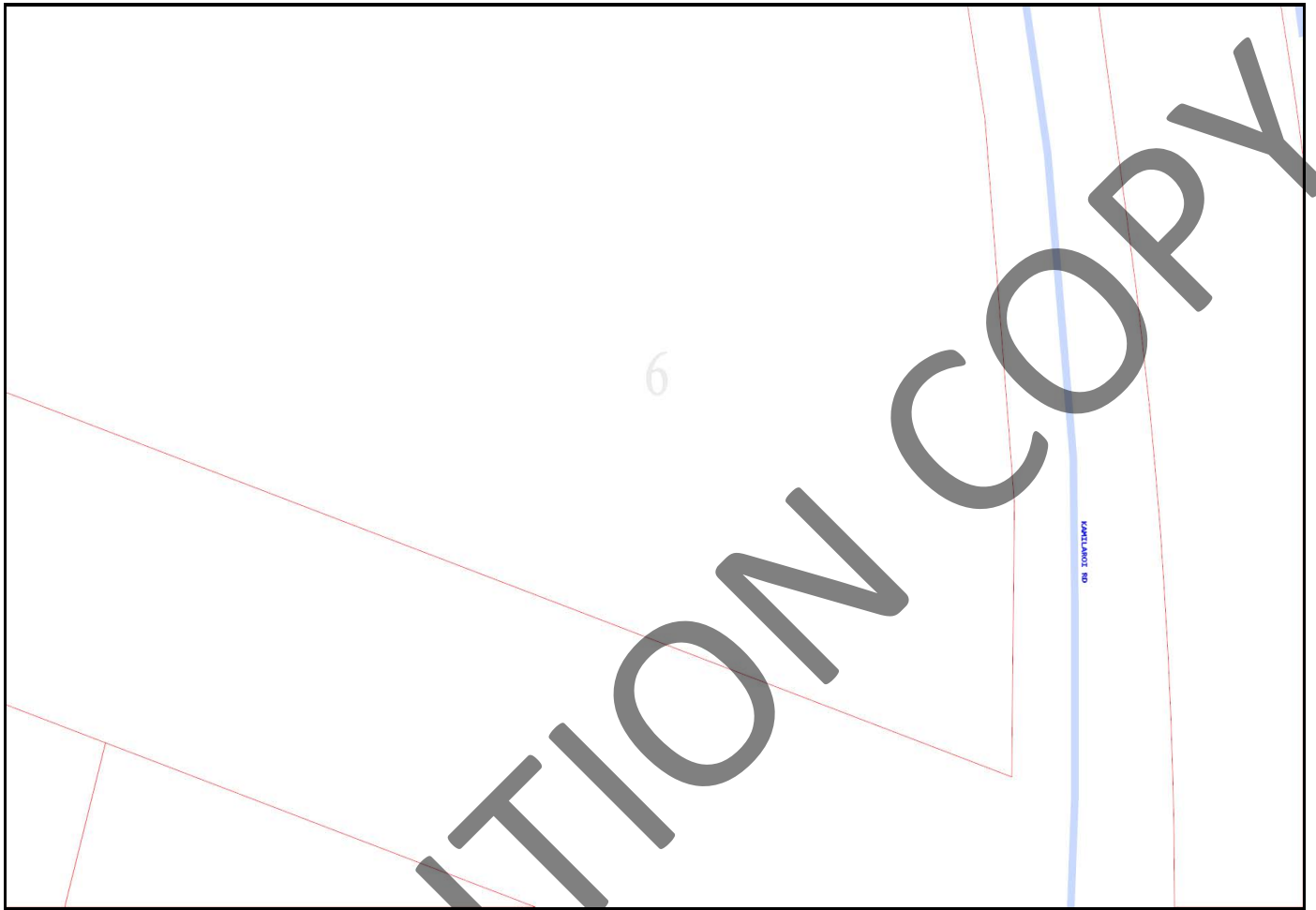


109-139

5

COMPANY


COMPANY



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

To: Tayla Ferguson
Phone: Not Supplied
Fax: Not Supplied
Email: [REDACTED]

Dial before you dig Job #:	37930383	
Sequence #	246695272	
Issue Date:	29/10/2024	
Location:	Up The Back 109-139 Kamilaroi Rd , Gunnedah , NSW , 2380	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

Referral 246695275		Member Phone 1800 653 935	
Responses from this member			
Response received Tue 29 Oct 2024 3.04pm			
File name		Page	
Response Body		40	
AccreditedPlantLocators 2024-09-13a.pdf		42	
Telstra Map Legend 4.0b.pdf		43	
Telstra Duty of Care v32.0b.pdf		44	
246695275.pdf		46	

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



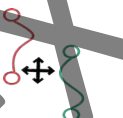
Telstra BYDA map related enquiries email
Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY
Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>
Ph: 13 22 03
If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak
to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business
hours only).
NetworkIntegrity@team.telstra.com
<https://www.telstra.com.au/consumer-advice/digging-construction>

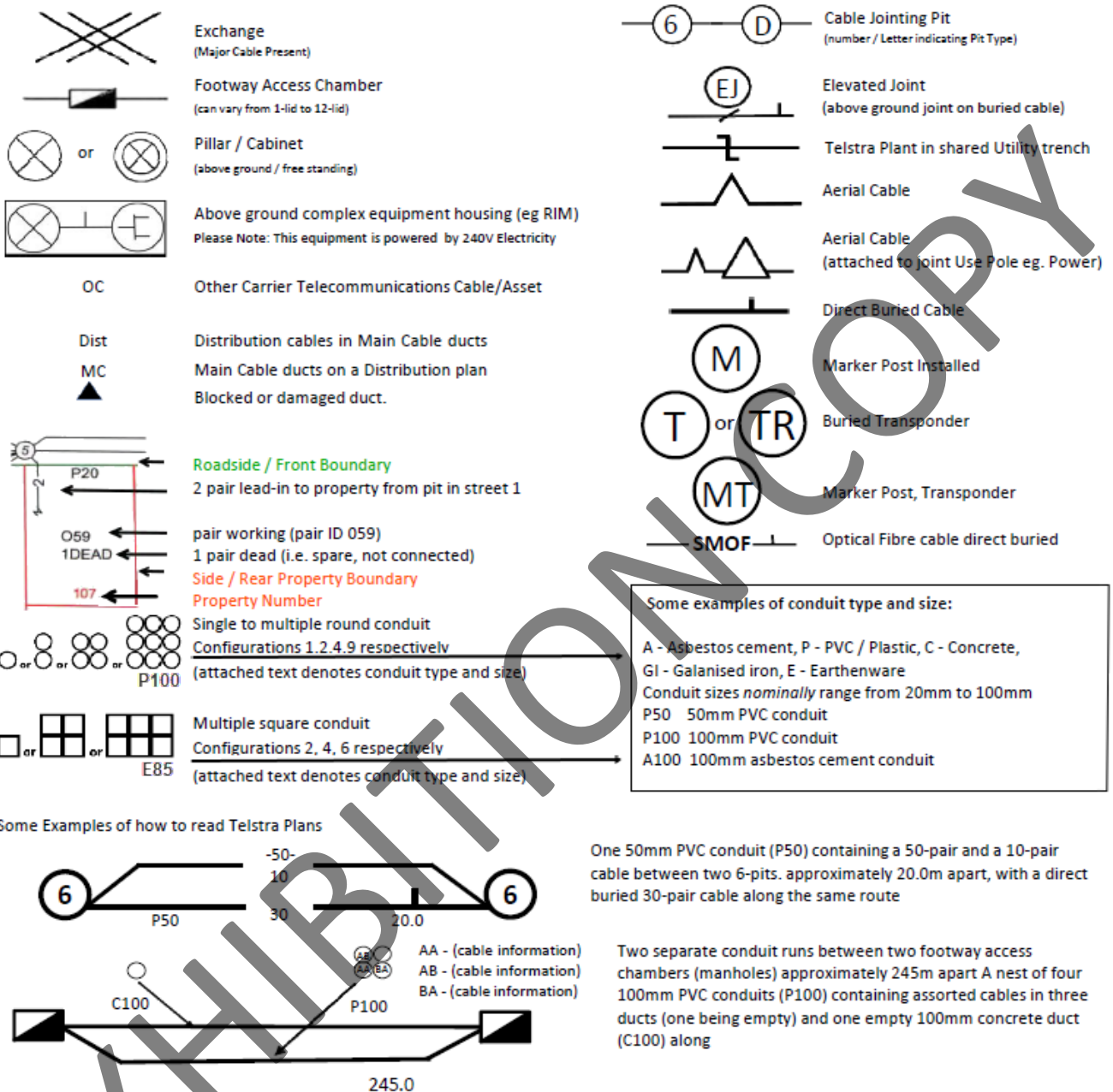


Telstra Aerial Assets Group (overhead network)
1800 047 909



CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/

LEGEND



Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



End of document

i This document may exclude some files (eg. DWF or ZIP files)

This document was automatically generated at a point-in-time. Be aware that the source information from which this document was created may have changed since it was produced. This document may contain incomplete or out-of-date information. Always check your enquiry details in the BYDA Referral Service for the most recent information. For copyright information refer to individual responses.

EXHIBITION COPY

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

- PROPERTY BOUNDARY
- ★ UNDERGROUND EARTH OR WIRES
- E EXISTING OVERHEAD POWERLINES
- EXISTING POWER POLE
- W EXISTING WATER LINE
- [H] △ HYDRANT / STOP VALVE ON MAIN
- - - EXISTING TELECOMMUNICATIONS LINE

FIBRE OPTIC CABLE
70 DEAD LINES

DP1102185

KAMILAROI

2
DP1262345

FIBRE OPTIC CABLE
2 DEAD LINES

RESIDENCE 1
1.371ha
(9683m² Excl Handle)

STOCK

DP830207

ROAD

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

STAGE 1
STAGE 2

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 client & 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.

CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

EXISTING SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

Stewart
Surveys

Surveying, Environmental & Landscape Architecture

109 Conadilly Street
P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966
E office@stewartsurveys.com
ABN 65 002 886 508

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

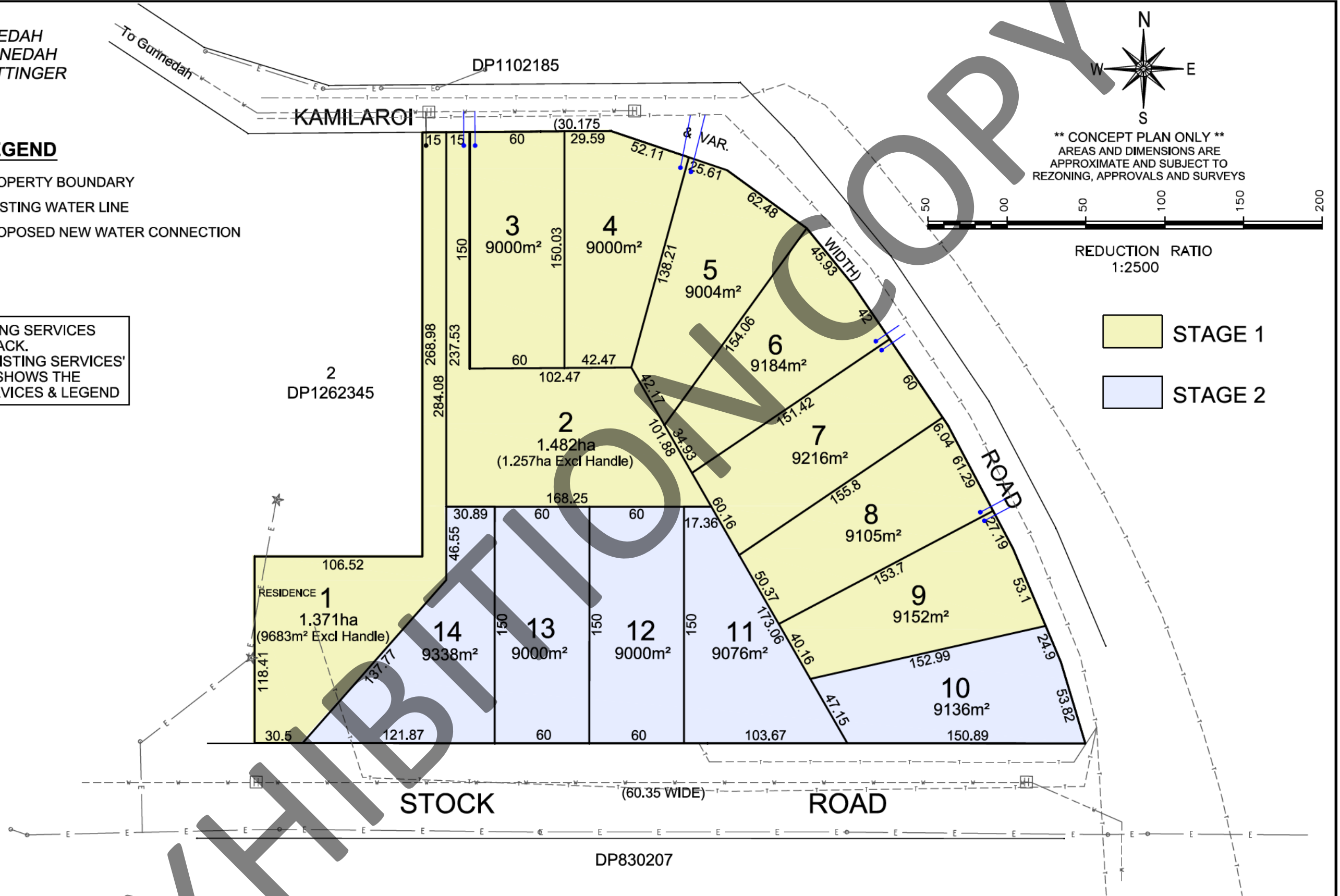
- PROPERTY BOUNDARY
- EXISTING WATER LINE
- PROPOSED NEW WATER CONNECTION

NOTE - EXISTING SERVICES
SHOWN IN BLACK.
REFER TO 'EXISTING SERVICES'
PLAN WHICH SHOWS THE
EXISTING SERVICES & LEGEND

** CONCEPT PLAN ONLY **
AREAS AND DIMENSIONS ARE
APPROXIMATE AND SUBJECT TO
REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

- STAGE 1
- STAGE 2



Stewart
Surveys

Surveying, Environmental & Landscape Architecture

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ABN 65 002 886 508

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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

STAGE 1 SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

Drawn: CRS

Scale: 1:2500

Sheet:

L.G.A. OF GUNNEDAH
PARISH OF GUNNEDAH
COUNTY OF POTTINGER

LEGEND

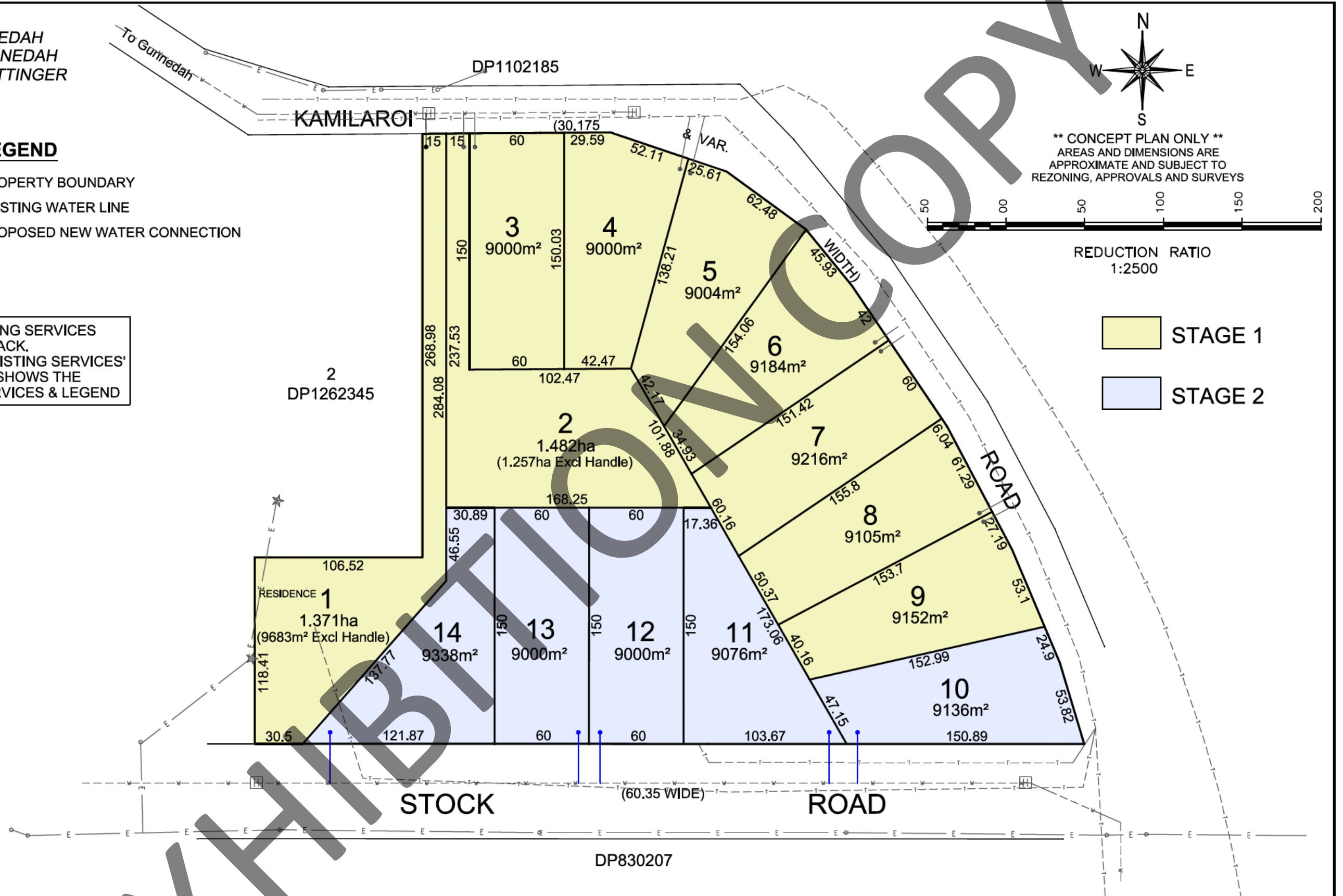
- PROPERTY BOUNDARY
- EXISTING WATER LINE
- PROPOSED NEW WATER CONNECTION

NOTE - EXISTING SERVICES
SHOWN IN BLACK.
REFER TO 'EXISTING SERVICES'
PLAN WHICH SHOWS THE
EXISTING SERVICES & LEGEND

** CONCEPT PLAN ONLY **
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REZONING, APPROVALS AND SURVEYS

REDUCTION RATIO
1:2500

STAGE 1
STAGE 2



Stewart
Surveys

Surveying, Environmental & Landscape Architecture

109 Conadilly Street
P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966
E office@stewartssurveys.com
ABN 65 002 886 508

NOTES:

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CLIENT:

G & K MAINEY

PROJECT:

109-139 KAMILAROI RD, GUNNEDAH

Date: 6 NOVEMBER 2024

File Ref: 5905

DESCRIPTION:

STAGE 2 SERVICES PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066

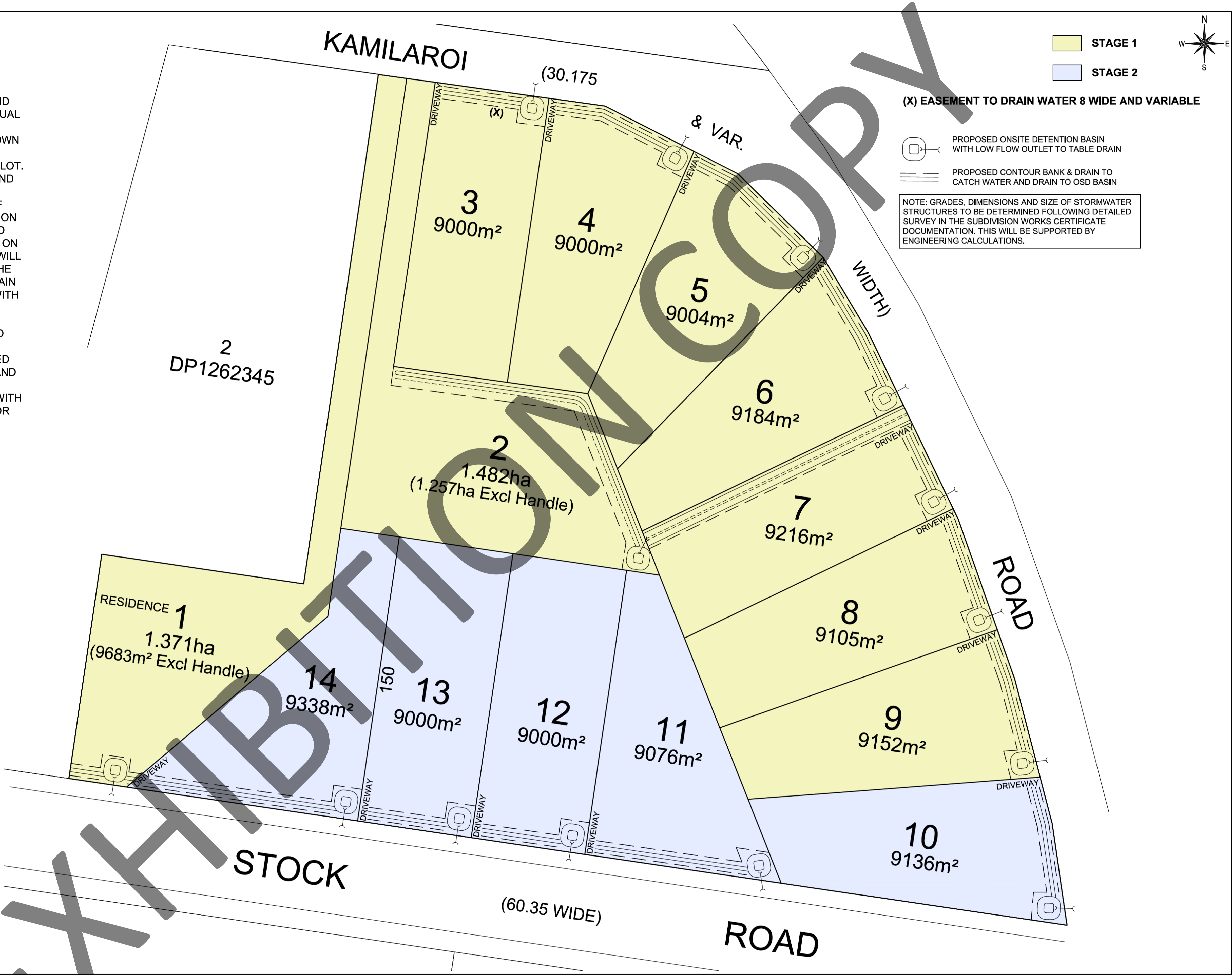
Drawn: CRS

Scale: 1:2500

Sheet:

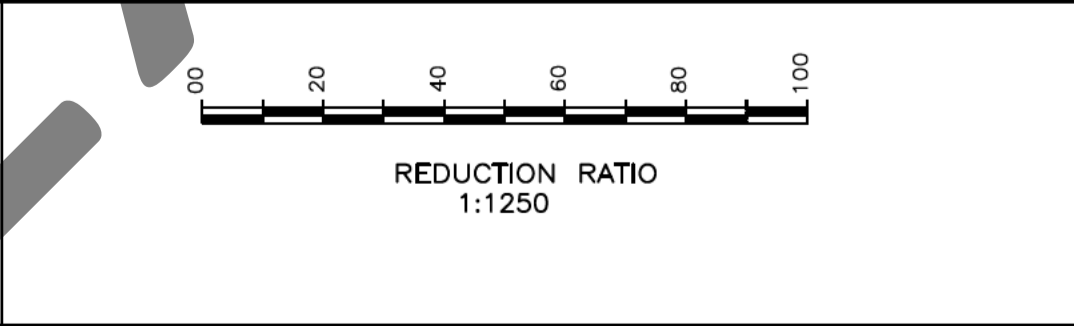
STORMWATER MANAGEMENT PLAN

THIS PLAN IS PRELIMINARY ONLY WITH FULL ENGINEERING CALCULATIONS PROPOSED IN THE DETAILED DESIGN STAGE OF THE PROJECT. IT IS INTENDED TO MANAGE THE OVERLAND FLOW AND ONSITE DETENTION WITH EARTH BUNDS AND INDIVIDUAL DETENTION BASINS ON EACH LOT. THIS PROPOSAL ALLOWS FUTURE LANDOWNERS TO MANAGE THEIR OWN STORMWATER MAINTENANCE AND REDUCES THE OVERALL BURDEN OF DETENTION ON AN INDIVIDUAL LOT. WE BELIEVE THIS IS A MORE AESTHETIC OUTCOME AND DOES NOT DEVALUE ONE OF THE HOLDINGS BY REQUIRING A LARGER DETENTION BASIN INFRONT OF THE DWELLING. IN EACH STAGE BUNDS AND DETENTION BASINS WILL BE CONSTRUCTED WITH A CULVERT AND LOW FLOW OUTLET INTO THE EXISTING TABLE DRAIN ON KAMILAROI ROAD AND STOCK ROAD. THESE WORKS WILL MITIGATE THE IMPACTS OF THE DEVELOPMENT ON THE OVERALL STORMWATER DRAINAGE SYSTEM. THE DRAIN ON EACH LOT WILL START EAST OF THE DRIVEWAY WITH THE DRIVEWAY SHAPED TO FALL WATER INTO THE DRAIN. ON PROPOSED LOT 7 A WATERWAY WILL BE CONSTRUCTED TO DRAIN THE WATER FROM LOT 2 TO THE TABLE DRAIN IN KAMILAROI ROAD. ALL STORMWATER INFRASTRUCTURE WILL BE PROTECTED BY AN EASEMENT SIZED TO SUIT THE STRUCTURES AND REGISTERED VIA 88B INSTRUMENT ON TITLE. ALL CONSTRUCTION WORKS WILL BE IN ACCORDANCE WITH THE GUNNEDAH SHIRE ENGINEERING GUIDELINES FOR SUBDIVISION AND DEVELOPMENTS - VERSION 2



Issue	Date	Description
-	-	-
-	-	-
-	-	-

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 & 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 by the final subdivision plan. Restriction on the use of this plan may be created on the final subdivision plan. These notes are an integral part of this plan.



Stewart Surveys
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P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966
E office@stewartsurveys.com
ABN 65 002 886 508
Surveying, Environmental & Landscape Architecture

Client
G & K MAINEY

Project
109-139 KAMILAROI RD, GUNNEDAH

Title
**STORMWATER MANAGEMENT PLAN
FOR PROPOSED SUBDIVISION OF
LOT 14 IN DP864066**

Date 29 MAY 2025	Job No. 5905
Drawing number 1	Issue A
DRAWING SHEET SIZE = A1	