



15 August 2025

Notification of Development Application No. 2025/085

Site Description: Lot: 6 DP: 1244571, 6 Vera Close GUNNEDAH.

Notice is given that a Development Application has been submitted for Council's consideration that involves the construction of a new dwelling and detached garage. The detached garage is proposing a variation to the maximum height.

The address of the proposed development is 6 Vera Close GUNNEDAH.

The applicant is Hill Lockart Architects 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 29 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: 2025/085

ld

Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 08/08/2025

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 10.2025.00000085.001

APPLICANT DETAILS

Name(s): Hill-Lockart Architects C/- Rueben Hill



LAND TO BE DEVELOPED

Address: 6 Vera Close, Gunnedah

Lot Number: 6 DP Number: 1244571 Site Area: 1.254 Ha

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

New Dwelling

PROPOSED DEVELOPMENT DETAILS

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

Total Project Value: \$825,099.00

Applicant contact details

First given name	Reuben
Other given name/s	
Family name	Hill
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	27304331062
ACN	
Name	The trustee for Gregory Hill Family Trust
Trading name	The trustee for Gregory Hill Family Trust
Is the nominated company the applicant for this application	Yes

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	Mr
First given name	Andrew
Other given name/s	
Family name	Bird
Contact number	
Email	
Address	

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

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

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
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Site address #	1
Street address	VERA CLOSE GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	6/-/DP1244571 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning C3: Environmental Management R5: Large Lot Residential Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size 1.2 ha Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Dwelling House
Description of development	new dwelling
Does the development include affordable housing?	
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	350
Total site area (m2)	0
What is the estimated development cost, including GST?	\$825,099.00
Estimated development cost	\$825,099.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1787569S_02
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	

Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
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	ANDREW
Other given name(s)	
Family name	BIRD
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	21055 NatHERS Certificate-HR-076QUF-02 20250804091328 21055 BASIX Certificate - April 2025
Bushfire report	250839 Vera Close, Gunnedah - Bushfire Assessment Report
Cost estimate report	Opinion of Probable Cost
Flora and Fauna Assessment	6296_Koala SEPP
Owner's consent	signed owners consent form
Site Plans	B0325 DA SET
Statement of environmental effects	SoEE Dwelling and Detached Garage Vera CI - V2

Applicant declarations

I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the 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: VERA CLOSE
Town/Suburb: GUNNEDAH State: NSW Postcode: 2380
Lot Number: 6 Section Number: DP Number: 1244571

OWNERS DETAILS

Name(s): MR A & MRS M BIRD

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

Nominated Agent: HILL LOCKART ARCHITECTS

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: ANDREW BIRD (Corporation) Capacity: OWNER

Signature: [Signature] Date: 11.7.25

Name: MARI BIRD (Corporation) Capacity: OWNER

Signature: [Signature] Date: 11.7.25

Note: If ownership is under a company/corporation 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.



BARTLETT PLANNING SOLUTIONS

The Town Planning Experts

Phone: 02 6761 5637

Mobile: 0436 312 926

Email: nathan@bartlettplanning.com.au

ABN: 84 676 817 173

ACN: 676 817 173

Statement of Environmental Effects

Proposed Dwelling and
Detached Garage
(Class 1a and 10a)

Lot 6, DP 1244571,
Vera Close,
Gunnedah, NSW 2380

31st July 2025



BARTLETT PLANNING SOLUTIONS
The Town Planning Experts

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

Bartlett Planning Solutions Pty Limitedwww.bartlettplanning.com.auBARTLETT PLANNING SOLUTIONS
The Town Planning Experts

This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. This document should not be used or copied without the written authorisation of the client or Bartlett Planning Solutions Pty Limited.

This Statement was prepared in order to demonstrate compliance with applicable environmental planning instruments as well as local plans and strategies.

Reference: 25010

Issue	Revision	Date	Author	Approved	Issued To
Draft	1	6 th July 2025	N Bartlett	N Bartlett	G Hill
Final	1	7 th July 2025	N Bartlett	G Hill	Gunnedah Shire Council
	2	31 st July 2025	N Bartlett	G Hill	Gunnedah Shire Council



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

Submission of Statement of Environmental Effects (SoEE)

Prepared under the *Environmental Planning and Assessment Act 1979*.

SoEE Prepared by

Name

Nathan Bartlett - **Managing Director**

Qualifications

B. Urban and Regional Planning (UNE), MPIA

Diploma Project Management (SYD)

Diploma Leadership and Management (TAFE NSW)

Certificate IV Frontline Management (TAFE NSW)

Address

Bartlett Planning Solutions Pty Limited

42 Nowland Crescent

Tamworth NSW 2340

In respect of

Proponent Names

Mr A and Mrs M Bird

**Land on which
activity is to be
carried out**

Lot 6, DP 1244571, Vera Close, Gunnedah NSW 2380

**Proposed
Development**

Proposed Dwelling and detached Garage

**Statement of
Environmental
Effects**

A SoEE Report is attached.

Certificate

I certify that I have prepared the contents of this Statement and to the best of my knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature

Name

Nathan Bartlett

Managing Director

Bartlett Planning Solutions Pty Ltd

Date

31st July 2025



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

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APPENDIX G:	PHOTOGRAPHS OF THE SUBJECT SITE

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

1 DEVELOPMENT APPLICATION OUTLINE

Proposed Development:	Proposed dwelling and detached garage (Class 1a and 10a)
Subject Land:	Lot 6, DP 1244571 Vera Close Gunnedah, NSW 2380
Zoning:	The subject land is zoned Part <i>R5 Large Lot Residential</i> and part <i>C3 Environmental Management</i>
Proponent:	<p>The proponent for the development is Mr. A and Mrs. M Bird.</p> <p>Bartlett Planning Solutions has been engaged by Mr. A and Mrs. M Bird C/o Mr Greg Hill to submit a development application to Gunnedah Shire Council, seeking approval for the development as outlined above.</p> <p>The principal contact for this development will be:</p> <p>Mr Greg Hill Chartered Architect</p>  <p>Phone: (02) 6766 5188</p>
Estimated Construction Value:	<p>Total Cost: \$ 825,099.20 including GST (refer Appendix A)</p> <p>Based on this Capital Investment Value (CIV) and the provisions of Section 2.15 and Part 4 of the <i>Environmental Planning and Assessment Act 1979</i>, the consent authority for the subject development application will be Gunnedah Shire Council.</p>
List of all Relevant s4.15(1)(a) Matters	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>; • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>; • <i>State Environmental Planning Policy (Transport & Infrastructure) 2021</i>; • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> • <i>Gunnedah Local Environmental Plan 2012 (GLEP 2012)</i>. • <i>Gunnedah Development Control Plan 2025 (GDCP 2025)</i>.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

2 EXECUTIVE SUMMARY

2.1 Background

This Statement provides a description of the subject site and surrounds, the characteristics of the existing development and an assessment of the perceived impacts of the existing development for those relevant matters contained within Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended. The following documents have been relied upon in preparing this SoEE: -

- *Gunnedah Local Environmental Plan 2012* (GLEP 2012);
- *Gunnedah Development Control Plan 2025* (GDCP 2025);
- Architectural drawings by *Hill Lockart Architects*, prepared 23rd January 2025 and BASIX Certificate, prepared 22 April 2025 (refer **Appendix B**); and
- Bushfire Assessment Report prepared by *Building Code and Bushfire Hazard Solutions Pty Limited*, 28th May 2025 (refer **Appendix C**).
- Biodiversity Impact Assessment prepared by *Stewart Surveys*, 3rd June 2025 (refer **Appendix D**).

The subject land has historically been vacant and intended for residential related purposes, and development consent is now sought for a proposed dwelling (Class 1a) and detached garage (Class 10a). The development is permissible with consent pursuant to Part 2 of the *Gunnedah Local Environmental Plan 2012* (GLEP 2012), under which the site is zoned part R5 *Large Lot Residential* and part C3 *Environmental Management*. The following assessment demonstrates that the application is satisfactory and is recommended for approval.

2.2 Proposal

This development application proposes the erection of a new dwelling, attached garage and construction of a retaining wall on the subject land. The proposed structure is permissible with development consent pursuant to the *Gunnedah Local Environmental Plan 2012* (GLEP 2012), under which the site is zoned part R5 and part C3.

3 SUBJECT SITE AND LOCALITY

The subject land is vacant and known as Lot 6, DP 1244571, at Vera Close Gunnedah Street, Gunnedah. The allotment is situated on the western side of Vera Close, has an area of approximately 1.25 hectares and a 40.6 metres frontage to Vera Close. To the north, east and south end of the property exists single storey residential dwellings and associated infrastructure.

The land is located approximately 6.3 kilometres southeast of the centre of Gunnedah. The land is also largely populated by vegetation with minor clearing of vegetation within a building envelope located southeast of the site to allow for the construction of the proposed residence. The subject site is surrounded by a mix of small and large allotments as the adjoining zones are R5 and RU1.

The subject land is located in an area that is undulating and vegetated as previously confirmed. In accordance with the maps accompanying the GLEP 2012, the subject site is not improved with any items of environmental heritage or affected by land reservation for acquisition. The allotment is not identified by Council to be subject to flooding but is identified as bushfire prone land. The site is also not included in Council's information system for potentially contaminated land having been previously used for a purpose that may have resulted in contamination. Cadastral and aerial images of the subject land are provided as Figures 1 and 2 respectively.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)



FIGURE 1 - CADASTRAL IMAGE OF LOT 6, DP 1244571, VERA CLOSE, GUNNEDAH



FIGURE 2 - AERIAL IMAGE OF LOT 6, DP 1244571, VERA CLOSE, GUNNEDAH

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

4 THE PROPOSAL

4.1 Description of the Proposed Development

The subject development application proposes the construction of a new single storey dwelling on the subject land Lot 6, DP 1244571, Vera Close, Gunnedah. The proposed structure will consist of four (4) bedrooms, a living, dining, kitchen, alfresco and detached double garage. The proposal also includes the construction of a retaining wall. The approximate building envelope and details of the proposed development are identified within the design drawings prepared by *Hill Lockart Architects* attached as **Appendix B** to this statement. This application will:-

- Include plans of the development detailing a proposed new dwelling;
- Detail compliance with Council's local provisions, namely the GLEP 2012 and GDCP 2025; and
- Include an application for approval under Section 68 of the *Local Government Act 1993* for use of sewer and water by the new dwelling.



FIGURE 3 - EXTRACT OF THE SITE PLAN FOR THE DEVELOPMENT, VERA CLOSE GUNNEDAH STREET, GUNNEDAH

The proceeding sections of this report will confirm there is no evidence to suggest that the proposed development will have any significant adverse impacts upon the locality or surrounding environment. The proposal will also comply with AS/NZS 11583.1 Pedestrian Area (Category P) Lighting and AS4282 Control of Obtrusive effects of Outdoor Lighting as part of the development.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

A Construction Certificate (CC) will be the appropriate mechanism for the certifying authority to understand the BCA compliance of the proposed construction, as detailed on the plans attached as **Appendix B** to this Statement. A BASIX Certificate and signed 'deemed to satisfy' checklist is also attached.

The proposed colour scheme and materials for the development are detailed as follows:-

Application	Colour	Material
Wall Cladding	Monument	Colorbond Sheet Metal
Downpipes and Gutters	Monument	Colorbond
Roof Sheeting	Monument	Colorbond
Feature Chimney	Brown	Brick
Trimmings / framings	Monument	Aluminium

4.2 Permissibility

4.2.1 Part 2 of the Gunnedah Local Environmental Plan 2012 (GLEP 2012)

The land is zoned part *R5 Large Lot Residential* and part *C3 Environmental Management*. The proposed development is located exclusively in the R5 zone. Pursuant to Part 2 of *Gunnedah Local Environmental Plan 2012* (GLEP 2012) a 'dwelling' is permitted in both R5 and C3 zones. The proposal is consistent with the relevant zone objectives, which are detailed as follows:

Table 2: Objectives of the R5 Large Lot Residential and C3 Environmental Management zones

Objectives	Response
R5 Large Lot Residential	
<i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality</i>	The land is primarily for residential purposes. It is anticipated that the dwelling will have negligible impact on the property and adjoining land uses as they are consistent with existing uses in the locality. The proposal will provide suitable housing in the town of Gunnedah.
<i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i>	The development meets this objective as the proposal will provide residential accommodation. The proposed development will allow residential use of the land by providing a single storey dwelling for the owners and is appropriate for the area.
<i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i>	Town water supply, inclusive of water tanks of total capacity 22,500 Litres, and sewer will be provided to service the development. The site has access to electricity and telecommunications infrastructure. The capacity is sufficient to cater for the demand created by this proposal. There will be negligible impact on Council infrastructure should the development be supported.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	The proposed residential building will be consistent with other buildings within the large lot residential locality. There is no evidence to suggest that the proposed development will result in or lead to any land use conflict issues with this land and other surrounding rural lands. The proposal will allow the continued use of the site for residential activities, which are compatible with the adjoining and surrounding land uses.
C3 Environmental Management	
<i>To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</i>	The land is primarily for residential purposes and located within the adjoining R5 zone. It is anticipated that the dwelling will have negligible impact on the property and adjoining land uses as they are consistent with existing uses in the locality. The proposal will provide suitable housing in the town of Gunnedah.
<i>To provide for a limited range of development that does not have an adverse effect on those values.</i>	The development meets this objective as the proposal will allow residential use of the land and does not require the removal of any trees or other form of vegetation to facilitate its construction. Further, the proposal will have negligible impact on environmental assets of the land due to the proposed measurements to be undertaken during construction and post-development.



FIGURE 4 - EXTRACT OF THE GLEP 2012, SUBJECT SITE ZONED PART R5 AND PART C3

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

4.3 Bush Fire Prone Land

Perusal of the NSW Planning Portal indicates that the subject land is classified as bushfire prone, as detailed by Figure 3. Consequently, the development application for the single dwelling is classified as “other development” in accordance with the provisions of *Planning for Bushfire Protection 2019* (PBP) and compliance with the aim and objectives of PBP is required. In this regard, the DA is required to comply with the intent of PBP and provide measures for visitors who may be in unfamiliar surroundings and therefore unsure of safe refuge areas and escape routes. Council is also required to undertake a Bushfire Assessment Report in pursuant to Clause 45 of the *Rural Fires Regulation 2022* as part of the assessment of the proposal. A Bushfire Assessment Report from a qualified consultant is included in **Appendix C** for Council’s perusal.

4.3.1 Vegetation

The subject land has been historically modified to accommodate residential and rural development (i.e. grazing). The bushfire prone land map indicates that the threat to the subject land originates from the north, west and south. Most of the vegetation exists as native tree species. Given the large distance of cleared vegetation setback from the new development site it is deemed the potential impact on the site would be negligible, provided requirements are in place.

4.3.2 Water Supplies

Town water supply is accompanied by two (2) rainwater tanks, each totalling approximately 22,500 Litres, together with a quick fill unit for firefighting purposes.



FIGURE 5 - BUSHFIRE PRONE MAPPING OF THE SUBJECT LAND FROM THE GLEP 2012 - VEGETATION CATEGORY 1

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

4.3.3 Public Roads

The subject land is located approximately 6.3 kilometres southeast of the town of Gunnedah and proposes direct road frontage to Vera Close. The road is an all-weather sealed surface, and unimpeded internal access is also available on the subject land. It is expected that the existing road network is capable of carrying the anticipated traffic in the event of a bush fire emergency, including fully loaded fire fighting vehicles. The roads are also wide enough to enable traffic to pass in opposite directions.

4.3.4 Fire Trail Network

The subject site has cut by a fire trail through the middle. It is also noted that the local Fire Brigade is located within proximity (6.3 km southeast) of the site and there is sufficient access to support a bush fire emergency.

4.3.5 Site Ingress and Egress

Adequate and suitable access, with safe site distances, is available to the service the proposal from Vera Close.

4.3.6 Maintenance and Emergency Procedures

A formal bush fire maintenance plan and / or emergency procedure can be completed by the applicant, should this be required by Council.

A further analysis regarding Bushfire Prone Land is also included in **Appendix C** of this Report

5 STATUTORY PLANNING ASSESSMENT

The preparation of this DA has been undertaken with consideration of the relevant criteria listed in Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended. In determining a DA, the determining / consent authority is to take into consideration the following matters as they are relevant to the application:

5.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument:

5.1.1 State Environmental Planning Policies

The following SEPPs are considered relevant to this DA:

5.1.1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

This consolidated Policy applies in the Gunnedah local government area to land that has an area of more than 1 hectare and rural and forestry zoned land. As the subject land is within part a large lot residential zone and part an environmental management zone and is greater than 1 hectare, the provisions of this Policy requires consideration as part of the proposed development. Further, the Gunnedah shire falls into the Northwest Slopes Koala Management Area under the SEPP and schedule two of the Policy outlines Koala use tree species for this management area.

Subdivision approval (DA 2015/054.003) was obtained for the subdivision of Lot 662, DP 723481 and Lot 680, DP 39633 to create the subject lot (Lot 6, DP 1244571). As part of the approval tree clearing within the elected building envelope and along the fire trail was also supported by Council. The subject site is a vacant lot with a mix of vegetation native tree and shrub species. The attached report prepared by *Stewart Surveys* in **Appendix D** has also identified the site contains koala habitat trees which are capable of supporting a koala population, when combined with adjoining properties.

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However, the report also confirmed the site is not currently supporting a population of koalas and has no record of koala observations on the subject site in the last 18 years. Therefore, the site is not considered to meet the definition of Core Koala Habitat under SEPP (Koala Habitat Protection), 2021. Further, the proposed development is expected to have a low or negligible impact on Koalas and their habitat. This is due to there not being any koala's utilising the trees within the 850 m² area earmarked for removal on the site for habitat.

Additionally, as the total area of the subject land is 1.25 hectares the area of clearing triggering the biodiversity offsets scheme threshold is 0.5 hectares or more. Given the area of vegetation clearing required to facilitate the development is approximately 850 m², the biodiversity offset scheme threshold is not exceeded and a Biodiversity Development Assessment Report (BDAR) is not required.

The report also confirms clause 4.9(3) of the Policy states that if Council are satisfied the development is likely to have a low or no impact on koalas or koala habitat, the Council may grant consent to the development application. The proposed development to construct a residence, is expected to have a low or negligible impact on Koalas and their habitat. This is due to there being no koala's utilising the trees (850m²) earmarked for removal on the site for habitat. In this regard, the relevant provisions of the SEPP are satisfied, and the application is considered suitable.

5.1.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.6 of this Policy requires consideration of whether land is suitable for a proposed use having regard to any known or potentially contaminating land use activities.

The subject land has historically been utilised for rural purposes. The site is not known to be contaminated, and a site inspection did not reveal any visual indicators of contamination. Furthermore, the site is not listed on the NSW Environment Protection Authority's online register of Records under Section 58 of the *Contaminated Land Management Act 1997*.

The site is expected to be suitable in its existing state to accommodate the proposed development and any associated works. If any (at present unknown) contamination comes to light during any works, the appropriate actions shall be taken in accordance with *SEPP No. (Resilience and Hazards) 21*, work health and safety and environmental protocols in order to address any issues relating to human health and environmental protection. The proposed development will comply with the specified requirements and a suitably qualified consultant shall be engaged to investigate and report the outcomes of the subject land.

Use of the subject land for the development proposed by this application is therefore considered suitable.

5.1.1.3 State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Sustainable Buildings) 2022 encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for residential and non-residential development and starts the process of measuring and reporting on the embodied emissions of construction materials. Part of this Policy aims to ensure that all residential dwelling types in NSW are energy and water efficient. The new rules came into effect 1 October 2023 with the SEPP aiming to achieve the following:

- minimising the consumption of energy and potable water;
- reducing greenhouse gas emissions from energy use;
- monitoring the embodied emissions of building materials; and
- delivering buildings that are comfortable in summer and winter.

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In terms of the proposed development, the SEPP requires increased standards to be met for new development. The subject application proposes a new single storey dwelling. In this regard the dwelling applies to the provisions of this Policy. It is considered that the proposal has the ability to meet the requirements for new development and the proposed building is highly sustainable. That is, the development has effective crossflow ventilation and thermal performance. Aspects of sustainability integral to the design include:

- Selection of appropriate high durability materials;
- Passive solar design principles via use of screening, consideration of solar aspect;
- Natural light;
- Energy efficient appliances;
- Water efficient fixtures and water sensitive urban design; and
- Collection and separation of recyclable waste.

The residential building will incorporate energy and water efficient devices appropriate to the specification and its awareness of needs. Details are to be provided in the BASIX Report submitted with this development application. The BASIX Certificate (Certificate Number 1787569S_02) issued 22 April 2025 confirms compliance with the performance requirements that must be achieved for the residential development (refer **Appendix B**).

5.1.1.4 State Environmental Planning Policy (Transport & Infrastructure) 2021

The Application has been considered having regard to the relevant provisions of this SEPP:-

Table 3: State Environmental Planning Policy (Transport & Infrastructure) 2021

Clause	Subject	Comments
Clause 2.122 & Schedule 3	Traffic generating development	Due to the small scale of the proposed residential development, any potential impacts on the effective and ongoing operation and function of adjoining roads are considered to be acceptable within the existing traffic network. Consequently, the application is not required to be referred to Transport for New South Wales (TfNSW) pursuant to the provisions of this Schedule.

5.1.2 Gunnedah Local Environmental Plan 2012 (GLEP 2012)

Gunnedah Local Environmental Plan 2012 (GLEP 2012) applies to the subject site. The allotment is not subject to flooding, on Council's land reservation / acquisition map and not identified in Schedule 5 of the GLEP 2012 as being heritage listed. Furthermore, the site is not included in Council's information system for potentially contaminated land as having been previously used for a purpose that may have resulted in contamination. However, the subject land is identified by Council to be bushfire prone. A review of the proposal against the relevant provisions of the LEP is provided as follows:

Table 4: Gunnedah Local Environmental Plan 2012 Provisions

Clause	Subject	Comments
1.2 (2)	Aims	Relevant aims of the GLEP 2012 considered in this Statement of Environmental Effects include:



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		<p><i>"...(a) to conserve and enhance, for current and future generations, the ecological integrity, environmental heritage and environmental significance of Gunnedah,</i></p> <p><i>(b) to promote the economic well-being of the community in a socially and environmentally responsible way, focusing on new employment growth and a diversified economy...</i></p> <p><i>(d) to provide opportunities for a range of new housing and housing choice...</i></p> <p><i>(f) to seek the provision of adequate and appropriate infrastructure to meet the needs of future development,</i></p> <p><i>(g) to provide direction and guidance in the management of growth and development,</i></p> <p><i>(h) to conserve the cultural and environmental heritage of Gunnedah,</i></p> <p><i>(i) to allow development in a way that minimises risks due to environmental hazards."</i></p> <p>The proposed development is considered to be consistent with these aims. The subject site is capable of accommodating the development as proposed and the overall scale, architectural integrity and general appearance of the proposed development is considered to be appropriate for the context and setting of the allotment. Relevant issues have been considered and are addressed where appropriate in this Statement.</p>
2.1	Land use zones	The subject site is zoned part <i>R5 Large Lot Residential</i> and part <i>C3 Environmental Management</i> (refer zoning map in Figure 4).
2.3	Zone objectives	The consent authority must have regard to the relevant zone objectives in determining a DA (see Land Use Table provisions, below).
-	Land use table	<p>In the GLEP 2012 Land Use Table, the objectives for the <i>R5 Large Lot Residential</i> zone, where the proposed dwelling will be located, are listed as follows:</p> <ul style="list-style-type: none"> <i>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</i> <i>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</i> <i>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</i> <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> <p>The proposed development specifies uses that are permissible with consent in the zone under Part 2 of the relevant zone table, being a 'dwelling' and is defined in the Dictionary as follows: -</p>



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		<p>“...dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.”</p> <p>It is considered that the proposed development is consistent with the relevant zone objectives. As adjoining land uses are generally associated with the residential activities, the proposed development is compatible with surrounding development.</p> <p>Further, there is no evidence to suggest the development will result in or lead to any land use conflict issues and will provide a suitable housing type. The proposal will allow the use of the site for residential activities, which are consistent with the adjoining and surrounding land uses.</p> <p>It is also noted that a detached garage is proposed as part of the development, which is defined as an ‘outbuilding’, is ancillary to the residential use of the land and permissible in the zone.</p>
4.4	Floor Space Ratio	Not applicable to the subject land.
5.6	Architectural roof features	<p>The objectives of this clause are detailed as follows:-</p> <ul style="list-style-type: none">(a) <i>to ensure that architectural roof features do not result in adverse visual and amenity impacts on adjoining premises,</i>(b) <i>to ensure that architectural roof features are considered in the design of buildings and form an integral part of the building design.</i> <p>The design response for the residential development is an integration of architecture and landscape. Extensive contextual analysis of the site and location was carried out to develop the proposal. The language of the landscape is reflected in the geometry of the building. The proposed development has been designed to minimise environmental impacts on surrounding development, including overshadowing, wind and reflectivity.</p> <p>The overall scale, architectural quality and general appearance of the proposed development is considered to be appropriate for the locality. Further, the design and architecture of the proposed development will also contribute positively to the Vera Close road frontage and adjoining properties. The consistency is demonstrated throughout this Statement.</p>
5.10	Heritage Conservation	<p>The objectives of the clause are:-</p> <ul style="list-style-type: none">(a) <i>to conserve the environmental heritage of Gunnedah Shire,</i>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i>(c) <i>to conserve archaeological sites,</i>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance.</i>

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		<p>This clause aims to conserve items of heritage significance, archaeological sites, Aboriginal objects and Aboriginal places of heritage significance. The subject land is not identified as having any heritage significance and the development has been deemed to be suitable for the subject land as it complies with the intent of the provisions of the GLEP 2012 (refer Appendix E). If any relics or items are discovered during construction all works will cease and the appropriate authorities will be contacted for further action. In this regard the provisions of these objectives have been met.</p>
6.5	Essential services	<p>As previously discussed, the proposal involves the erection of a residential dwelling and detached garage.</p> <p>Development consent must not be granted unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access. <p>Water and sewer services can be extended to service the subject site. Two (2) 22,500 Litre water tanks are also provided and will be connected to the proposed dwelling.</p> <p>The allotment has existing connections to electrical services and suitable drainage. The new dwelling will require some of the existing services to be extended, which is achievable and capable of satisfactorily accommodating the development.</p> <p>Approval under Section 68 of <i>Local Government Act 1993</i> will be required to service this new residential building and the application has been submitted separately to this development application.</p>

5.1.2 Developer Contributions

It is noted that a contribution under Section 7.11 / 7.12 of the *Environmental Planning and Assessment Act 1979* may be imposed as a condition of development consent in accordance with Gunnedah Contributions Plan. The estimated value of construction inclusive of GST for the development is \$825,099.20.

It is also expected that developer contributions will be charged for water supply and sewerage pursuant to Section 64 of the *Local Government Act 1993*, and Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000* due to the increased loadings on Council's infrastructure arising from the proposed development.

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5.2 Section 4.15(1)(a)(ii) The provisions of any proposed environmental planning instrument

At the time of preparing this Statement (July 2025):

- There were no relevant proposed environmental planning instruments or amendments to environmental planning instruments detailed on the *NSW Department of Planning, Housing and Infrastructure* website; and
- No relevant proposed planning instruments that had been the subject of public consultation were detailed on the Gunnedah Shire Council website.

5.3 Section 4.15(1)(a)(iii) The provisions of any development control plan

The *Gunnedah Development Control Plan* (GDCP 2025) is a comprehensive document which has been adopted by Council to provide specific guidelines and control for development throughout the Gunnedah shire, complementary to the provisions of the GLEP 2012. An assessment against the relevant controls of the GDCP 2025 has been undertaken as detailed within the following Table:

Table 5: Gunnedah Development Control Plan Provisions (GDCP 2025)

Part B	Comment
General Controls - All Development	
B.1. Parking	<p>Sufficient onsite carparking (two (2) spaces) can be accommodated by the proposed residential development. All vehicles used by the owners will be parked within the confines of the outbuilding.</p> <p>All weather 2WD access serving the subject land and structures is safe, convenient and readily maintainable. The site benefits from an existing driveway crossing point at the front boundary from Tullamore Road. Vehicular access and manoeuvrability adequately meet Council's requirements.</p>
B.3. Slope and land stability	<p>The land is identified as being undulating moderate slope in some areas. Consequently, the earthworks will involve cutting several level benches to accommodate the development. All cut and fill will be carried out to engineering specifications to ensure stability and no slope involving cut / fill batters will be greater than 1 in 3.</p> <p>The earthworks required for the proposed footings will include site preparation and excavation works. Excavation shall be managed in accordance with best practice in relation to erosion control drainage, dust suppression during site works and site archaeology. Additionally, soil sampling will occur to establish the appropriate depth for the piers and slab for the proposed dwelling prior to construction.</p> <p>Approval of the application is not expected to have an impact on the quality of the soils in the vicinity of the subject land. Appropriate soil erosion measures will also be undertaken to avoid any impacts during and after construction.</p> <p>The proposed development complies with the provisions of this part and further details relating to the stability of soil from cut and fill is outlined in Section C.6. of this table.</p>

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<p>B.4. Landscaping</p>	<p>The development is not expected to have a negative impact on the surrounding environment. Landscaping improvements undertaken on the subject land will be positive for the proposed development and surrounding properties. All proposed landscaping consists of low maintenance, drought and frost tolerant species.</p> <p>The proposed landscaping complies with the requirements listed in this section of the GDCP 2025 and is to be provided as detailed in the architectural drawings attached as Appendix B to this Statement.</p>
<p>B.6. Aboriginal cultural heritage</p>	<p>This clause aims to conserve Aboriginal heritage, including Aboriginal objects and Aboriginal places of heritage significance.</p> <p>The subject land is not identified as having any aboriginal heritage significance (refer Appendix E). If any relics or items are discovered during construction all works will cease and the appropriate authorities will be contacted for further action. In this regard the provisions of these objectives have been met.</p>
<p>B.7. Utilities and services</p>	<p>The development is located clear of utility infrastructure. Town water supply, inclusive of water tanks of total capacity 45,000 Litres, will also be provided to service the development. The site has access to electricity and telecommunications infrastructure. The capacity is sufficient to cater for the demand created by this proposal.</p> <p>Amenities are proposed for the dwelling and therefore a Section 68 approval for water / sewer is required. An application under S.68 of the <i>Local Government Act 1993</i> will be sought for connection.</p> <p>As confirmed, the total capacity of water stored in all tanks on the property is 45,000 Litres. Two (2) rainwater tanks each with 22,500 Litre capacity are proposed for the development. These will be neutral in colour and have negligible impact. The tanks will be suitably screened from view given the existing vegetation and are to be located out of view at the side of the dwelling.</p>
<p>B.8. Waste and recycling</p>	<p>The proposed development is expected to have a negligible impact on energy resources. There are no significant waste implications anticipated as a result of approval of the subject application. Any waste associated with construction shall be dealt with via waste contractors employed by builders at this stage of the development. Further details relating to waste management are provided as follows:-</p> <ul style="list-style-type: none"> • All excess materials from construction will be returned to the supplier or recycled where possible. • Any waste materials (packaging, etc.) will be collected in skip bins at the site and taken away by a waste contractor for disposal at a licensed waste management centre. • If required sand and soils generated by excavation of the development will be taken from the site for use as fill on other construction sites (where acceptance of fill has been approved by Council). <p>A Waste Management Plan is included in Appendix F of this Report for further information.</p>

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B.9. Noise and vibration	There will be noise, and vibration impacts in the short term associated with construction. However, any potential noise etc. in the long term will be negligible considering the separation distances between the subject land and adjoining residential receptors. Additionally, given the nature of the proposed development, noise nuisance is not anticipated.
Part C	Comment
Residential Development	
C.1. Dwelling house	<p>The proposed development works of the building includes the construction of low-scale building elements that will utilise the following colours:-</p> <ul style="list-style-type: none"> • Roof - Monument Colorbond. • Gutters in Monument and downpipes Dulux 1/4 Strength Shale Grey (light in colour). • Wall cladding – monument Colorbond. <p>This scheme is intended to be consistent with the existing adjoining residential structure and surrounding semi-rural setting, as demonstrated by the designs attached as Appendix B to this Statement. These colours are considered to be low impact and suitable for the locality.</p> <p>The proposal is considered to be compatible with surrounding development and approval of the application is not expected to result in any unacceptable land use conflicts.</p> <p>C.1.1 Setbacks</p> <p>The provisions of this Part require a 15 metre street setback, and side and rear setbacks to all buildings of 5 metre for R5 zoned lots equal to or > 9000m². The proposed development is greater than the standard with a 42 metre street setback to the dwelling and a 42.6 metre setback to the detached double garage.</p> <p>The closest side boundary setback to the dwelling is 16 metres, while the closest side boundary setback to the detached garage is 10 metres. Both residential buildings meet the requirement of 10 metres for the side boundary setback. Refer to Site Plan in Appendix B for further details.</p> <p>The adjoining residential buildings (north, east and south of the site) will be in proportion with the proposed development. Refer Appendix G for photographs depicting the residential setting of the surrounding land. There will also be minimal impact from the proposed side / rear boundary setbacks given the proposed separation distances and existing vegetation acting as natural screening.</p> <p>Essentially, the front, side and rear setbacks of the development comply with the provisions of the GDCP 2025.</p>

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	<p>C.1.2. Visual privacy The proposal is identified as single-storey development and will have negligible impact on privacy. Further, given the natural screening from vegetation and separation differences from adjoining properties, privacy impacts will be negligible. In this regard, the proposed new development has been designed to comply with this privacy requirement.</p> <p>C.1.4. Internal driveway, access and parking All weather 2WD access serving the subject land and structures is safe, convenient and readily maintainable. The site benefits from an existing driveway crossing point at the front boundary from Vera Close. Vehicular access and manoeuvrability adequately meet Council's requirements and New South Wales Rural Fire Service Guidelines.</p> <p>There is adequate area onsite to accommodate the parking spaces (two (2) spaces) required for the development. Therefore, sufficient onsite carparking can be accommodated by the proposed dwelling development.</p>
<p>C.4. Outbuildings, carports and detached garages</p>	<p>The proposed detached double garage is positioned slightly in front of the main dwelling and permitted in this location as the site is greater than 4,000m². This structure is proposed to match the dwelling in colour and materials and be of similar construction with matching roof pitch. The proposed detached double garage satisfies Council's development standards in this regard.</p> <p><i>Cumulative total</i> The proposed outbuilding also complies with the cumulative total of 200 m² with the total area of the building proposed at approximately 67 m².</p> <p><i>Maximum building height</i> The building height for the proposed structure requires a maximum height of 5.0 metres. The proposed development does not comply with the height at 5.5 metres. Consequently, a justification to vary the development standards for the height by 500 mm is required and detailed below.</p> <p>An aim of the GLEP 2012 is to provide direction and guidance in the management of growth and development. As this is one of the aims it is also important to guide and allow flexibility in the planning framework to encourage orderly, economic and equitable development while safeguarding the community's interests and residential amenity. It is important to note that while flexibility for development is present, this must not be at the expense of disrupting the amenity of adjoining neighbours. The structure exceeds the local control by 10% but does not appear to be out of character for the low density residential setting. That is, the proposed development is considered to be consistent with existing development on the property and adjoining the subject site. For example, adjoining sheds are of similar size and height. For this reason, the proposed development will have minimal impact on visual amenity.</p>

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	<p>Furthermore, the height of the proposed shed is required for the storage of vehicles and items for domestic purposes. It is also considered the proposed position of the shed is consistent with the existing dwelling and is well behind the front boundary setback.</p> <p>Additionally, there is no loss of privacy as a result of the development given all openings will not overlook onto adjoining properties which prevents a direct view to existing development. The shed is also proposed on a large allotment of land that is private and obscured from adjoining land. The proposed colour scheme and roof pitch of the development is also intended to be in keeping with existing residential development on the property. Thus, the overall appearance of the structure will be minimised by these features (refer Appendix B for further information). In this regard, it is considered there will be minimal impact from the proposed development and should therefore be supported.</p>
C.5. Stormwater	<p>Stormwater shall be disposed of by connection to rainwater tanks with the overflow to be appropriately discharged to developed on-site drainage (i.e. overland flows, catch drains and sedimentation basins). Stormwater controls on site are detailed in the Erosion and Sediment Control Plan (ESCP) which will be in accordance with regulatory authority guidelines including Landcom NSW's Managing Urban Stormwater, Soils and Construction ("Blue Book"). The proposed stormwater system has also been designed and constructed in accordance with Council's Engineering Design Minimum Standards.</p>
C.6. Retaining walls and fill	<p>It is noted that retaining walls are also proposed as part of the development. The proposed retaining walls comprise of sandstone, tiered to the batters and have been designed to comply with all engineering requirements (refer design plans attached in Appendix B).</p> <p>Further, erosion of the site will be nil or minimal due to the maintenance of the land, existing ground cover and vegetation and proposed landscaping measures. Appropriate erosion and sediment control measures will also be undertaken throughout the construction period.</p> <p>As previously noted, where any soil is disturbed during construction appropriate management and treatment will be undertaken. An ESCP is proposed to be implemented during the construction stage to mitigate soil erosion.</p>
Part H	Comment
Additional Development Controls	
H.4. Tree Preservation	Refer to comments in Section 5.1 of this Statement.

5.4 Section 4.15(1)(a)(iii) The provisions of any planning agreement

Not applicable to this development.

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5.5 Section 4.15(1)(a)(iv) The provisions of the regulations

The development is not listed in *Schedule 3* of the *Environmental Planning and Assessment Regulation 2021* (i.e. not designated). Therefore, development is not deemed to require, with the exception of Gunnedah Shire Council, development consent by any state agency or governing body.

Further, there are no fire safety requirements for the proposed building under the provisions of the National Construction Code of the Building Code of Australia (BCA).

5.6 Section 4.15(1)(b) The likely impacts of the development

5.6.1 Impacts on the natural environment

As previously confirmed subject land has no known residual value as habitat for any threatened species, populations or ecological communities, or their habitats for the purposes of section 1.7 of the *Environmental Planning and Assessment Act 1979*. The site has not been declared as critical habitat and is not identified in an area of outstanding biodiversity value under the NSW *Biodiversity Conservation Act 2016*.

Further, as the total area of the subject land is 1.25 hectares the area of clearing triggering the biodiversity offsets scheme threshold is 0.5 hectares or more. Given the area of vegetation clearing required to facilitate the development is approximately 850 m², the biodiversity offset scheme threshold is not exceeded and a Biodiversity Development Assessment Report (BDAR) is not required.

The proposed development will involve site preparation to enable a residential development which will include landscaped embellishments. Further, all works will be appropriately managed so as to minimise impact. On this basis, it is considered that the proposed works will not result in biophysical impacts subject to implementation of mitigation measures.

Given the minimal biodiversity value of the site, it is considered that the development will have little if any negative impacts on threatened flora and fauna. It is also concluded that the development of the site satisfies the requirements of relevant Commonwealth, State and Local environmental legislation and is supported from an ecological perspective.

5.6.2 Impacts on the built environment

The proposed development will not have detrimental impacts on adjacent areas. The surrounding uses within the locality will be consistent with the proposal. The proposed development includes a new dwelling and detached double garage. The development is considered to be compatible with the quality of the built environment and design in this locality. Refer to the photographs in Appendix G of this Report for further details relating to the existing environment.

5.6.3 Context and setting

The proposed residential development is considered compatible with the character of the existing environment and surrounding development pattern, which includes single storey residential dwellings. The proposed development has been designed to respect the integrity of surrounding activities and has been appropriately designed in order to minimise the impact on adjoining residential land. The proposed landscaping of the site will also be consistent with the character of

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the area and the increased density of this proposed development. The proposal is therefore considered to be consistent with the context and setting of the locality.

Further, considering the scale and nature of the development in relation to the large mass area of land and its consistency with surrounding development, approval of the application is not expected to result in localised land use conflict.

5.6.4 Utility / infrastructure impacts

Water, electricity, and stormwater services are available and appropriate for the proposed development on the subject land. The capacity is sufficient to cater for the demand created by this proposal. The proposed dwelling will also require the approval of connection to water; sewer and other works associated with the building. An application under the provisions of Section 68 of the *Local Government Act 1993* will also be lodged with this application.

The proposed new dwelling will be serviced by two (2) water tanks of capacity 22,500 Litres (i.e. 45,000 Litres). Overflow from the tank is capable of being dispersed on the subject land without affecting the building's footings or causing nuisance to adjoining properties. (refer plans in **Appendix B**).

5.6.5 Heritage

There are no known issues of Aboriginal or Non-Aboriginal Cultural Heritage associated with the site. An Aboriginal Heritage Information Management System (AHIMS) Report is provided in **Appendix E** for further information.

5.6.6 Energy Efficiency and Waste

The proposed development is expected to have a negligible impact on energy resources. There are no significant waste implications anticipated as a result of approval of the subject application. Any waste associated with construction shall be dealt with via waste contractors employed by builders at this stage of the development.

5.6.7 Air Quality

The proposed development is considered to have minor impact in the short term during construction (i.e. dust from construction equipment and excavation works). However, the overall impact of the proposed residential development in the longer term is considered to be negligible for the existing microclimate and air pollution in the area.

5.6.8 Noise and Vibration Emissions

The development will result in noise and vibration during the construction phase of the development but will be short term and limited to the conditional hours. Noise will also be present from the occupying residents. However, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding locality, consisting of rural and residential land uses. It is considered any emanating noise will be tolerable with minimal environmental impact.

Additionally, the construction of the development on the subject site has been deliberately drafted to be consistent with the context of the immediate surroundings and to provide appropriate on-site infrastructure and management. Accordingly, the subject development is expected to be compatible with the residential character of the existing environment and should not lead to localised land use conflict.

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Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

5.6.9 Bushfire Prone Land

The proposed development is identified as Bushfire Prone Land (Vegetation Category 1 and Buffer). Therefore, a Bushfire Assessment Report, prepared by *Building Code and Bushfire Hazard Solutions Pty Limited* is included in **Appendix C**, providing an analysis of the bushfire affected land. The Bushfire Attack Level is determined to be BAL-29. A full analysis of the affected area will be submitted at the Construction Certificate stage by a qualified consultant, should the development be supported.

5.6.10 Technological Hazards

There are no additional technological hazards present on the subject land that require consideration as part of the assessment of the proposed development.

5.6.11 Construction impacts

It is anticipated that suitable conditions of development consent shall be included as part of the determination documentation in order to address relevant construction matters, including:

- Hours of building work (to be consistent with NSW State Guidelines);
- Construction waste storage and management;
- Noise and dust management and control of other potential pollutants;
- Continuity of public access to services; and
- Signage.

A management plan that is compliant with the guidelines *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) will be developed and implemented prior to construction commencing. All construction works will be compliant with the National Construction Code: Building Code of Australia (BCA) 2022.

5.6.12 Outdoor Lighting

Any outdoor lighting shall comply with the provisions of AS4282 Control of Obtrusive Effects of Outdoor Lighting.

5.6.13 Landscaping

Extensive landscaping will be provided for the proposed residential dwelling as detailed in the design plans for the development in **Appendix B**.

5.6.14 Soils

Approval of the application is not expected to have an impact on the quality of the soils in the vicinity of the subject land. Appropriate soil erosion measures have been undertaken to avoid any impacts during and after construction. Excavations and other detailed earthworks associated with the construction of footings and floor slabs for the dwelling will be required and consent for this aspect is therefore sought as part of this DA.

Where any soil is disturbed during construction appropriate management and treatment will be undertaken. An Erosion and Sediment Control Plan (ESCP) is proposed to be implemented during the construction stage to mitigate soil erosion and control the discharge of stormwater laden with sediment, nutrients and other pollutants to adjoining properties, bushland, roadways or receiving water bodies. Stormwater controls on site are detailed in ESCPs which will be in accordance with regulatory authority guidelines including Landcom NSW's *Managing Urban Stormwater, Soils and Construction* ("Blue Book").

The disturbance of the site during construction will be controlled through erosion prevention and sediment control measures. A sediment basin will be required at the lowest point of the site to

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

capture runoff from the construction site. A silt fence will prevent silt and waste being washed away. It can be integrated with safety fencing. A catch drain with hay bales will be utilised to carry and treat site runoff which will then be captured by a sedimentation basin that will be installed at the low point of site excavation. At the point of entry to site, rumble grids are required to ensure that vehicles and machinery leave the site with clean wheels.

5.6.15 Social issues and impacts

Considering the nature of the proposal as well the location of the subject land in relation to the neighbouring large allotment areas, the development is not expected to cause an unacceptable social impact.

5.6.16 Economic issues and impacts

There have been no negative economic impacts identified in association with the proposed development. Employment opportunities will be provided, during the construction phase of the proposal. This is a positive impact and has desirable flow on effects for the Gunnedah Shire Council community members.

5.6.17 Cumulative impacts

The subject site is considered capable of supporting the development as proposed. The proposal is compatible with surrounding land uses and development, and approval of the application is not expected to result in any unacceptable conflicts with adjoining properties or the environment as detailed throughout this Statement.

5.7 Section 4.15(1)(c) The suitability of the site for the development

Being part zoned for large lot residential development, the subject land is by definition suitable for the proposed dwelling. The proposal appears to be consistent with the aims and objectives of the GLEP 2012 and will allow the continued use of the site and surrounding lands. The proposed development will have adequate access to and from the existing local road network and will also have adequate access to utility services. Furthermore, the proposal will not lead to any unmanageable demands on existing road infrastructure, recreational or public lands, available utility services, air quality or noise levels. The dwelling will also bring economic benefits to the town from the employed workers during the construction stage.

As outlined within this Statement the subject site is considered eminently suited for the proposed development. There are also no known environmental hazards or constraints associated with the allotment (flooding, contamination, salinity etc.), with the exception of the land being identified as bushfire prone. However, the management of bushfire has been appropriately addressed within this report. The development site is also clear of relevant environmental exclusion zones considered in the GLEP 2012. Consequently, there have been no negative impacts on the public domain identified. Refer site photographs in Appendix G for further information.

5.8 Section 4.15(1)(d) Any submissions made in accordance with the Act or the Regulations

As part of the Community Participation Plan the application may be required to be publicly notified, assessed and determined in accordance with the provisions of this document. This matter can only be fully considered after submission of this DA, if submissions are sought from the community and relevant agencies.

5.9 Section 4.15(1)(e) The public interest

Potential visual, social and environmental impacts have been thoroughly addressed in this Statement, and no detrimental economic impacts have been identified as a result of the proposed

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

development. It is considered that the development fits within the residential locality as detailed previously. The site attributes are conducive to the development as proposed. The development will allow for the orderly use of land for residential purposes and is acceptable having regard to the applicable State and Council planning controls. The proposed development satisfies the client's requirements and will not result in any unacceptable impacts on the locality.

The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location and design of the proposed development and the subject site is considered to be suitable for the proposed development. It is considered the development will have minimal impact on the locality and amenity of surrounding residents and will complement the character of existing developments in the streetscape. In this regard, approval of the subject development application is considered to be in the public interest.

6 CONCLUSION

This application seeks Council's approval for the construction of a dwelling, detached garage and retaining wall on Lot 6, DP 1244571, Vera Close, Gunnedah, NSW 2380. This submission has demonstrated that the approval of this proposal will have very few, if any, detrimental environmental impacts. It is considered that:-

1. This SoEE has illustrated that the development is in accordance with the relevant objectives of the Council's *Gunnedah Local Environmental Plan 2012*, and the *Environmental Planning & Assessment Act 1979*;
2. The site is not unsuitable for development by virtue of physical characteristics;
3. The likely traffic generation characteristics of this proposal will be relatively minor and should be satisfactorily accommodated within the adjoining road network (Vera Close);
4. The proposed dwelling, detached garage and associated works are relatively minor works and as such the overall scale and general appearance is considered to be appropriate for the context and setting of the residential property and surrounding development;
5. Adequate utility services are available in the vicinity of the development site and are capable of meeting the demands of this proposal;
6. The development is not in conflict with the surrounding land uses;
7. The proposal does not pose any adverse effects to the social or economic fabric of the locality; and
8. There are no negative impacts arising from the residential development.

The proposal constitutes a land use that is permissible with consent pursuant to the provisions of the *Gunnedah Local Environmental Plan 2012*; and would in our submission comply with the intent of other applicable statutory planning and related policy provisions listed in the *Gunnedah Development Control Plan 2025*. It is also considered that this application complies with Council's overall objectives for development within the zone. On this basis development consent is now sought for the project comprising a new dwelling (Class 1a), detached garage (Class 10a) and retaining wall as detailed within this Statement of Environmental Effects (SoEE) and attached Appendices.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

APPENDIX A

OPINION OF PROBABLE COST

HILLLOCKARTARCHITECTS

24 JUNE 2025

OPINION OF PROBABLE COST

PROJECT: NEW SINGLE RESIDENCE
PROPRIETOR: MR & MRS BIRD
ADDRESS: VERA CLOSE GUNNEDAH 2380

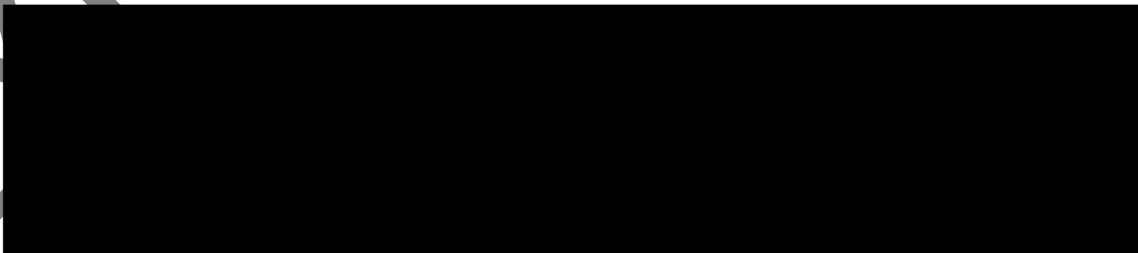
The probable costings outlined below represent an opinion of building costs only, all of which can vary considerably depending upon:

- Materials, fittings and fixtures chosen.
- Extent of proprietor involvement in the project.
- Type and method of construction.
- Commencement and duration of the works.
- Seasonal building market conditions.
- Size and competence of building firms chosen.
- Whether the proprietor is to remain in the residence during construction.
- Whether the project is to be staged.

The most efficient and cost effective method of building is by obtaining competitive tenders from several reputable builders based on Architect-prepared working drawings.

The following opinion of probable cost represents a possible range of costs based on the construction drawings and **Rawlinson's Australian Construction Handbook 2024**.

Regional NSW cost used, as per page numbers listed.



TOTALS Construction:

\$825,099.20

Please note, the above costings do not allow for:

- Cost due to client changes
- Inflation
- Changes to building/materials rates
- Insurance and Local Authority Fees
- Contingency Sum
- GST

Other delays which may affect cost include:

- Weather
- Occupancy of the residence during construction

The above Cost Opinion is based on 24 June 2025 rates and the Consumer Price Index should be applied if the works were to be tendered outside a twelve (12) month period.

If you require further information, please do not hesitate to contact the writer.

Yours faithfully
HILL LOCKART ARCHITECTS

Reuben Hill





STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

APPENDIX B

**DESIGN PLANS OF THE PROPOSED DEVELOPMENT
BASIX CERTIFICATE**

DAISSUE ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES

DAISSUE ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES



SITE PLAN
SCALE 1:200 @ A1

COPY

VERA CLOSE

LEGEND

- IRC BROWN BRICK CONCRETE
- CT CERAMIC TILE
- DP DOWN PIPE
- EX EXISTING
- PFL FINISHED FLOOR LEVEL
- HWU HOT WATER LINE
- SWU SINK WATER LINE
- SL SLOPE
- SWP STORM WATER PIPE
- T TAP
- TO TOILET DRAINING
- WM WATER METER
- WM 80% RIV 300L
- WM 80% RIV 325L

NOTES

- 1. All dimensions are approximate only and are to be checked on site prior to construction.
- 2. All levels to be confirmed prior to construction.
- 3. Location of all boundaries, easements and services to be confirmed prior to construction.

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- 3. Location of all boundaries, easements and services to be confirmed prior to construction.

PROPOSED DWELLING FOR MR. A & MRS. M BIRD LOT 6 DP 1244571, VERA CLOSE GUNNEDAH NSW 2380 AUSTRALIA

HLA HILLOCKART ARCHITECTS

NOTES

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NOTES

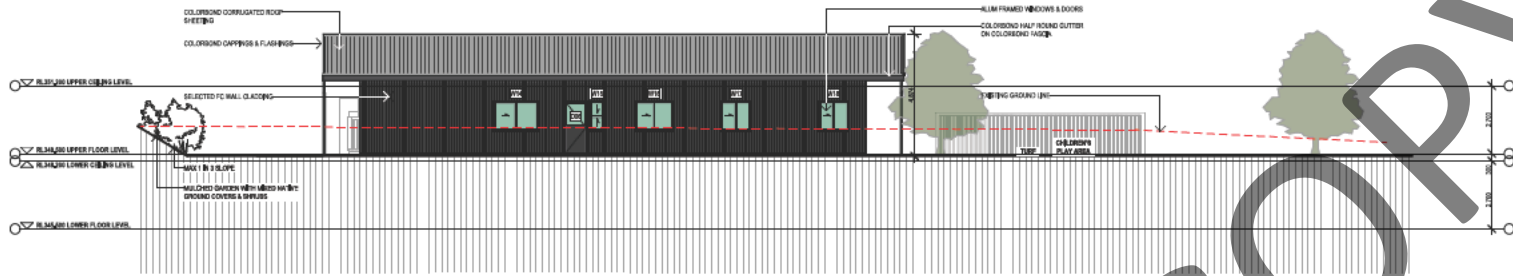
- 1. All dimensions are approximate only and are to be checked on site prior to construction.
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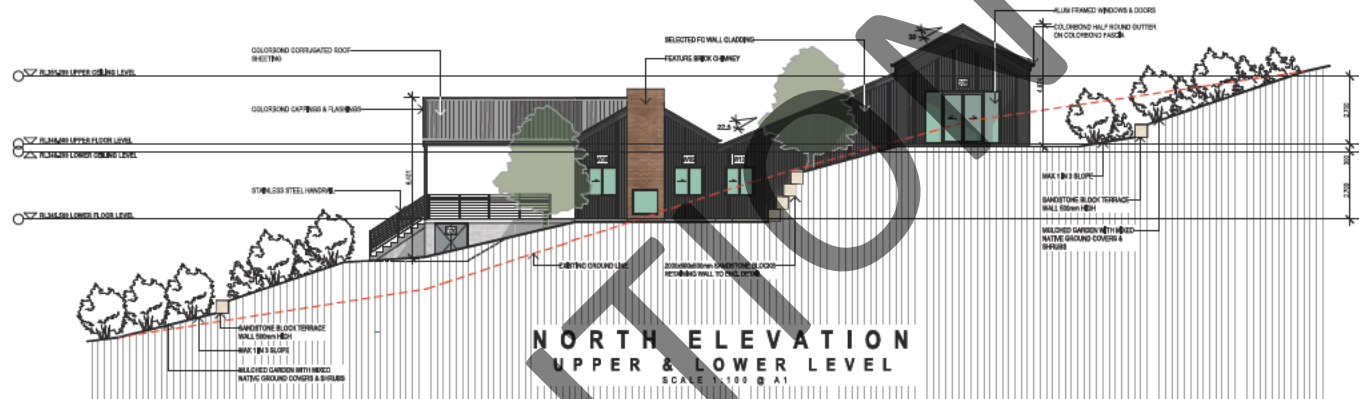
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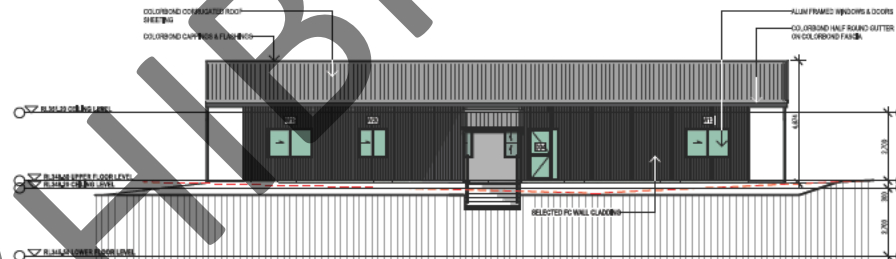
- 1. All dimensions are approximate only and are to be checked on site prior to construction.
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- 3. Location of all boundaries, easements and services to be confirmed prior to construction.



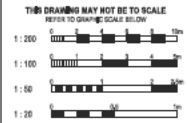
WEST ELEVATION
UPPER LEVEL
SCALE 1:100 @ A1



NORTH ELEVATION
UPPER & LOWER LEVEL
SCALE 1:100 @ A1



EAST ELEVATION
UPPER LEVEL
SCALE 1:100 @ A1



NOTES

DO NOT SCALE FROM THIS DRAWING. DIMENSIONS SHOWN ONLY

ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE WALL OR THE CENTER OF THE WINDOW OR DOOR UNLESS OTHERWISE SPECIFIED

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ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER OF THE WALL OR THE CENTER OF THE WINDOW OR DOOR UNLESS OTHERWISE SPECIFIED

PROPOSED DWELLING
FOR MR. A & MRS. M. BIRD
LOT 6 DP 1244571, VERA CLOSE
GUNNEDAH NSW 2380 AUSTRALIA

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1:50 0 1 2 3 4 5 6 7 8 9 10

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LOT 6
DP 1244571

VERA CLOSE

CUT & FILL PLAN
SCALE 1:200 @ A1

[illegible]

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1787569S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Tuesday, 22 April 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-076QUF-02.

Project summary

Project name	21055_02
Street address	VERA CLOSE GUNNEDAH 2380
Local Government Area	Gunnedah Shire Council
Plan type and plan number	Deposited Plan 1244571
Lot no.	6
Section no.	—
Project type	dwelling house (detached)
No. of bedrooms	4

Project score

Water	✓ 30	Target 30
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 66	Target 65
Materials	✓ -100	Target n/a

Certificate Prepared by



(ABN: 27 131 950 064)





Ph: 02 4962 3439

Email: enquiries@buildingsustainability.net.au

Revision of Certificates not lodged within 3 months of the date of issue will incur further BASIX issuing fees.

Description of project

Project address	
Project name	21055_02
Street address	VERA CLOSE GUNNEDAH 2380
Local Government Area	Gunnedah Shire Council
Plan type and plan number	Deposited Plan 1244571
Lot no.	6
Section no.	—
Project type	
Project type	dwelling house (detached)
No. of bedrooms	4
Site details	
Site area (m ²)	2072
Roof area (m ²)	286
Conditioned floor area (m ²)	197.7
Unconditioned floor area (m ²)	21.7
Total area of garden and lawn (m ²)	333
Roof area of the existing dwelling (m ²)	0

Assessor details and thermal loads		
NatHERS assessor number	DMN/24/2214	
NatHERS certificate number	HR-076QUF-02	
Climate zone	48	
Area adjusted cooling load (MJ/ m ² .year)	28	
Area adjusted heating load (MJ/ m ² .year)	51	
Project score		
Water	 30	Target 30
Thermal Performance	 Pass	Target Pass
Energy	 66	Target 65
Materials	 -100	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 160 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> all toilets in the development the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

Thermal Performance and Materials commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

Construction

The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.



The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.



Construction	Area - m ²	Insulation
floor - concrete slab on ground, conventional slab.	219.5	not specified
external wall: framed (solid or reconstituted timber weatherboard); frame: timber - H2 treated softwood.	all external walls	not specified
internal wall: plasterboard; frame: timber - H2 treated softwood.	140	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	286	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments**Show on
DA plans****Show on CC/CDC
plans & specs****Certifier
check****Glazing**

The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.

**Frames****Maximum area - m2**

aluminium

63

timber

0

uPVC

0

steel

0

composite

0

Glazing**Maximum area - m2**

single

0

double

63

triple

0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric storage.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 2.5 - 3.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 2.5 - 3.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.



Alternative energy

The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.



The photovoltaic system must consist of:

- photovoltaic collectors with the capacity to generate at least 1.5 peak kilowatts of electricity, installed at an angle between 25 degrees and 35 degrees to the horizontal facing north



Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-076QUF-02

Thermal performance
star rating

Generated on 22 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address Lot 6 Vera Close , Gunnedah, NSW,
2380
Lot/DP 6/1244571
NCC Class* 1a
Floor/all Floors 1 of 1 floors
Type New

Plans

Main Plan B0325 15/04/2025 rev B
Prepared by Hill Lockart Architects (BSA21055)

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 197.7	Suburban
Unconditioned* 21.7	NatHERS climate zone
Total 219.5	48 - Dubbo Airport
Garage 0.0	



Accredited assessor

Name Krzysztof Kwiatkowski
Business name Building Sustainability Assessments
Email enquiries@buildingsustainability.net.au
Phone +61 413626023
Accreditation No. DMN/24/2214
Assessor Accrediting Organisation DMN
Declaration of interest No Conflict of Interest

NCC Requirements

BCA provisions Volume 2
State/Territory variation Yes

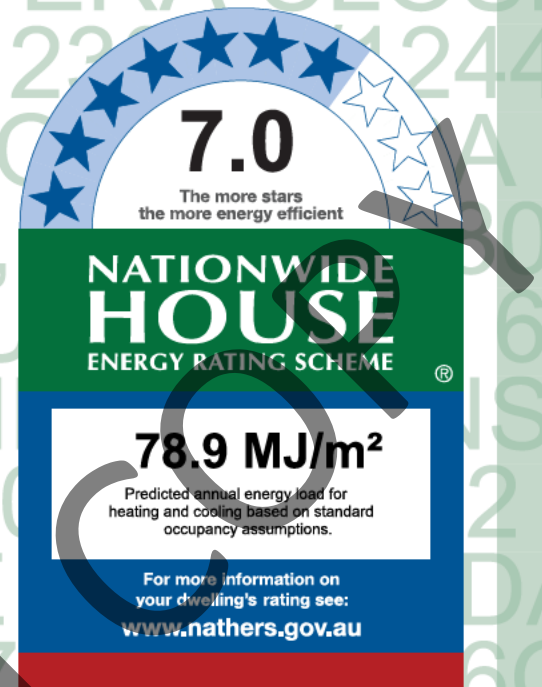
National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	50.9	28.0
Load limits	73	32

Features determining load limits

Floor type	
(lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

Whole of Home performance rating

No Whole of Home
performance rating
generated for this
certificate.

Verification

To verify this certificate, scan
the QR code or visit

<http://www.hero-software.com.au/pdf/HR-076QUF-02>

When using either link,
ensure you are visiting
<http://www.hero-software.com.au>



* Refer to glossary.



About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABC Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.



Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

Approval stage		Construction stage		
Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other

Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?

☐

Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?

☐

Thermal performance check

Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?

☐

Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?

☐

External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'External wall type table' on this Certificate?

☐

Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?

☐

Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?

☐

Ceiling penetrations*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?

☐

Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?

☐

Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?

☐

Apartment entrance doors (NCC Class 2 assessments only)

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

☐

Exposure*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

☐

Heating and cooling load limits*

Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?

☐

* Refer to glossary.



Certificate check

Continued

Approval stage		Construction stage		
Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?

☐ ☐ ☐ ☐

Insulation installation method

Has the insulation been installed according to the NCC requirements?

☐ ☐ ☐

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

☐ ☐ ☐ ☐

Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)

Appliances

Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?

☐ ☐ ☐ ☐ ☐

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?

☐ ☐ ☐ ☐

Does the hot water system meet the additional requirements specified in the NCC?

☐ ☐ ☐ ☐

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?

☐ ☐ ☐ ☐

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.



Additional Notes

- The information below is provided by Building Sustainability Assessments.
- Assessments are conducted in accordance with the BASIX Thermal Comfort Protocol and the NatHERS Technical Note.
- If this assessment is based on Development Application (DA) documentation then it is recommended that the assessment be reviewed when Construction Certificate (CC) documents are available. Assessments based on the minimum plan requirements suitable only for a DA should not be relied upon for a CC application. A re-assessment at CC stage may be necessary to include details not available at DA stage.
- Where information is not shown on the plans for details of ceiling penetrations, floor coverings, wall and roof colours, waffle pod thickness, window operability & neighbouring buildings the values required by the NatHERS Technical note have been applied. Be aware that these provisional values are often worse case and may adversely affect the assessment.

Room schedule

Room	Zone Type	Area (m ²)
BED 3	Bedroom	20.51
BED 4	Bedroom	13.84
L'DRY	Unconditioned	6.91
BATH	Unconditioned	14.80
ENS 2	Night Time	5.74
BED 2	Bedroom	21.19
ENTRY	Day Time	29.35
ENS	Night Time	9.96
BED 1	Bedroom	25.35
PANTRY	Day Time	7.58
KITCHEN/LIVING	Kitchen/Living	64.23

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
ATB-005-03 B	AI Thermally Broken A DG Argon Fill High Solar Gain low-E - Clear	2.91	0.44	0.42	0.46
ATB-006-03 B	AI Thermally Broken B DG Argon Fill High Solar Gain low-E - Clear	2.90	0.51	0.48	0.54

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

* Refer to glossary.



Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Shading device*
BATH	ATB-006-03 B	W16	1200	1500	Sliding	45	WNW	None
BED 1	ATB-006-03 B	W04	1200	1800	Sliding	45	ESE	None
BED 1	ATB-006-03 B	W02	1200	1800	Sliding	45	WNW	None
BED 2	ATB-006-03 B	W19	1200	1800	Sliding	45	ESE	None
BED 2	ATB-006-03 B	D07	2100	3600	Sliding Door	45	SSW	None
BED 2	ATB-006-03 B	W18	1200	1200	Sliding	45	WNW	None
BED 3	ATB-006-03 B	D05	2100	3000	Sliding Door	45	NNE	None
BED 3	ATB-006-03 B	W13	1200	1800	Sliding	45	ESE	None
BED 4	ATB-006-03 B	W14	1200	1800	Sliding	45	WNW	None
ENS	ATB-006-03 B	W03	1200	1800	Sliding	45	ESE	None
ENS 2	ATB-006-03 B	W17	1200	1200	Sliding	45	WNW	None
ENTRY	ATB-006-03 B	W12	1200	1200	Sliding	45	NNE	None
ENTRY	ATB-005-03 B	D01	2040	820	Hinged Door	90	SSW	None
ENTRY	ATB-006-03 B	D01 S/L	2100	300	Fixed	0	SSW	None
ENTRY	ATB-006-03 B	W20	1200	1200	Sliding	45	ESE	None
ENTRY	ATB-005-03 B	D04	2040	820	Hinged Door	90	ESE	None
ENTRY	ATB-006-03 B	D04 S/L	2100	300	Fixed	0	ESE	None
KITCHEN/LIVING	ATB-006-03 B	W09	1200	1200	Sliding	45	NNE	None
KITCHEN/LIVING	ATB-006-03 B	Chimney	1000	1000	Fixed	0	NNE	None
KITCHEN/LIVING	ATB-006-03 B	W08	1200	1200	Sliding	45	NNE	None
KITCHEN/LIVING	ATB-006-03 B	D02	2100	3000	Sliding Door	45	ESE	None
KITCHEN/LIVING	ATB-006-03 B	W06	1200	1200	Sliding	45	ESE	None

* Refer to glossary.



Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
KITCHEN/LIVING	ATB-006-03 B	W07	1200	1800	Sliding	45	ESE	None
KITCHEN/LIVING	ATB-006-03 B	W01	1200	1200	Sliding	45	WNW	None
KITCHEN/LIVING	ATB-005-03 B	D03	2040	820	Hinged Door	90	WNW	None
KITCHEN/LIVING	ATB-006-03 B	D03 S/L	2100	300	Fixed	0	WNW	None
KITCHEN/LIVING	ATB-006-03 B	W10	1200	1800	Sliding	45	WNW	None
KITCHEN/LIVING	ATB-006-03 B	W11	1200	1200	Sliding	45	WNW	None
L'DRY	ATB-005-03 B	D06	940	820	Hinged Door	90	WNW	None
L'DRY	ATB-006-03 B	W15	1200	600	Double Hung	45	WNW	None
PANTRY	ATB-006-03 B	W05	1200	1200	Sliding	45	ESE	None

Roof window type and performance value

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight type and performance

Skylight ID	Skylight description
None	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
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Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
L'DRY	2040	820	90	WNW

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
DBL-BRICK-110-110-EXP	Double Brick - 110mm/110mm Exposed	0.50	Medium	0.00	No
FC-NOCAV	Fibre-Cement Clad Direct-Fix (No Cavity) Stud Wall	0.50	Medium	2.70	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	FC-NOCAV	2700	4131	WNW		Yes
BED 1	FC-NOCAV	2700	3600	ESE		No
BED 1	FC-NOCAV	2700	1935	SSW		Yes
BED 1	FC-NOCAV	2700	6686	WNW		Yes
BED 2	FC-NOCAV	2700	4183	ESE		Yes
BED 2	FC-NOCAV	2700	5065	SSW	1542	No
BED 2	FC-NOCAV	2700	4183	WNW		Yes
BED 3	FC-NOCAV	2700	5065	NNE	1542	Yes
BED 3	FC-NOCAV	2700	3572	ESE		Yes
BED 3	FC-NOCAV	2700	4194	WNW		Yes
BED 4	FC-NOCAV	2700	3565	WNW		Yes
ENS	FC-NOCAV	2700	2987	ESE		No
ENS	FC-NOCAV	2700	3336	SSW		Yes
ENS 2	FC-NOCAV	2700	1478	WNW		Yes
ENTRY	FC-NOCAV	2700	7306	NNE		Yes

* Refer to glossary.



External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
ENTRY	FC-NOCAV	2700	7306	SSW		Yes
ENTRY	FC-NOCAV	2700	1595	ESE		Yes
ENTRY	FC-NOCAV	2700	8218	ESE		Yes
KITCHEN/LIVING	FC-NOCAV	2700	2164	NNE		Yes
KITCHEN/LIVING	DBL-BRICK-110-110-EXP	2700	298	WNW		Yes
KITCHEN/LIVING	DBL-BRICK-110-110-EXP	2700	1035	NNE		Yes
KITCHEN/LIVING	DBL-BRICK-110-110-EXP	2700	298	ESE		Yes
KITCHEN/LIVING	FC-NOCAV	2700	2184	NNE		Yes
KITCHEN/LIVING	FC-NOCAV	2700	11532	ESE	5992	No
KITCHEN/LIVING	FC-NOCAV	2700	1882	WNW		Yes
KITCHEN/LIVING	FC-NOCAV	2700	9435	WNW		Yes
L'DRY	FC-NOCAV	2700	1779	WNW		Yes
PANTRY	FC-NOCAV	2700	1765	ESE		No

Internal wall type

Wall ID	Wall Type	Area (m ²)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	89.9	0.00
INT-PB	Internal Plasterboard Stud Wall	33.3	2.70

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	CSOG-100: Concrete Slab on Ground (100mm)	14.8	N/A	0.00	Tile (8mm)
BED 1	CSOG-100: Concrete Slab on Ground (100mm)	25.4	N/A	0.00	Carpet
BED 2	CSOG-100: Concrete Slab on Ground (100mm)	21.2	N/A	0.00	Carpet
BED 3	CSOG-100: Concrete Slab on Ground (100mm)	20.5	N/A	0.00	Carpet
BED 4	CSOG-100: Concrete Slab on Ground (100mm)	13.8	N/A	0.00	Carpet



Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
ENS	CSOG-100: Concrete Slab on Ground (100mm)	10.0	N/A	0.00	Tile (8mm)
ENS 2	CSOG-100: Concrete Slab on Ground (100mm)	5.7	N/A	0.00	Tile (8mm)
ENTRY	CSOG-100: Concrete Slab on Ground (100mm)	29.3	N/A	0.00	Vinyl
KITCHEN/LIVING	CSOG-100: Concrete Slab on Ground (100mm)	64.2	N/A	0.00	Vinyl
L'DRY	CSOG-100: Concrete Slab on Ground (100mm)	6.9	N/A	0.00	Tile (8mm)
PANTRY	CSOG-100: Concrete Slab on Ground (100mm)	7.6	N/A	0.00	Vinyl

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENS 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
KITCHEN/LIVING	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
L'DRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PANTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	3	Downlight	200	Sealed
BATH	1	Exhaust Fan	350	Sealed
BED 1	5	Downlight	200	Sealed

* Refer to glossary.



Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BED 2	4	Downlight	200	Sealed
BED 3	4	Downlight	200	Sealed
BED 4	3	Downlight	200	Sealed
ENS	2	Downlight	200	Sealed
ENS	1	Exhaust Fan	350	Sealed
ENS 2	1	Downlight	200	Sealed
ENS 2	1	Exhaust Fan	350	Sealed
ENTRY	6	Downlight	200	Sealed
KITCHEN/LIVING	13	Downlight	200	Sealed
KITCHEN/LIVING	1	Chimney	525	Sealed
KITCHEN/LIVING	1	Exhaust Fan	350	Sealed
L'DRY	1	Downlight	200	Sealed
PANTRY	2	Downlight	200	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
BED 1	1	1200
BED 2	1	1200
BED 3	1	1200
BED 4	1	1200
KITCHEN/LIVING	2	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.30	0.73	Dark (Monument)

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
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Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	



Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and

are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans, pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure	see exposure categories below
Exposure category - exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category - open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category - suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category - protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

* Refer to glossary.



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage (Class 1a and Class 10a)

APPENDIX C

BUSHFIRE ASSESSMENT REPORT

EXHIBITION COPY

Bushfire Assessment Report

Proposed:
**Sole Occupancy
Dwelling**

At:
**Lot 6 Vera Close,
Quirindi NSW**

Reference Number: 250839

28th May 2025



Prepared By:
**Building Code & Bushfire
Hazard Solutions Pty Limited**

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Berowra NSW 2081
ABN 19 057 337 774

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This report has been prepared as a submission document in support of a development application to Council and in instances may rely upon information provided by a number of external sources including Councils, State Government Agencies and it is assumed that the information provided was accurate at the time. This report cannot be relied upon for commencement of works or construction until such time as it has been endorsed or otherwise included within the consent conditions issued by Council as part of the DA determination.

S4.14 applications (under the Environmental Planning and Assessment Act 1979) and all infill development applications may be referred by Council to the NSW Rural Fire Service for review and concurrence during the DA process. S100B applications under the Rural Fires Act 1997 (subdivisions and Special Fire Protection Purpose Developments), Flame Zone determinations and Alternate Solutions must be referred by Council to the NSW Rural Fire Service for review and receipt of a Bushfire Safety Authority (BSA) or other such recommended conditions from the NSW Rural Fire Service before the consent can be granted.

The onus is on the applicant to cross reference this document with any conditions of consent issued by Council or any requirements supplied by the NSW Rural Fire Service following development approval. BCBHS can review and cross reference these documents however the onus is on the applicant to provide them to us and request this review – Building Code and Bushfire Hazard Solutions Pty. Ltd. is not in a position to track every DA through Council and we rely upon the applicant to undertake this role as project co-ordinator.

Where any discrepancy between this document and the development approval or the NSW Rural Fire Service requirements is found, the conditions of consent always take precedence until such time as an application to review, amend or vary these conditions is approved.

Disclaimer:

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Version Control				
Version	Date	Prepared by	Prepared by	Details
1	28/05/2025	Andrew Muirhead	Stuart McMonnies	Final Report

List of Abbreviations:

APZ	Asset Protection Zone
AS3959	Australian Standard 3959 – 2018 as amended
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BPMs	Bushfire Protection Measures
BPLM	Bushfire Prone Land Map
Council	Gunnedah Shire Council
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act - 1979
ESD	Ecologically Sustainable Development
FRNSW	Fire & Rescue NSW
IPA	Inner Protection Area
NCC	National Construction Code
NP	National Park
NSP	Neighbourhood Safer Place
OPA	Outer Protection Area
PBP	Planning for Bush Fire Protection – 2019 as amended
RF Act	Rural Fires Act - 1997
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SFR	Short Fire Run
SWS	Static Water Supply

1.0 Introduction

The development proposal relates to the construction of a new sole occupancy dwelling within an existing allotment located at Lot 6 Vera Close, Gunnedah (Lot 6 DP 1244571).

The subject property has street frontage to Vera Close to the southeast, abuts similar private residential allotments to the north and south and Porcupine Reserve to the west.

Properties considered to be affected by possible bushfire impact are determined from the local Bushfire Prone Land Map as prepared by Council and or the Rural Fire Service. All property development within affected areas is subject to the conditions detailed in the document 'Planning for Bush Fire Protection - 2019' (PBP).

PBP provides for the protection of property and life (including fire-fighters and emergency service personnel) from bushfire impact.

Gunnedah Shire Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 Vegetation, therefore PBP must apply in this instance.

The subject development relates to the construction of a sole occupancy dwelling within an existing allotment. The development is classified as infill development and captured under section 4.14 of the *Environmental Planning and Assessment Act 1979*. Chapter 7 'Residential Infill Development' of PBP is applicable.

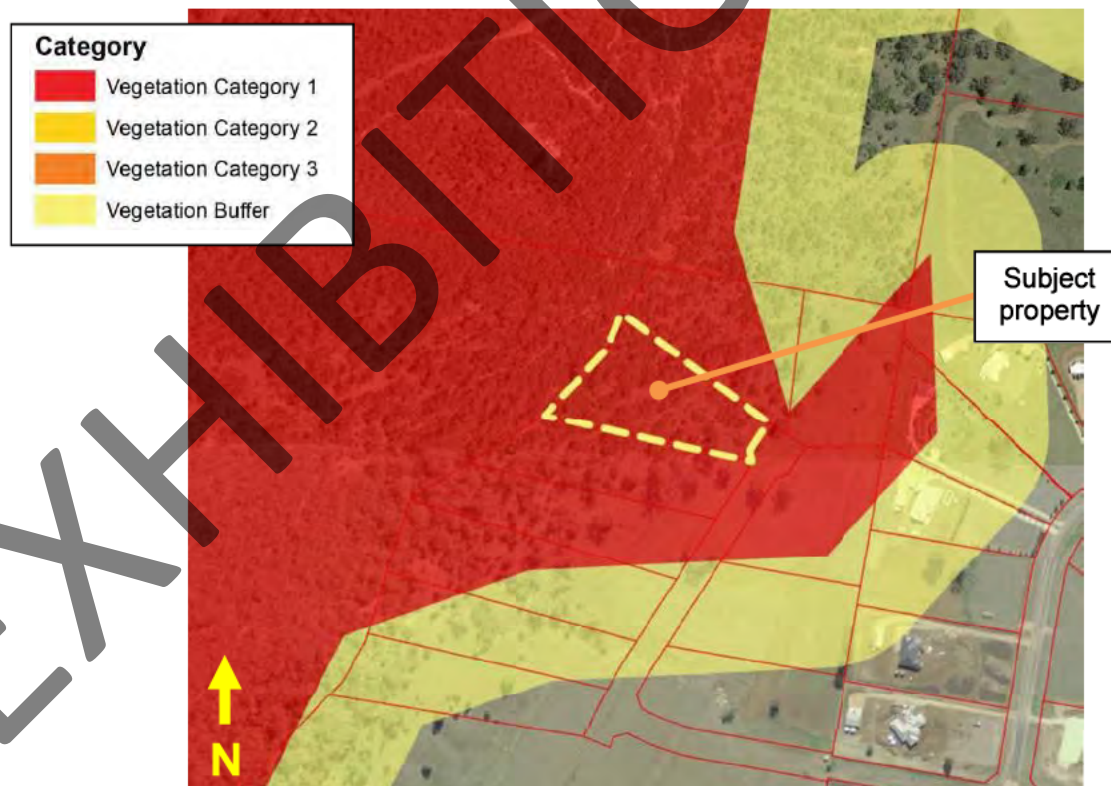


Figure 01: Extract from Gunnedah Shire Council's Bushfire Prone Land Map

2.0 Legislative Requirements

The subject site is designated as Bushfire Prone Land (Figure 01).

In accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979* development consent cannot be granted for the carrying out of development for any purpose (other than a subdivision of land that could lawfully be used for residential or rural residential purposes or development for a special fire protection purpose) on bush fire prone land unless the consent authority:

- (a) *is satisfied that the development conforms to the specifications and requirements of the version (as prescribed by the regulations) of the document entitled Planning for Bush Fire Protection, or*
- (b) *has been provided with a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirements.*
- (1A) *If the consent authority is satisfied that the development does not conform to the relevant specifications and requirements, the consent authority may, despite subsection (1), grant consent to the carrying out of the development but only if it has consulted with the Commissioner of the NSW Rural Fire Service concerning measures to be taken with respect to the development to protect persons, property and the environment from danger that may arise from a bush fire.*

This Bushfire Assessment Report and accompanying certificate has been reviewed and endorsed by Andrew Muirhead, who is recognised by the NSW Rural Fire Service (RFS) as qualified in bushfire risk assessment and has been accredited by the Fire Protection Association of Australia as a Level 3 BPAD qualified practitioner (BPAD46966).

3.0 Purpose of Report

The purpose of this Bushfire Assessment Report is to provide the owners, the Rural Fire Service and Council with an independent bushfire assessment together with appropriate recommendations for both new building construction and bushfire mitigation measures considered necessary having regard to construction within a designated 'bushfire prone' area.

The recommendations contained within this report may assist in forming the basis of any specific construction conditions and/or bushfire mitigation measures that Council and/or the NSW Rural Fire Service may elect to place within any consent conditions issued for the subject Development Application.

4.0 Scope of this Report

The scope of this report is limited to providing a bushfire assessment and recommendations for the subject property. Where reference has been made to the surrounding lands, this report does not purport to directly assess those lands; rather it may discuss bushfire impact and/or progression through those lands and possible bushfire impact to the subject property.

5.0 Compliance Tables & Notes

The following table sets out the projects compliance with *Planning for Bush Fire Protection – 2019*.

	North	East	South	West
Vegetation Structure	Forest	Grassland	Managed Land	Forest
Slope	3 degrees down	5 - 10 degrees down	N/A	10 degrees up
Asset Protection Zone	16 metres	>65 metres	N/A	10 metres
Significant Landscape Features	Vegetated allotment	Vera Close / Neighbouring private allotment	Neighbouring private allotment	Porcupine Reserve
Threatened Species	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Aboriginal Relics	APZ Existing	APZ Existing	APZ Existing	APZ Existing
Radiant Heat Flux	27.53 kW/m ²	N/A	N/A	25.98 kW/m ²
Bushfire Attack Level	BAL 29*	BAL Low	BAL Low	BAL 29*
Required Construction Level	BAL 29	BAL 29	BAL 29	BAL 29

* The Bushfire Attack Level was determined from bushfire design modelling (report attached).

Compliance Summary of Bushfire Protection Measures			
Bushfire Protection Measure (s7.4 PBP)	Acceptable Solution	Performance Solution	Report Section
Asset Protection Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.02
Construction Standard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.03
Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.04
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05
Gas and Electrical Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.05

Asset Protection Zones

The available Asset Protection Zone (APZ) to the proposed dwelling was measured to be 16 metres to the north, >65 metres to the east and 10 metres to the west. The APZ consists of maintained grounds within the subject property.

All grounds within the subject site will be maintained in accordance with an Inner Protection Area.

Construction Level

The highest Bushfire Attack Level for the dwelling was determined from bushfire design modelling (report attached) consistent with Method 2 of AS3959 – 2018 to be 'BAL 29'.

The proposed works shall comply with BAL 29 under sections 3 and 7 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction measures detailed in section 7.5 of *Planning for Bush Fire Protection 2019*.

Access and Services

Guideline Ref.	Proposed Development Determinations
Property Access (Driveway)	The most distant external point of the subject dwelling is <70 metres of a public road supporting a hydrant network and therefore the Access requirements detailed in Table 7.4a of PBP are not applicable.
Water Supply	The most distant external point of the building footprint is <70 metres from an operational hydrant and therefore a Static Water Supply is not required in consideration of AS2419.1 – 2021 and chapter 7 of PBP.
Evacuation	Evacuation is possible by utilising existing road infrastructure. It is encouraged that the occupants complete a Bush Fire Survival Plan.
Electrical Supply	Existing electrical supply provided.
Gas Supply	New connections must comply with Table 7.4a of PBP.

5.0 Aerial view of the subject allotment

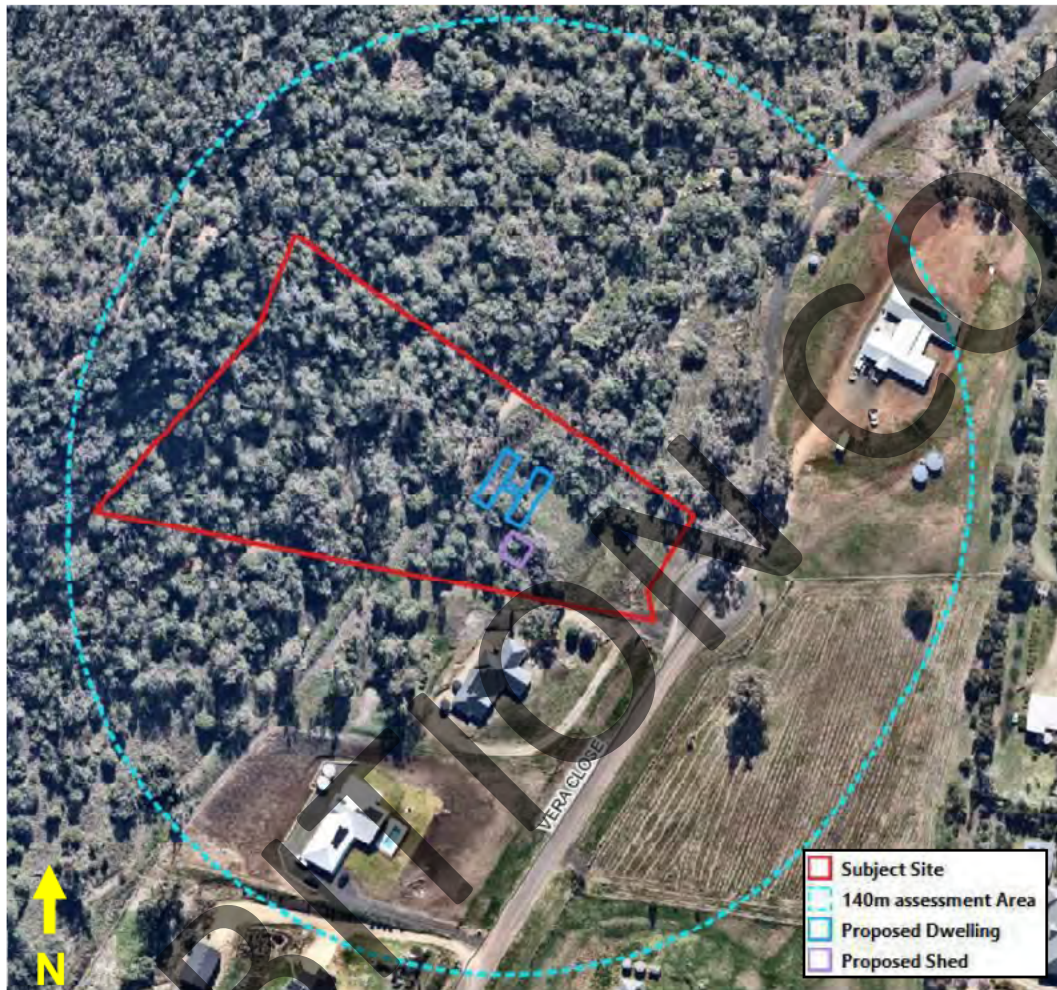


Figure 02: Aerial view of the subject area C/- Nearmap

7.0 Site Assessment

A representative of Building Code & Bushfire Hazard Solutions has completed a site inspection of the subject site and surrounding area on 31st March 2025.

In addition the following external data sources have been relied upon for this assessment:

- Aerial imagery of the subject area (NSW Spatial Services & Nearmap);
- 1 metre contour mapping of the subject area (Elevation and Depth Foundation Spatial Data – Geoscience Australia)
- NSW Planning Portal Spatial Viewer
- Vegetation mapping (NSW State Vegetation)
- NSW Bush Fire Prone Land (ePlanning Portal)

7.01 Location

The subject property is known as Lot 6 Vera Close, Gunnedah (Lot 6 DP 1244571) and is a residential allotment located within Gunnedah Shire Council's Local Government Area.

The subject property has street frontage to Vera Close to the southeast, abuts similar private residential allotments to the north and south and Porcupine Reserve to the west.

The vegetation identified as being the hazard is within the subject allotment to the west and neighbouring properties to the north and east of the proposed works.



Photograph 01: View from Vera Close toward the subject site

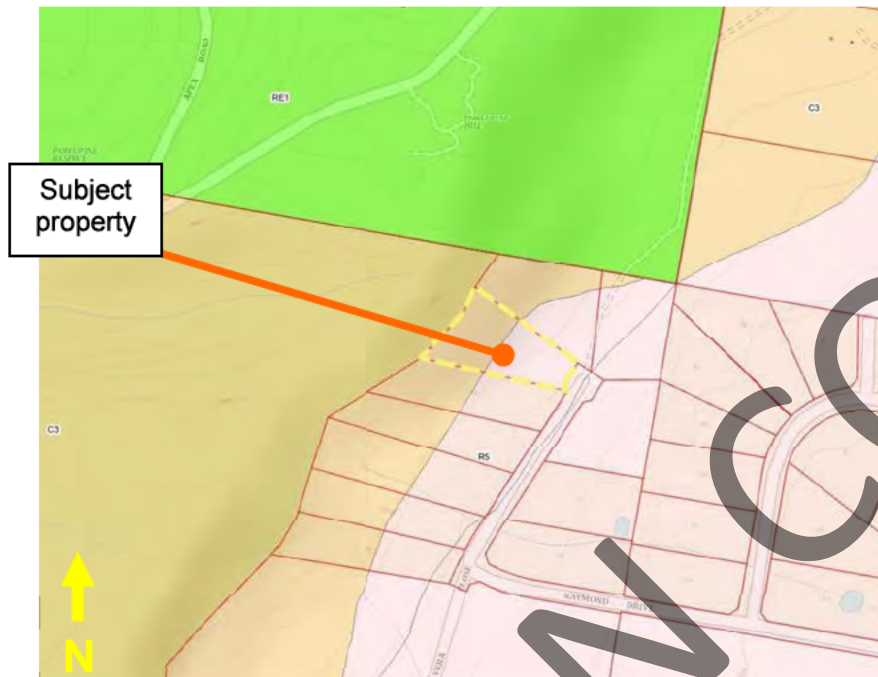


Figure 03: Extract from ePlanning Spatial Viewer – Land Zoning

7.02 Vegetation

The vegetation identified as being the hazard is within the subject allotment to the west and neighbouring properties to the north and east of the proposed works.

The vegetation posing a hazard to the east was found to consist of semi maintained grasses and pastures.

The vegetation posing a hazard to the north and west was found to consist of trees 10 - 20 metres in height with 50 - 70% foliage cover, the understorey consisted of low trees, shrubs and grasses.

The NSW Vegetation mapping identifies the vegetation to the south and west as White Box - White Cypress Pine shrub grass hills woodland in the Brigalow Belt South Bioregion and Nandewar Bioregion (PCT: 435) and Ooline closed forest (dry rainforest) on sandstone and conglomerate rises and hills in the Brigalow Belt South Bioregion (PCT: 113).

For the purposes of assessment under 'Planning for Bush Fire Protection' the vegetation posing a hazard to the proposed works to the north and west has been determined to be Forest and the vegetation to the east Grassland.

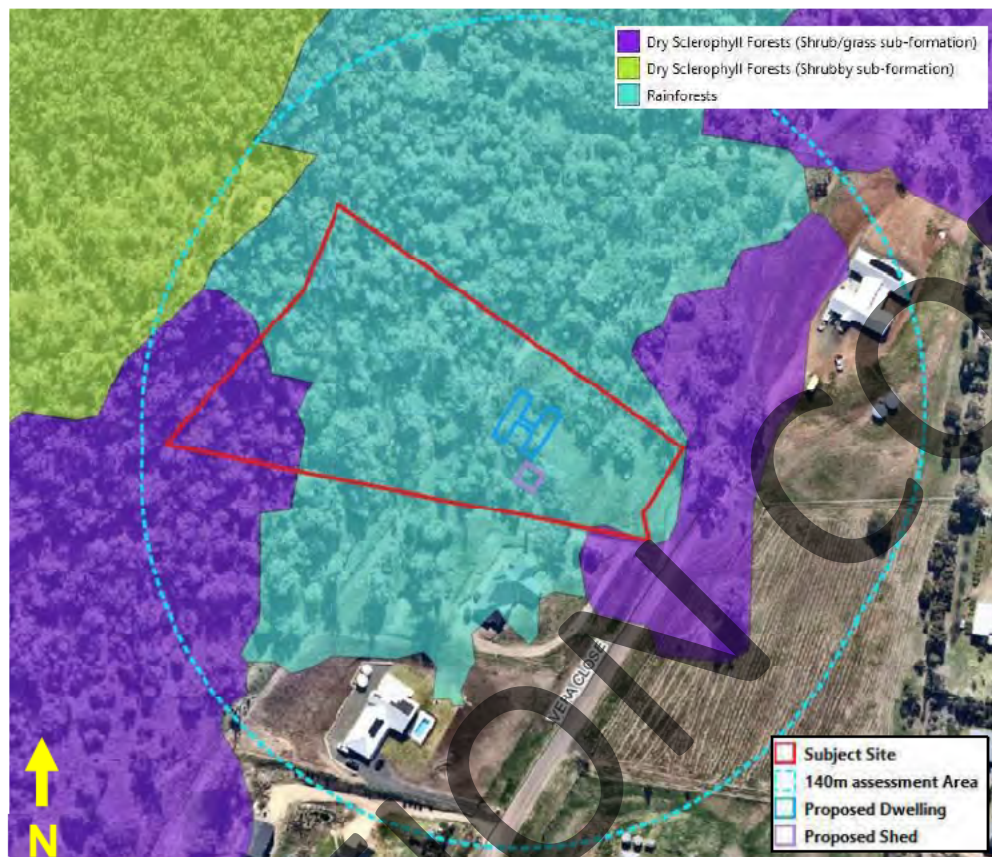


Figure 04: Extract from Vegetation Mapping NSW, showing the vegetation types.



Photograph 02: View toward the grassland vegetation the east of the subject property



Photograph 03: View toward the forest vegetation the west of the proposed dwelling



Photograph 04: View toward the forest vegetation the north of the subject property

7.03 Slope and Topography

The slope of the land under the classified vegetation has a direct influence on the forward rate of spread, fire intensity and radiant heat exposure. The effective slope is considered to be the slope under the classified vegetation which will most significantly influence bushfire behaviour toward the development site.

In accordance with A1.4 'Determine slope' of PBP the slope assessment is to be derived from the most detailed contour data available.

The slope that would **most significantly** influence bushfire behaviour was determined from topographic imagery (1 metre contours sourced from ELVIS - Geoscience Australia) to be:

- 3 degrees down slope within the hazard to the north
- 5 - 10 degrees down slope within the hazards to the east
- 10 degrees up slope within the hazard to the west

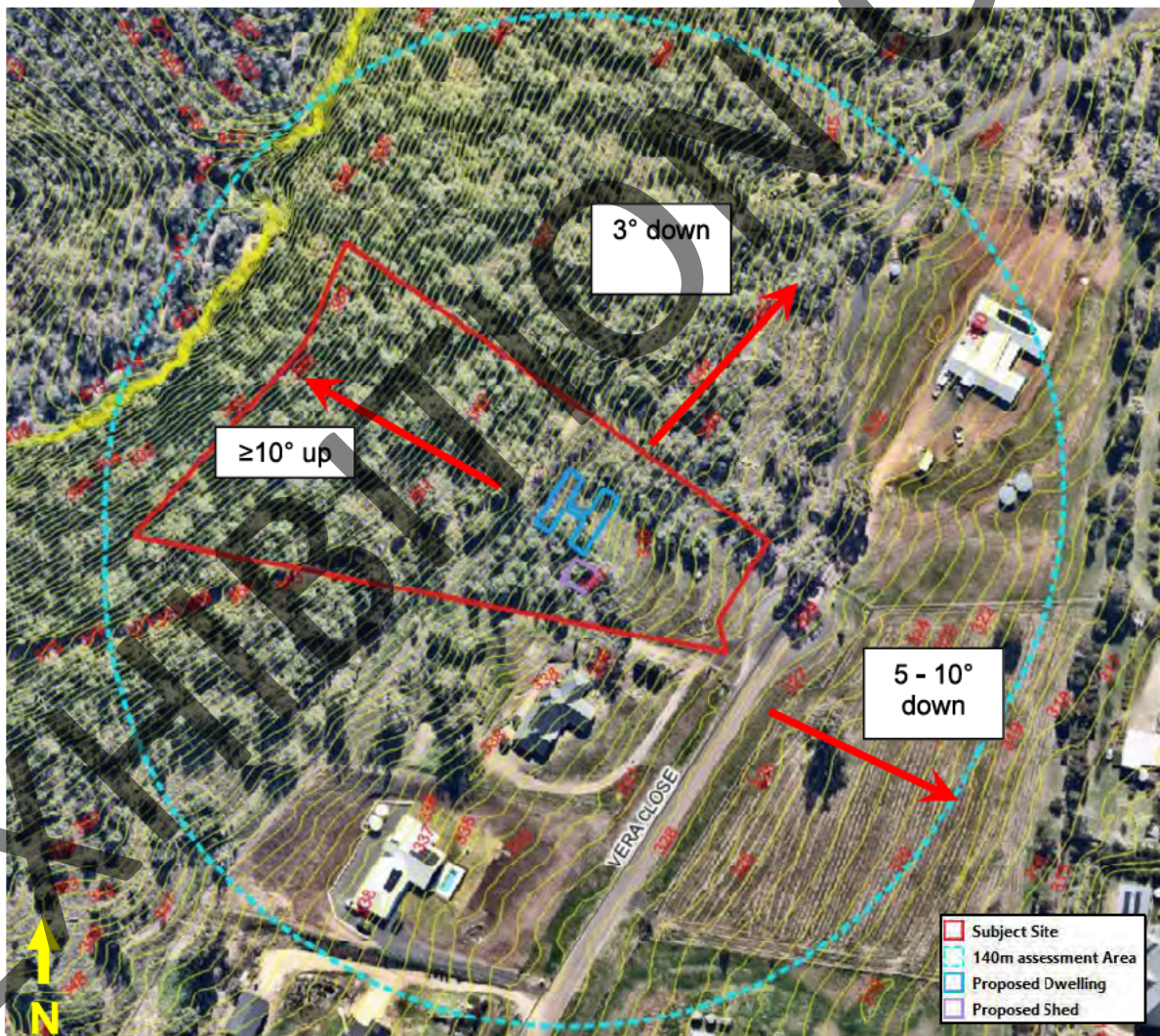


Figure 05: Aerial view of the subject property courtesy Elevation Foundation Spatial Data – Geoscience Australia (1 metre contours)

7.04 Fire Weather

All development which attracts an Asset Protection Zone and Bushfire Attack Level under PBP requires the identification of the relevant Forest Fire Danger Index (FFDI). The FFDI required to be used for development assessment purposes is based on the local government boundaries, being Gunnedah Shire Council in this instance.

In accordance with the NSW Rural Fire Service publication 'NSW Local Government Areas FDI' (2017) Gunnedah Shire Council forms part of the Northern Slopes Fire Weather District and attracts an FFDI of 80. As there is a presence of a Grassland hazard in accordance with Table 5.1.4a of PBP a Grassland Fire Danger Index of 110 has been applied.

7.05 Fire History

There are areas within NSW which have significant fire history and are recognised as known fire paths. While the fire history is more commonly considered as part of strategic planning (to ensure future development is not exposed to an unacceptable risk), it is useful to consider at a Development Application phase to ensure the land is suitable for development in the context of bushfire risk.

In this instance the closest recorded wildfire was found to be located >220m to the northeast of the subject property (source NPWS Fire History dataset). This fire occurred in the 2009-10 fire season.

The subject site is therefore not considered to be within a known fire path.

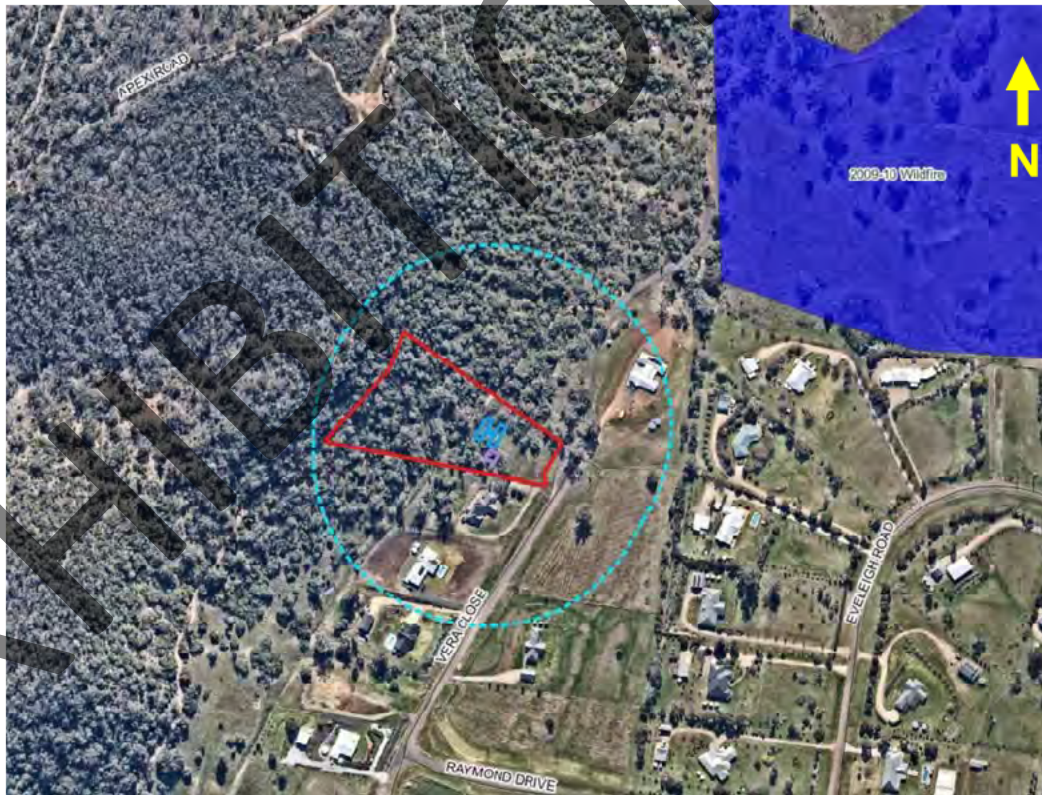


Figure 06: Aerial view of the subject area with previous wildfire history layer (source NPWS Fire History)

8.0 Bushfire Protection Measures

8.01 Planning for Bush Fire Protection - 2019

Planning for Bush Fire Protection – 2019 (PBP) is applicable to development located on land determined as being 'bushfire prone' in accordance with the local Bushfire Prone Land Map.

Bushfire prone land are defined as those areas;

- containing or within 100m of Category 1 Vegetation; or
- containing or within 30m of Category 2 or 3 Vegetation.

Gunnedah Shire Council's Bushfire Prone Land Map identifies the subject property as containing the containing Vegetation Category 1 Vegetation, therefore PBP must apply in this instance.

The application of Planning for Bush Fire Protection requires satisfactory demonstration of the aim and objectives and the following bushfire protection measures (BPMs):

- Asset Protection Zones
- Building construction, siting & design
- Access arrangements
- Water supply & utilities
- Landscaping

As the proposal relates to the alterations and additions of a dwelling within an existing allotment, the proposal must comply with the bushfire protection measures detailed within Chapter 7 'Residential Infill Development' of PBP.

8.02 Asset Protection Zones

An Asset Protection Zone (APZ) is an area between the development (in this instance the building footprint) and the identified bushfire hazards where fuels are maintained to a minimum to prevent the spread of fire between a hazard and an asset.

The width of the APZ is determined by the vegetation structure of the identified hazard, Forest Fire Danger Index, effective slope and the type of development (residential development or Special Fire Protection Purpose).

The Acceptable Solution under Table 7.4a of PBP requires APZs be provided in accordance with Table A1.12.2, consistent with that for residential subdivisions.

The available Asset Protection Zone (APZ) to the proposed dwelling was measured to be 16 metres to the north, >65 metres to the east and 10 metres to the west. In this instance the proposed dwelling is exposed to <29kW/m² of radiant heat. The APZs consist of maintained grounds within the subject property, the designated fire trail within the C3 zoned land and Vera Close.

It is proposed that all grounds not built upon outside the C3 zoned land shall be maintained in accordance with an APZ (Inner Protection Area). This will result in the provision of a defendable space for attending fire service and in conjunction with the application of the recommended construction provisions will provide APZs commensurate with the construction.

8.03 Building construction, siting & design

Australian Standard 3959 – 2018 'Construction of buildings in bushfire-prone areas' (AS3959) specifies construction standards for buildings within various Bushfire Attack Levels as determined by Planning for Bush Fire Protection – 2019.

AS3959 provides for six (6) levels of building construction these being BAL - Low, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 and BAL - FZ.

Correlation between bushfire impact and AS3959		
Bushfire Attack Level	Maximum radiant heat impact (kW/m ²)	Level of construction under AS3959-2018
Low		No special construction requirements
12.5	≤12.5	BAL - 12.5
19	12.6 to 19.0	BAL - 19
29	19.1 to 29.0	BAL - 29
40	29.1 to 40.0	BAL - 40
Flame Zone	>40.0	BAL FZ No deemed to satisfy provisions

The highest Bushfire Attack Level for the proposed dwelling was determined from bushfire design modelling (report attached) consistent with Method 2 of AS3959 – 2018 to be 'BAL 29'.

The proposed works shall comply with BAL 29 under sections 3 and 7 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction measures detailed in section 7.5 of *Planning for Bush Fire Protection 2019*.

8.04 Property Access

The subject property has street frontage to the Vera Close to the southeast. Persons seeking to egress from the subject property are able to do so via the existing access drive and public roads.

The most distant external point of the subject building is less than 70 metres from a public road supporting the operational use of fire fighting vehicles and therefore the Access requirements detailed in Table 7.4a of PBP are not applicable.

Access to the hazard is available via the subject property, neighbouring allotments or designated fire trail for hazard reduction for fire suppression activities. The proposed access is considered adequate for attending fire services for this application.

8.05 Water Supply

Hydrants are available throughout Vera Close and surrounding streets for the replenishment of fire service vehicles. The most distant external point of the building footprint is less than 70 metres from an operational hydrant and therefore a Static Water Supply is not required in consideration of AS2419.1 – 2021 and section 7.4 of PBP.

The proposed water supply is considered adequate for the replenishment of attending fire services.

The existing dwelling is connected to the existing electrical network.

Any new gas connections must comply with Table 7.4a of PBP.

8.06 Emergency management arrangements

Evacuation is possible by utilising existing road infrastructure.

It is encouraged that the occupants complete a Bush Fire Survival Plan. The template for this plan is available at <https://www.rfs.nsw.gov.au/resources/bush-fire-survival-plan>.

8.07 Landscaping

Any new landscaping must comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

8.08 Aim & Objectives of PBP

The following table details the aim and objectives of *Planning for Bush Fire Protection 2019* and the proposals ability to comply.

Aim / Objective	Comment
The aim of PBP is to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.	With the inclusion of the recommendations made herein it is of our opinion that the aim of PBP has been satisfied.
(i) afford buildings and their occupants protection from exposure to a bush fire;	The proposed works will be constructed in accordance with the relevant Bushfire Attack Levels and along with the APZs will provide the occupants protection from the exposures of a bushfire.
(ii) provide for a defensible space to be located around buildings;	The APZs will provide a reasonable defensible space.
(iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;	The proposed APZs in conjunction with the construction to the relevant BAL will prevent the likely fire spread to the buildings.
(iv) ensure that appropriate operational access and egress for emergency service personnel and occupants is available;	The proposed access will provide appropriate operational access and egress for emergency service personnel and occupants.

Objective	Comment
(v) provide for ongoing management and maintenance of bush fire protection measures, (BPMs); and	<p>All grounds within the subject site outside the C3 zoned land will be maintained in accordance with an Asset Protection Zone / Inner Protection Area as detailed in Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication 'Standards for Asset Protection Zones'.</p> <p>Any new landscaping within the APZs is to comply with the provisions of Table 7.4a and Appendix 4 of PBP.</p>
(vi) ensure that utility services are adequate to meet the needs of firefighters.	<p>Hydrants are available throughout Vera Close and surrounding streets for the replenishment of fire service vehicles.</p> <p>The existing water supply is considered adequate for the replenishment of attending fire services.</p>

It is therefore of our opinion that the proposal can satisfactorily comply with the aim and objectives of *Planning for Bush Fire Protection 2019*.

9.0 Recommendations

The following recommendations are provided as the minimum necessary for compliance with Planning for Bush Fire Protection – 2019 and Australian Standard 3959 'Construction of buildings in bushfire-prone areas - 2018. Additional recommendations are provided to supplement these minimum requirements where considered necessary.

Asset Protection Zones

1. That at the commencement of building works and in perpetuity all grounds within the subject site to the northern, eastern and southern boundaries and for a minimum distance of 10 metres to the west of the proposed dwelling shall continue to be maintained as an Asset Protection Zone as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zones' and Appendix 4 of Planning for Bush Fire Protection 2019.

Construction

2. That the proposed dwelling must comply with sections 3 and 7 (BAL 29) of the Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL 29 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas*. New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

Landscaping

3. That any new landscaping is to comply with Table 7.4a of *Planning for Bush Fire Protection 2019*.

Gas (where applicable)

4. That any new gas services are to comply with Table 7.4a of *Planning for Bush Fire Protection 2019* as follows:
 - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
 - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
 - connections to and from gas cylinders are metal;
 - polymer-sheathed flexible gas supply lines are not used; and
 - above-ground gas service pipes are metal, including and up to any outlets.

10.0 Conclusion

Given that the property is deemed bushfire prone under Gunnedah Shire Council's Bushfire Prone Land Map any development would need to meet the requirements of *Planning for Bush Fire Protection – 2019* and of the construction requirements of AS3959 – 2018. The determination of any bushfire hazard must be made on a site-specific basis that includes an assessment of the local bushland area and its possible impact to the subject property.

The development proposal relates to the construction of a sole occupancy dwelling within an existing allotment located at Lot 6 Vera Close, Gunnedah.

The vegetation identified as being the hazard is within the subject allotment to the west and neighbouring properties to the north and east of the proposed works. For the purposes of assessment under *Planning for Bush Fire Protection* the vegetation posing a hazard to the proposed works has been determined to be Forest to the north and west and grassland to the east.

The available Asset Protection Zone (APZ) to the proposed dwelling was measured to be 16 metres to the north, >65 metres to the east and 10 metres to the west. The APZ consists of maintained grounds within the subject property, the designated fire trail within the C3 zoned land and Vera Close.

The highest Bushfire Attack Level was determined from bushfire design modelling (report attached) consistent with Method 2 of AS3959 – 2018 to be 'BAL 29'. The proposed works shall comply with BAL 29 under sections 3 and 7 of Australian Standard 3959 'Construction of buildings in bushfire-prone areas' 2018 and the additional construction measures detailed in section 7.5 of *Planning for Bush Fire Protection 2019*.

The water supply and access provisions are considered adequate in this instance.

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that when combined, they will provide a reasonable and satisfactory level of bushfire protection to the subject development.

We are therefore in support of the development application.

Should you have any enquiries regarding this project please contact me at our office.

Prepared by
Building Code & Bushfire Hazard Solutions

Andrew Muirhead

Senior Bushfire Consultant
Graduate Diploma in Bushfire Protection WSU
Bachelor of Engineering Technology Major in Civil UniSQ
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD46966



Reviewed by
Building Code & Bushfire Hazard Solutions

Stuart McMonnies

Director / Manager Bushfire Section
G. D. Design in Bushfire Prone Areas,
Certificate IV Fire Technology
FPA Australia BPAD Level 3 Accredited Practitioner
BPAD Accreditation No. BPAD9400



10.0 Annexure 01

List of Referenced Documents

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NSW Rural Fire Service (2019). *Planning for Bush Fire Protection. A Guide for Councils, Planners, Fire Authorities and Developers*.

Standards Australia (2018). *AS3959 Construction of buildings in bushfire-prone areas*.

Standards Australia (2014). *AS/NZS 1596 The storage and handling of LP Gas*

Rural Fire Service NSW (2005). *Standards for Asset Protection Zones*

Acknowledgements to:

Elevation Foundation Spatial Data – Geoscience Australia
Nearmap.com
Street-directory.com.au

Attachments

Attachment 01: s4.14 Compliance Certificate

Attachment 02: Bushfire Attack Assessment Report



Bush Fire Certificate

Certificate issued unders 4.14(1)(b) of the *Environmental Planning & Assessment Act, 1979* and *Planning for Bush Fire Protection 2019*

This Certificate has been issued by a person accredited by Fire Protection Association Australia (FPA Australia) under the Bush Fire Planning and Design (BPAD) Accreditation Scheme and who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment within the meaning of section 4.14(1)(b) of the *Environmental Planning and Assessment Act 1979* (NSW).

Property Details and Description of Works			
Address Details	Unit no	Street no	Street name Vera Close
	Lot/Sec/DP 6/-/DP1244571		
Local Government Area BCA class of the building Description of the proposal Development Application Reference	Suburb Gunnedah	State NSW	Postcode 2380
	Gunnedah Shire		
	1A		
	Sole Occupancy Dwelling		

Bush Fire Assessment Report	
A detailed Bush Fire Assessment Report is attached, which includes the relevant submission requirements set out in Appendix 2 of <i>Planning for Bush Fire Protection 2019</i> together with recommendations as to how the relevant specifications and requirements are to be achieved.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Report Reference and date	
Bushfire Assessment Report 250839	28th May 2025

BPAD Certification		
Name Andrew Muirhead	I hereby certify, in accordance with Section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> that: <ul style="list-style-type: none"> I am a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment; and the development conforms to the relevant specifications and requirements of <i>Planning for Bush Fire Protection 2019</i> in accordance with section 4.14(1)(b) of the <i>Environmental Planning and Assessment Act 1979</i> (NSW). 	
Company Details & ABN Bushfire Hazard Solutions 19 057 337 774		
BPAD Accreditation Number 46966		
		Signature 
		Date 28th May 2025



NBC Bushfire Attack Assessment Report V4.1

AS3959 (2018) Appendix B - Detailed Method 2

Print Date: 28/05/2025

Assessment Date: 4/04/2025

Site Street Address: Vera Close, Gunnedah

Assessor: Andrew Muirhead; Bushfire Hazard Solutions

Local Government Area: Gunnedah

Alpine Area: No

Equations Used

Transmissivity: Fuss and Hammins, 2002

Flame Length: RFS PBP, 2001/Vesta/Catchpole

Rate of Fire Spread: Noble et al., 1980

Radiant Heat: Drysdale, 1985; Sullivan et al., 2003; Tan et al., 2005

Peak Elevation of Receiver: Tan et al., 2005

Peak Flame Angle: Tan et al., 2005

Run Description: North

Vegetation Information

Vegetation Type: North West Slopes DSW

Vegetation Group: Dry Sclerophyll Forests (Shrub/Grass)

Vegetation Slope: 3 Degrees

Vegetation Slope Type: Downslope

Surface Fuel Load(t/ha): 14

Overall Fuel Load(t/ha): 24.47

Vegetation Height(m): 2

Only Applicable to Shrub/Scrub and Vesta

Site Information

Site Slope: 0 Degrees

Site Slope Type: Level

Elevation of Receiver(m) Default

APZ/Separation(m): 16

Fire Inputs

Veg./Flame Width(m): 100

Flame Temp(K): 1090

Calculation Parameters

Flame Emissivity: 95

Relative Humidity(%): 25

Heat of Combustion(kJ/kg) 18600

Ambient Temp(K): 308

Moisture Factor: 5

FDI: 80

Program Outputs

Level of Construction: BAL 29

Peak Elevation of Receiver(m): 6.15

Radiant Heat(kW/m2): 27.53

Flame Angle (degrees): 64

Flame Length(m): 13.68

Maximum View Factor: 0.424

Rate Of Spread (km/h): 1.65

Inner Protection Area(m): 12

Transmissivity: 0.853

Outer Protection Area(m): 4

Fire Intensity(kW/m): 20900

Run Description: West

Vegetation Information

Vegetation Type: North West Slopes DSW

Vegetation Group: Dry Sclerophyll Forests (Shrub/Grass)

Vegetation Slope: 10 Degrees

Vegetation Slope Type: Upslope

Surface Fuel Load(t/ha): 14

Overall Fuel Load(t/ha): 24.47

Vegetation Height(m): 2

Only Applicable to Shrub/Scrub and Vesta

Site Information

Site Slope: 10 Degrees

Site Slope Type: Upslope

Elevation of Receiver(m) Default

APZ/Separation(m): 10

Fire Inputs

Veg./Flame Width(m): 100

Flame Temp(K): 1090

Calculation Parameters

Flame Emissivity: 95

Relative Humidity(%): 25

Heat of Combustion(kJ/kg) 18600

Ambient Temp(K): 308

Moisture Factor: 5

FDI: 80

Program Outputs

Level of Construction: BAL 29

Peak Elevation of Receiver(m): 4.9

Radiant Heat(kW/m2): 25.98

Flame Angle (degrees): 59

Flame Length(m): 7.32

Maximum View Factor: 0.392

Rate Of Spread (km/h): 0.67

Inner Protection Area(m): 8

Transmissivity: 0.871

Outer Protection Area(m): 2

Fire Intensity(kW/m): 8523



APPENDIX D

BIODIVERSITY IMPACT ASSESSMENT



DEVELOPMENT APPLICATION

State Environmental Planning Policy (Biodiversity Conservation) 2021 Assessment

Proposed Dwelling on Lot 6 in DP1244571

Vera Close, Gunnedah

File Reference: 6296

Date: 3 June 2025

Prepared For: Hill Lockart Architects

Stewart Surveys Pty Ltd

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

DOCUMENT CONTROLS

Proponent	Hill Lockart Architects
Document Description	SEPP (Biodiversity and Conservation) 2021 Assessment
File Reference	6296
Date	3 June 2025
Prepared for	Client Name: Mr A. & Mrs M. Bird C/o- Hill Lockart Architects [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 6 DP1244571 Address: Vera Close, 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 Hill Lockart Architects on behalf of land owners Mr & Mrs Bird, to conduct a report under State Environmental Planning Policy (Biodiversity Conservation) 2021, (hereby referred to as SEPP) to accompany a Development Application for the construction of a Dwelling on Lot 6 in DP1244571, located at Vera Close, Gunnedah.

The subject site is zoned R5 Large Lot Residential and C3 Environmental Management, with a minimum lot size of 1.2 hectares 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.

This assessment is based on the information shown in the plans:

Proposed Dwelling –Dwg No B0325 DA100, Vera Close, Gunnedah, Sheets DA100 to DA106, prepared by Hill Lockart Architects, Revision C dated 21.05.25.

A copy of these plans is appended to this report.

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 and C3 Environmental Management. The subject site has cut by a fire trail through the middle. The eastern section of the site below the fire trail is zoned R5 Large Lot Residential and contains a building envelope. The western section of the site is zone C3 Environmental Management and contains heavy tree cover and steep terrain. The site plan shows clearing of vegetation within the building envelope to allow for the regrading of the site and the construction of the proposed residence. **Figure 1** shows an Aerial View of the property and **Figure 2** shows the site plan prepared by Hill Lockart Architects.



Figure 1: Aerial View (Google Earth, dated 18 June 2024)

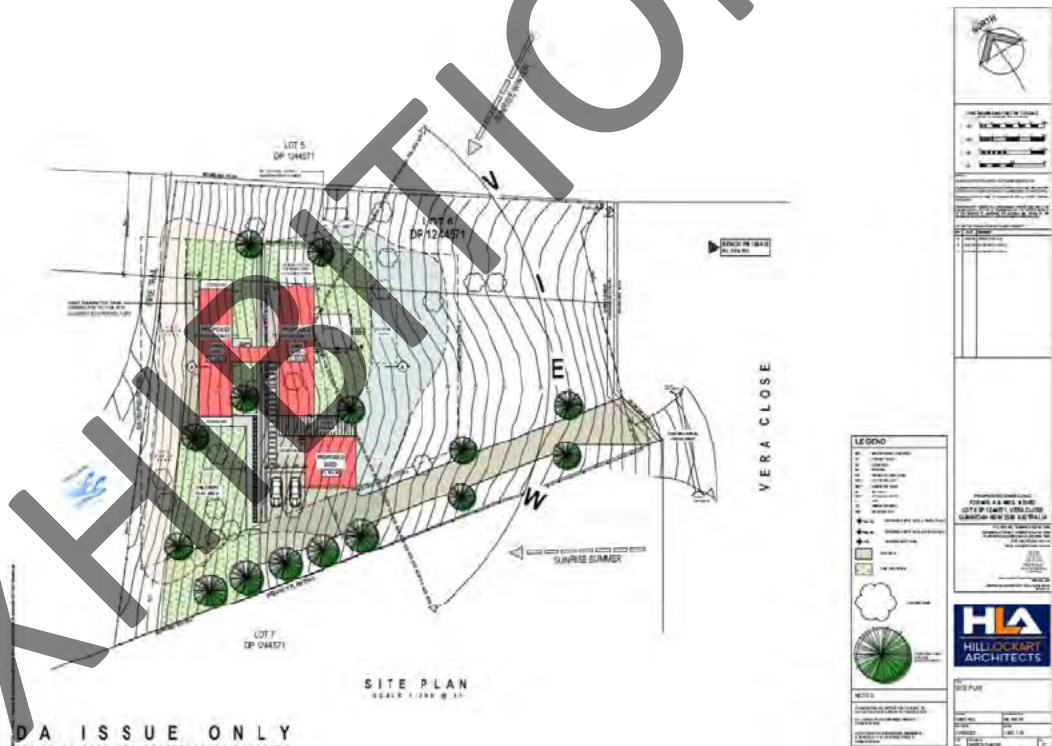


Figure 2: Site Plan of proposed dwelling (Hill Lockart Architects)

As part of the subdivision approval DA 2015/054.003 subdivision of Lot 662 DP723481 and Lot 680 DP39633 to create this holding, tree clearing within the building envelope and along the fire trail was

approved. The stamped DA site plan (appended to this report) shows on Lot 6 the clearing of 4 Box trees, 4 Wilga trees and approximately 2000m² of shrubs within the building envelope. It also shows the clearing of an asset protection zone west of the building envelope for a distance of 20 metres. This clearing includes reduction of vegetation to a 15% cover for the first 10 metres and 30% cover for the second 10 metres of the APZ.

There is no further clearing beyond the clearing already approved under DA2015/054.003 and therefore Chapter 2 of the SEPP does not apply to this development application.

CHAPTER 3 – KOALA HABITAT PROTECTION 2020

This chapter applies to land zoned RU1, RU2 and RU4. As the subject site is zoned R5, chapter 3 does not apply to this application.

CHAPTER 4 – KOALA HABITAT PROTECTION 2021

The subject site is zoned R5 Large Lot Residential and C3 Environmental Management 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 are 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 30th May 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 1.254 hectares with 40.6 metres frontage to Vera Close. The subject site is a vacant lot with a mix of vegetation species including *Eucalyptus albens* (White Box), *Geijera parvifolia* (Wilga) and a mix of shrubs in the building envelope including *Acacia species* (Wattle) *Bursaria spinosa subsp. Angustifolia* (Australian blackthorn), *Dodonaea viscosa subsp. Angustifolia* (Hop Bush), *Eremophila mitchellii* (Emu Bush), *Pimelea neo-anglica* (Scanty rice flower), and in the western section some *Callitris glaucophylla* (White Cypress pine) and *Eucalyptus blakelyi* (Blakelyi Red Gum) trees were also observed. Site Photographs **Figure 3 to Figure 8** illustrate the site character.



Figure 3: View West across Lot 6 from front boundary



Figure 4: View East from proposed house site



Figure 5: View West across the proposed house site



Figure 6: View East from back of building envelope



Figure 7: Fire trail West of building envelope

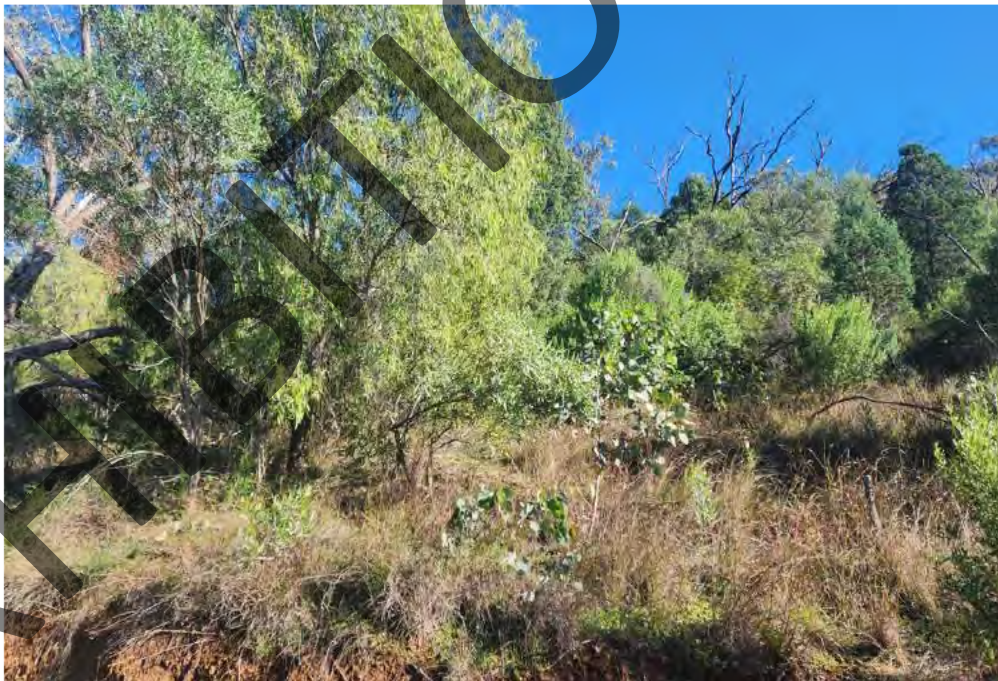


Figure 8: View West of building envelope to Porcupine Reserve

A Desktop review of the vegetation on the site maps the property as Plant Community Type (PCT) 113 Ooline closed forest (dry rainforest) on sandstone and conglomerate rises and hills in the Brigalow Belt South Bioregion and Plant Community Type (PCT) 435 White Box – White Cypress Pine shrub grass hills woodland in the Brigalow Belt South Bioregion and Nandewar Bioregion. The distribution of the

The map shows a study area with several points of interest. A red-outlined polygon highlights the study site, labeled PCT 113. Other points are labeled PCT 435 and PCT 436. A prehistoric walking track is shown as a dashed line. The map also includes a scale bar and a north arrow.

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**.

Scientific Name	Common Name	Observed on Site
<i>Angophora floribunda</i>	Rough-barked Apple	
<i>Callitris glaucophylla</i>	White Cypress Pine	Observed on site
<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	
<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 gonicalyx</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	
<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 was two (2) Koala preferred tree species listed in schedule 2 of SEPP (Koala habitat Protection) 2021 observed on site. These were *Eucalyptus albens* (White Box) and *Callitris glaucophylla* (White Cypress Pine). It is considered that the White Box tree is a feed tree species and the White Cypress pine is a shelter species. All of the Koala Habitat trees within the building envelope were inspected for the presence of a Koala or evidence of past use by a koala by means of scratch marking on the trunk or scars at the base of the tree. **Table 2** outlines the objectives on site.

Table 2: Koala Observations on the Site

Easting	Northing	Name	Botanical Name	Common Name	Koala Observations
238693	6566680	W1	<i>Eucalyptus albens</i>	White Box	Nil
238690	6566687	W2	<i>Eucalyptus albens</i>	White Box	Nil
238671	6566728	W3	<i>Eucalyptus albens</i>	White Box	Nil
238708	6566718	W4	<i>Eucalyptus albens</i>	White Box	Nil
238708	6566699	W5	<i>Eucalyptus albens</i>	White Box	Nil
238711	6566667	W6	<i>Eucalyptus albens</i> (juvenile)	White Box	Nil

While the site contained koala habitat trees which would be capable of supporting a koala population, when combined with adjoining properties, there were no koalas observed on the site and no evidence of koala activity by means of scats at the base or scratch markings on the trunk at any of the koala habitat trees on the site.

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 Green loaning Biostudies. **Figure 10** shows the site on this map.

The subject site is identified as being on the fringe of an area of high Koala activity in the Green loaning report.

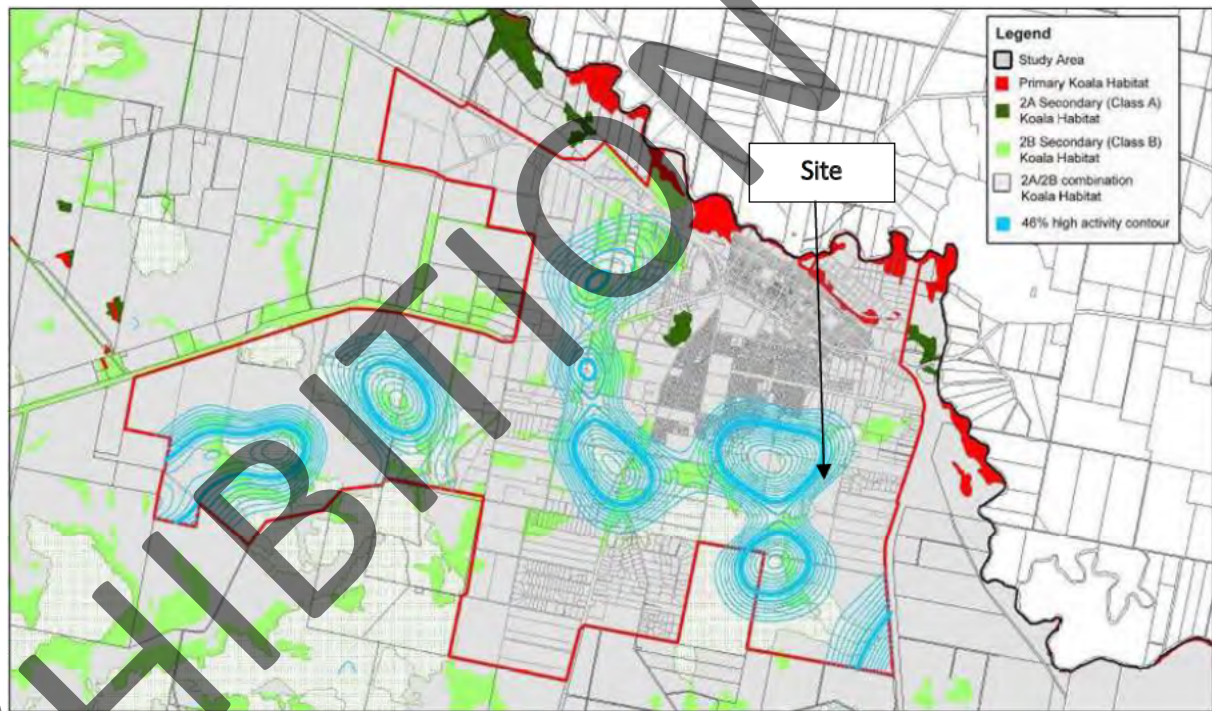


Figure 10: Site on Figure 4.1 of the Koala Strategy Gunnedah Focus Area

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 six (6) Koala sightings recorded in close proximity to the subject site, these observations "last date" was recorded as 31st August 2021, four years ago. Coordinates of the sightings are listed below in **Figure 11**, 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	900m South of Site
2	238651	6567173	8/11/2019	376m North East of Site
3	238670	6567231	6/05/2021	438m North East of Site
4	238026	6566175	31/08/2021	729m North West of Site
5	237775	6566189	5/05/2021	917m North West of Site
6	238890	6564715	28/09/2015	1.9km South West of Site

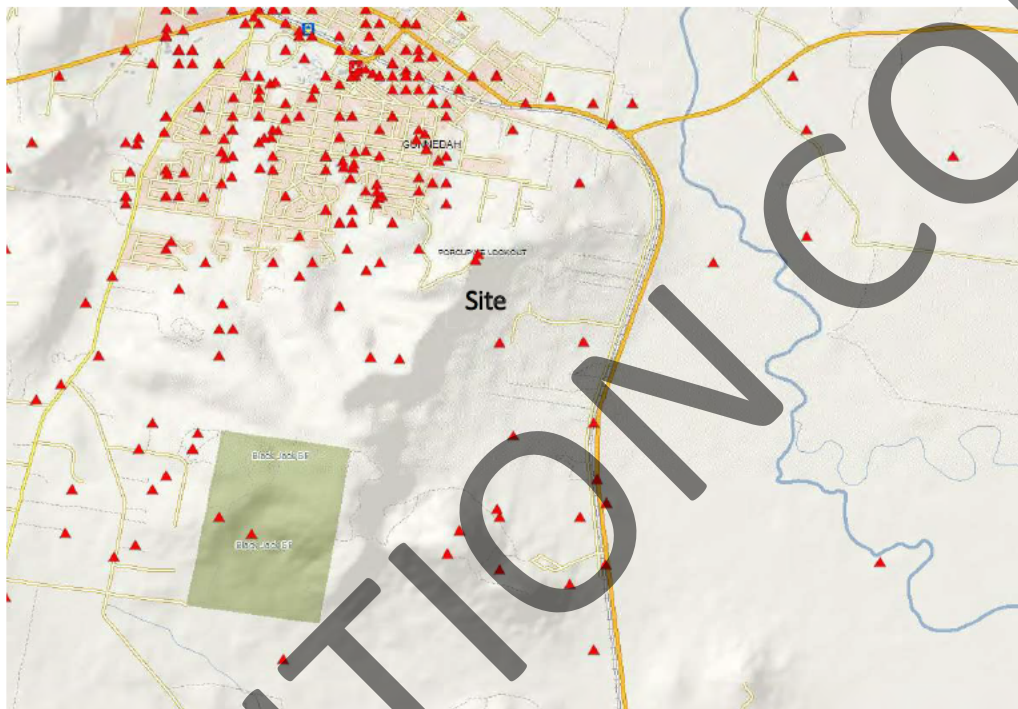


Figure 11: Atlas Map showing Koala sightings in the area

Previous Koala Assessment

As part of the subdivision of the site under DA2015/054.003 an assessment under State Environmental Planning Policy 44 – Koala Habitat Protection was carried out. This report titled Statement of Environmental Effects, Proposed subdivision of Lot 662 in DP39633 and Lot 680 in DP723481, above Eyeleigh Road, Gunnedah, prepared by Stewart Surveys Pty Ltd, Dated February 2015.

This assessment which included the subject site concluded that the site was not classified as koala habitat under the SEPP.

Application of Core Koala Habitat

The subject site has been assessed by Kathryn Stewart of Stewart Surveys as containing two (2) koala habitat tree species.

A site inspection was conducted on the 30th May 2025 and did not record any Koalas on the site or evidence of Koala activity at the site.

A review of historical records of Koala sightings has identified the site is located in an area of past high koala activity and Koalas have been recorded as being present within a kilometre of the subject site. There were no sightings on the subject site.

A 2015 Koala assessment concluded that the site was not Koala habitat.

Based on the above it is concluded that the site is suitable koala habitat but is not currently supporting a population of koalas and has no record of koala observations on the subject site in the last 18 years. Therefore, the site is not considered to meet the definition of Core Koala Habitat under SEPP (Koala Habitat Protection), 2021.

The proposed development to construct a residence, is expected to have a low or negligible impact on Koalas and their habitat, as there are not considered to be any koala's utilising the trees earmarked for removal on the site for habitat.

Clause 4.9 (3) of the policy states that if council are satisfied that the development is likely to have a low or no impact on koalas 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/EPIs/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.

APPENDIX A

SITE PLANS BY ARCHITECT – PROPOSED DWELLING – DWG NO DA100, VERA CLOSE, GUNNEDAH, SHEETS DA100 TO DA106, PREPARED BY HILL LOCKART ARCHITECTS, REVISION C, DATED 21.05.25.

EXHIBITION COPY

APPENDIX B

PREVIOUS SUBDIVISION APPORVAL – DA 2015/054.003 SUBDIVISION OF LOT 662 DP723481 AND LOT 680 DP39633.

EXHIBITION COPY

Notice of Determination of Modification of Consent

Issued under Environmental Planning and Assessment Act 1979 section 4.55(1) and 4.55(2)

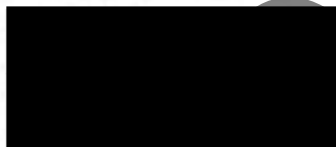
APPLICATION

Application No: **2015/054**
Modification No: **2015/054.003**
Proposed Development: **SUBDIVISION OF 2 INTO 25 LOTS**
Type of Modification: **S4.55(1A) – MODIFICATION TO AMEND THE DEVELOPMENT PLAN IDENTIFYING FIRE TRAIL LOCATION, TO REQUIRE MAINTENANCE OF THE FIRE TRAIL BY THE OWNER OF LOT 4 AND REMOVE THE OBLIGATION FOR ROAD NAMES TO BE APPROVED BY COUNCIL**

APPLICANT DETAILS

Applicant Name: **MR G AVARD**

Mailing Address:



LAND TO BE DEVELOPED

Address: **299-319 KAMILAROI ROAD, GUNNEDAH**
Lot No/DP/MPS: **LOT: 662 DP: 723481 AND LOT: 680 DP: 39633**

DETERMINATION

Made on: **20 MAY 2019**
Determination: **CONSENT GRANTED SUBJECT TO CONDITIONS DESCRIBED BELOW**
Consent to Operate From: **22 OCTOBER 2015**
Consent to Lapse on: **22 OCTOBER 2020**

CONDITIONS OF CONSENT

A. THAT DEVELOPMENT CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

A1. Deleted

A1a. Deleted

A1b. The proposed development shall be carried out generally in accordance with the details set out in the following

- Development Application form lodged 22/06/2015;

- Statement of Environmental Effects, prepared by Kathryn Yigman, dated February 2015;
- Letter, dated 30 July 2015; Ref: 4214; & dated 3 September 2015, Ref: 4214;
- Letter, prepared by Stewart Surveys Pty Ltd, dated 8 August 2018, ref: 4214;
- Letter, prepared by Stewart Surveys Pty Ltd, dated 15 April 2019, ref: 4214; &
- Submitted plans:
 - Prepared by Stewart Surveys, dated 29 January 2015, Ref: 4214, Sheet 1 (Subdivision Plan); dated: January 2015, Sheet 2 (Plan of Subdivision), Sheet 3 (Building Envelopes), Sheet 5 (Vegetation Assessment), Sheet 6 (Vegetation Assessment), Sheet 7 (Soil Assessment); & dated August 2018, Ref: 4214, Sheet 4 (Plan of Subdivision); & dated 1 August 2018, Ref: 5068, Proposed Lot 5; & dated 15 April 2019, Ref: 4214, Sheet 3 (Rural Fire Service Overlay);
- Supporting Documents:
 - Site Services Strategy, prepared by Kathryn Yigman, dated February 2015, Ref: 4214;
 - Traffic Impact Assessment, prepared by Kathryn Yigman, dated February 2015, Ref: 4214;
 - Bushfire Assessment Report, prepared by Kathryn Yigman, dated February 2015, Ref: 4214;

except as otherwise provided by the conditions of consent.

Reason: To ensure compliance with application and plans.

- A2. To confirm and clarify the terms of this development approval, consent is granted for the staged Subdivision in accordance with the following:
- a) Stage 1: Lots 1-11 and associated infrastructure works;
 - b) Stage 2: Lots 12-25 and associated infrastructure works;

Reason: To ensure correct staging is identified.

B. GENERAL TERMS OF APPROVAL – NSW RURAL FIRE SERVICE

B1. Deleted

B1a. The development proposal is to comply with the subdivision layout identified on the following drawings prepared by Stewart Surveys Pty Ltd, except as modified by the conditions of this bush fire safety authority:

- Plan of Proposed Subdivision (ref: 4214) - sheet 1 dated 29 January 2015;
- Plan of Proposed Subdivision (ref: 4214) - sheet 2 dated January 2015; and
- Rural Fire Service Overlay (ref: 4214) - sheet 3 dated August 2018.

Reason: As required under section 100B of the 'Rural Fires Act 1997'

Water and Utilities

B2. The electricity supply network required to service the subdivision shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

Reason: To provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building

B3. Public road access shall comply with section 4.1.3 (1) of 'Planning for Bush Fire Protection 2006', except that the dead-end roads may be greater than 200 metres in length.

Reason: To provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area

B4. Deleted

B4a. Deleted

B4b. Prior to the issue of subdivision certificate, the proposed fire trail through proposed Lot 4, as indicated on the drawing titled 'Rural Fire Service Overlay', prepared by Stewart Surveys (ref:4214) – sheet 3, dated August 2018, shall be constructed in accordance with section 4.1.3(3) of 'Planning for Bush Fire Protection 2006'.

Reason: To provide suitable access for fire management purposes and maintenance of APZs.

B5. Deleted

B5a. A restriction to the land use pursuant to section 88B of the 'Conveyancing Act 1919' shall be placed on proposed Lots 4 to 14 and 25 over the proposed fire trail requiring:

- The owner of Lot 4 to maintain the fire trail in accordance with section 4.1.3(3) of the 'Planning for Bush Fire Protection 2006'.
- That no gates, fences or obstructions shall be placed or permitted over the fire trail, except for a gate at either end approved by the Rural Fire Service.

Reason: To provide suitable access for fire management purposes and maintenance of APZs.

C. PRIOR TO WORK COMMENCING

C1. A Construction Certificate shall be obtained prior to commencement of any identified stage of subdivision works and can be obtained by applying to either Council, or a private certifier. Please note that under Council's currently planning instrument, Gunnedah Local Environmental Plan 2012, the Principal Certifying Authority must be the Council.

Reason: To ensure compliance with application and plans.

C2. Sediment and erosion control measures must be installed prior to the commencement of any construction and maintained for the duration of the works in accordance with legislative requirements.

Reason: To ensure that adequate control measures are installed.

D. PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE

D1. Engineering drawings and specifications for the construction and installation of all works relative to the proposed subdivision shall be submitted to Council for approval prior to the issue of a Construction Certificate. The design of all works is to be related to the adjoining infrastructure. All drawings and specifications are to be in accordance with Council's Engineering Guidelines for Subdivision and Development, 2013.

Reason: To ensure compliance with application and plans.

D2. Erosion and sediment control facilities shall be provided to avoid damage to the environment during construction. The plan and specification for these facilities are considered an integral part of the development and must be approved prior to the issue of a Construction Certificate. The approved erosion and sediment control measures are to be maintained throughout the construction of the development.

Reason: To ensure compliance with Council's requirements.

- D3. All works undertaken by contractors (ie. other than Council) shall be inspected by Council to ensure that the works are undertaken in accordance with Council's Engineering Guidelines for Subdivision and Development, 2013. The inspection fee for each section of the work carried out by contractors shall be paid to Council prior to the issue of a Construction Certificate.

Reason: To ensure compliance with Council's requirements.

- D4. The contractors engaged on the development of the subdivision must maintain public liability insurance cover to the minimum value of \$20 million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Documentary evidence of the currency of the policy shall be provided to the Council prior to commencement of work and upon request, during the progress of the work.

Reason: To ensure compliance with Council's requirements.

E. GENERAL

- E1. To confirm and clarify the terms of this approval, consent is granted for Lots 1-24 shall have a minimum area of not less than 1.2ha and Lot 25 shall have a minimum lot size of not less than 40ha.

Reason: To ensure compliance with the Gunnedah Local Environmental Plan, 2012.

Easements

- E2. A three (3) metre wide easement, in Council's favour, shall be created over all water, stormwater and Contour Banks located within any allotment as identified on development plans.

Reason: To ensure compliance with Council's requirements.

Stormwater Drainage

- E3. Stormwater from the development site must not be concentrated onto adjoining land. Stormwater is to be discharged to existing stormwater contours and/or table drains in accordance with Council's Engineering Guidelines for Subdivision and Development, 2013.

Reason: To ensure compliance with Council's requirements.

- ~~E4. Deleted~~

Traffic and Street Signage

- ~~E4a. The preferred road name shall be submitted for Council's consideration with the engineering drawings to ensure that the road is named in accordance with the adopted guidelines.~~

Reason: To ensure compliance with Council's requirements.

- E5. The developer shall meet the cost to Council of supply and installation, of all street signage (both traffic and name) relevant for each stage. The Street Name signage shall be installed by Council upon completion of Construction Works. All traffic signs are to be erected by the developer.

Reason: To ensure compliance with Council's requirements.

Allotment Filling

- E6. All allotment filling will require a submission from the applicant's Consulting Engineer. The submission shall include drawings/specifications which shall clearly indicate the location and depth of proposed filling. Matters taken into consideration in the submission shall include drainage, services, fill material standards, compaction standards, dust control and impact on adjacent lands.

Reason: To ensure compliance with Council's requirements.

- E7. Where allotment filling has been carried out, the "Works-As-Executed" plans shall indicate the contours prior to and after filling and also the compaction test results.

Reason: To ensure compliance with Council's requirements.

Telecommunications

- E8. Telecommunication services shall be extended throughout each stage of the development.

Reason: To ensure adequate services are provided.

Stage 1

Electricity

- E9. Underground electricity shall be installed from the existing overhead lines and extended within the road reserve of the proposed new road. The underground service is to provide service to Lots 1-11. All services shall be in accordance with Local supply authority guidelines.

Reason: To ensure adequate provision of electrical services are provided.

Road Works

- E12. The following road works shall be undertaken for Stage 1:

- a) Construction of proposed Roads 1 and 2 from the existing formation of Eveleigh Road, including the Eveleigh Road and Road 1 intersection, to and including, the intersection of Road 2 and Road 3;
- b) Proposed Road 3 shall be constructed from the southernmost boundary of Lot 11, including the intersection of the Proposed Road 2 and Proposed Road 3, to and including the northern cul de sac turning area. The cul-de-sac turning area shall have a minimum sealed radius of 12 metres, within the designated road reserve; Road construction at the southernmost boundary of Lot 11 will require the provision of a temporary gravel turning circle within the road reserve at the termination of the bitumen seal, with a minimum radius of 12 metres;

All road formations shall be constructed with a minimum carriageway of 9 metres. The works shall be constructed in accordance with Council's Engineering Guidelines for Subdivision and Development, 2013 and Austroads Specifications.

Reason: To ensure compliance with Council's Engineering Guidelines for Subdivision and Development, 2013.

Access - Rural

- E10. Vehicular access shall be provided to Lot 2-11 from the proposed Road 3 and proposed Road 2 or 3 for Lot 1 will require the construction a 4.5 metre wide concrete driveway and associated drainage structures across the verge and table drain, shall be constructed from the road should to the property boundary in accordance with Council's rural access crossing standards and specifications (RTA specification for a Typical Rural Property Access for a single

unit truck). The location of the driveway shall be determined by the developer in consultation with Council.

- a) Before commencement of this work, construction levels are to be obtained from Council's Infrastructure Services. A security bond, being half of the estimated cost of the construction work shall be lodged with Council, before work on the access is commenced.
- b) Upon the satisfactory completion of the access by the developer, the security bond will be released.

Reason: To ensure access is provided and meets appropriate engineering standards.

Water Supply

- E11.** A single water supply service shall be provided to each lot. The service shall be provided by extending Council's existing water main located in Eveleigh Road within the proposed road reserve to the southern boundary of Lot 11 and to the southern boundary of Lots 4 & 5. The water main shall be looped at the cul-de-sac head and connected back into the water main. All water service to be supplied at 90 degrees to new Water Mains. A stop valve and hydrant shall be installed at the end of the main line. All works are to be undertaken and inspected in accordance with Council's Engineering Guidelines for Subdivision and Development, 2013.

Note: A Water Application Form shall be submitted to Council, together with the installation costs. The installation costs are adopted in the Council's 2015/2016 Management Plan. Revised rates adopted in the subsequent Management Plans will apply to lots released in later financial years.

Reason: To ensure compliance with Council's requirements.

Stage 2

Electricity

- E13.** Underground electricity shall be installed from the existing underground power supply located within the proposed road reserve and extended within the road reserve to the southern point of lot 18. The underground service is to provide services to Lots 12-25. All services shall be in accordance with Local supply authority guidelines.

Reason: To ensure adequate provision of electrical services are provided.

Access - Rural

- E14.** Vehicular access shall be provided to Lots 12-23 and Lot 25 from the proposed Road 3 and proposed Road 2 or 3 for Lot 24 will require the construction a 4.5 metre wide concrete driveway and associated drainage structures across the verge and table drain, shall be constructed from the road should to the property boundary in accordance with Council's rural access crossing standards and specifications (RTA specification for a Typical Rural Property Access for a single unit truck). The location of the driveway shall be determined by the developer in consultation with Council.

- a) Before commencement of this work, construction levels are to be obtained from Council's Infrastructure Services. A security bond, being half of the estimated cost of the construction work shall be lodged with Council, before work on the access is commenced.

- b) Upon the satisfactory completion of the access by the developer, the security bond will be released.

Reason: To ensure access is provided and meets appropriate engineering standards.

Road Works

- E15.** Proposed Road 3 shall be constructed from the termination of the existing bitumen seal within the proposed road reserve to the southern boundary of the development site. The road construction will include the construction of a cul-de-sac turning area, with a minimum sealed radius of 12 metres, within the designated road reserve.

All road formations shall be constructed with a minimum carriageway of 9 metres. All works shall be completed in accordance with Council's current Engineering Guidelines for Subdivision and Developments, a copy of which is available from Council's offices or website.

Reason: To ensure compliance with Council's Engineering Guidelines for Subdivision and Development, 2013.

- E16.** A Bus Stop shall be constructed on the south-eastern side of proposed Road 3 in the vicinity of Lot 23, in accordance with Austroads Guidelines and RMS supplements. The actual location is to be confirmed with Council's Infrastructure Services department.

Reason: To make provision of future expansion and ensure compliance with Council's Requirements.

Water Supply

- E17.** A single water supply service shall be provided to each lot. The service shall be provided by extending Council's existing water main located within the proposed road reserve at the southern end of proposed Lot 11 to the eastern boundary of Lot 25. The water main shall be looped at the cul-de-sac head and connected back into the water main. All water service to be supplied at 90 degrees to new Water Mains. A stop valve and hydrant shall be installed at the end of the main line. All works are to be undertaken and inspected in accordance with Council's Engineering Guidelines for Subdivision and Development, 2013.

Note: A Water Application Form shall be submitted to Council, together with the installation costs. The installation costs are adopted in the Council's 2015/2016 Management Plan. Revised rates adopted in the subsequent Management Plans will apply to lots released in later financial years.

Reason: To ensure compliance with Council's requirements.

F. DURING CONSTRUCTION

- F1.** Work on the development shall be limited to the following hours to prevent unreasonable disturbance to the amenity of the area:-

Monday to Friday - 7.00am to 5.00pm;

Saturday - 8.00am to 1.00pm if audible on other residential premises, otherwise 7.00am to 5.00pm;

No work to be carried out on Sunday or Public Holidays.

Note: The builder shall be responsible to instruct and control sub-contractors regarding the hours of work.

Council will exercise its powers under the Protection of the Environment Operations Act, 1997, in the event that the building operations cause noise to emanate from the property on Sundays or Public Holidays or otherwise than between the hours detailed above.

Reason: To ensure amenity of the neighbourhood is maintained.

G. PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

- G1.** One set of approved construction drawings shall be amended to show the "work-as-executed". These drawings in both hard copy and electronic form shall be provided prior to issue of the subdivision certificate. The drawings are required to ensure that adequate records are maintained of community infrastructure. The drawing shall be certified by a registered surveyor or a Chartered Professional Civil Engineer. Also an electronic copy of the WAE in dwg format shall be also provided prior to the issue of the Subdivision Certificate.

Reason: *To ensure compliance with Council's Engineering Guidelines for Subdivision and Development, 2013.*

- G2.** The subdivision certificate release fee shall be paid prior to the issue of a subdivision certificate for each stage.

Note: The fee will be imposed under the Council's 2015/2016 Management Plan. Revised rates adopted in the subsequent Management Plans will apply to lots released in later financial years.

Reason: *To ensure payment of application fee.*

- G3.** Written notification shall be provided to demonstrate that telecommunication cables have been provided to each lot.

Reason: *To ensure that telecommunication services are provided.*

- G4.** Written notification shall be provided to demonstrate that an electricity supply connection has been provided to each lot.

Reason: *To ensure that electrical services are provided.*

- G5.** Prior to the issue of a Subdivision Certificate, the developer shall enter into a Deed of Agreement with Council for the registration of a caveat on the title of each lot created as part of development works. The Deed of Agreement is to identify that the caveat will be placed on each allotment prior to the registration of each individual title and shall be removed once only at such a time as the required headworks charges have been paid.

All costs associated with the establishment of the Deed of Agreement shall be at the developer's cost.

Reason: *To ensure creation of the caveat on each allotment.*

- G6.** A caveat shall be placed on the title of each of the lots created by the subdivision of Lot 5, DP 1179687, requiring a compliance certificate under Section 306 of the Water Management Act, 2000 to be obtained, prior to the sale of the property or the commencement of any development works on the lot, whichever occurs first:

A compliance certificate under Section 306 of the Water Management Act, 2000 must be obtained from the Council (as the local water supply authority).

Note: Council requires the following payments to be completed prior to issuing a compliance certificate to allow continued funding of water and sewer facilities.

Water headworks contribution is \$13,050 per lot

The contributions are determined in accordance with the Development Servicing Plan for Gunnedah Shire Council Water Supply and Development Servicing Plan for Gunnedah Shire Council Sewerage commencing on 01 July 2012, a copy of which may be inspected at the office of the Council. The above contributions have been adopted under the Council's 2015/2016 Operational Plan. Revised rates adopted by Council in the subsequent Operational Plans will apply to lots released in later financial years.

All legal costs associated with the establishment and removal of the caveat shall be borne by the developer.

Reason: To ensure compliance with Council's Contributions and Development Services Plan.

- G7. A Restriction as to User, pursuant to Section 88B of the Conveyancing Act, 1988 is to be submitted for Lots 1-24 to locate all buildings within the building as identified on the submitted plan prepared by Stewart Surveys, dated January 2015, Ref: 4214, Sheet 3 (Building Envelopes).

Reason: To ensure compliance with the submitted plans.

- G8. A Restriction as to User, pursuant to Section 88B of the Conveyancing Act, 1988 is to be submitted for Lots 1-24 to restrict the maximum height of any tank utilised for Council's rural water supply services to 350m AHD.

Reason: To ensure compliance with the submitted plans.

OTHER APPROVALS

Approvals granted under Section 7.11 and Section 68 Local Government Act 1993: Nil

RIGHT OF APPEAL

If you are dissatisfied with the decision, Section 8.7, 8.10 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months from the date of this notice.

REVIEW OF DETERMINATION

If you wish for a review of this decision, Section 8.2, 8.3, 8.4, 8.5 of the Environmental Planning and Assessment Act 1979 gives you the right to lodge a Review of Determination within 6 months from the date of this notice.

SIGNED

Signature:



Name: **ERIC GROTH**
GENERAL MANAGER

Date: **20 MAY 2019**

APPENDIX C

PLANT COMMUNITY PROFILES (PCT)

- PCT 113 – *Ooline closed forest (dry rainforest) on sandstone and conglomerate rises and hills in the Brigalow Belt South Bioregion.*
- PCT 435 – *White Box – White Cypress pine shrub grass hills woodland in the Brigalow Belt South Bioregion and Nandewar Bioregion.*

BioNet Vegetation Classification - Community Profile Report

Plant Community Type ID (PCT ID): 113

PCT Name: Ooline closed forest (dry rainforest) on sandstone and conglomerate rises and hills in the Brigalow Belt South Bioregion

Classification Confidence Level: 2-High

Vegetation Description: Tall open forest dominated by Ooline (*Cadellia pentastylis*) with Belah (*Casuarina cristata*), White Cypress Pine (*Callitris glaucophylla*) and emergent eucalypts including White Box (*Eucalyptus albens*), Narrow-leaved Ironbark (*Eucalyptus crebra*), Pilliga Box (*Eucalyptus pilligaensis*) and Poplar Box (*Eucalyptus populnea*). Often grading into Green Mallee (*Eucalyptus viridis*) mallee low woodland. A mid-dense, sparse or dense shrub layer may be present containing inland "rainforest" genera including species such as *Carissa ovata*, *Geijera parviflora*, *Alstonia constricta*, *Psychodora odorata*, *Capparis mitchellii* and *Notolaea microcarpa*. Other shrubs include *Eremophila mitchellii*, *Acacia deanei*, *Acacia buxifolia*, *Exocarpus aphyllus*, *Maireana microphylla*, *Olearia elliptica*, *Dodonaea viscosa* subsp. *angustifolia*, *Indigophora brevifolia* and *Pimelea neo-anglica*. The vines *Pandorea pandorana* subsp. *pandorana* or *Jasminum lineare* are usually abundant. The ground cover includes the low shrubs *Spartothamnella juncea* and *Solanum parvifolium*. Grasses include *Aristida ramosa*, *Aristida calycina*, *Aristida gracilipes*, *Austrostipa verticillata*, *Sporobolus elongatus*, *Notodanthonia longifolia*, *Cymbopogon refractus* and *Poa sieberiana*. Forb species include *Einadia hastata*, *Einadia nutans* subsp. *nutans*, *Stackhousia muricata*, *Rostellularia adscendens* subsp. *adscendens*, *Arthropodium milleflorum*, *Vittadinia sulcata*, *Vittadinia pterochaeta*, *Swainsona galegifolia*, *Veronica calycina*, *Abutilon oxycarpum*, *Brunoniella australis* and *Boerhavia dominii*. Occurs on a slightly acidic, friable, clayey sand or light brown loamy sand to light clay soils derived from quartz of lithic sandstone, lateritic gravel and conglomerate substrates on various aspects and landform elements including hillcrests, footslopes and gentle hillsides at about 400 m elevation in the Brigalow Belt South Bioregion from Gunnedah in the south to near North Star in the north. The known southern limit is Black Jack Mountain near Gunnedah with a large area on Turkey Ridge 30 km south/east of Narrabri. Populations occur in Deriah CCAZ2 (AA) reserve and along Eulah Creek south east of Mt Kaputar, near Terry Hie Hie and around Gravesend in the north. A similar community on claystone occurs near the Queensland border (ID114) and extends into Queensland. This is a naturally restricted community with more than half cleared and most areas grazed. Listed as an endangered ecological community in NSW.

Variation and Natural Disturbance: Ooline has survived the drying out of inland Australia at least partly though the adaptation of coppicing after disturbance. It flowers and seeds spasmodically but its requirements for seedling establishment have not been studied as of 2009.

Vegetation Formation: Rainforests;

Vegetation Class: Western Vine Thickets;

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

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

LGA: GWYDIR; MOREE PLAINS; NARRABRI;

Lithology: Quartz sandstone, Sandstone, Conglomerate

Landform Pattern: Low hills, Rises

Landform Element: Footslope, Gully, Hillcrest, Hillslope, Valley flat

Emergent species:

Upper Stratum Species: *Cadellia pentastylis*; *Casuarina cristata*; *Eucalyptus pilligaensis*; *Eucalyptus albens*; *Callitris glaucophylla*; *Eucalyptus populnea* subsp. *bimbil*; *Eucalyptus melanophloia*; *Eucalyptus viridis*; *Ventilago viminalis*; *Eucalyptus crebra*; *Alectryon subdentatus*;

Mid Stratum Species: *Carissa ovata*; *Notolaea microcarpa* var. *microcarpa*; *Eremophila mitchellii*; *Psychodora odorata*; *Capparis mitchellii*; *Acacia deanei* subsp. *deanei*; *Alstonia constricta*; *Ehretia membranifolia*; *Dodonaea viscosa* subsp. *angustifolia*; *Dodonaea viscosa* subsp. *cuneata*; *Indigofera brevifolia*; *Phyllanthus subcrenulatus*; *Breynia cernua*; *Beyeria viscosa*; *Pimelea neo-anglica*; *Maireana microphylla*; *Olearia elliptica* subsp. *elliptica*; *Geijera parviflora*; *Olearia canescens*; *Acacia buxifolia* subsp. *buxifolia*; *Exocarpus aphyllus*; *Santalum acuminatum*; *Pandorea pandorana* subsp. *pandorana*; *Jasminum lineare*; *Dodonaea sinuolata* subsp. *sinuolata*; *Abutilon oxycarpum*; *Pittosporum spinescens*; *Rhagodia parabolica*;

Ground Stratum Species: *Solanum parvifolium*; *Spartothamnella juncea*; *Cyperus gracilis*; *Einadia hastata*; *Einadia nutans* subsp. *nutans*; *Chenanthus distans*; *Carex inversa*; *Poa sieberiana*; *Aristida gracilipes*; *Austrostipa ramosissima*; *Notodanthonia longifolia*; *Setaria paspaloides*; *Sporobolus elongatus*; *Digitaria ramularis*; *Austrodanthonia racemosa* var. *obtusata*; *Chloris truncata*; *Aristida calycina* var. *calycina*; *Aristida ramosa*; *Stackhousia muricata*; *Rostellularia adscendens* var. *adscendens*; *Arthropodium milleflorum*; *Vittadinia sulcata*; *Vittadinia pterochaeta*; *Swainsona galegifolia*; *Veronica calycina*; *Abutilon oxycarpum*; *Austrostipa verticillata*; *Chenopodium melanocarpum*; *Phyllanthus virgatus*; *Nyssanthus diffusa*; *Einadia trigonos* subsp. *leiocarpa*; *Chamaesyce drummondii*; *Brunoniella australis*; *Boerhavia dominii*; *Leptochloa peacockii*; *Eragrostis megalosperma*; *Cymbopogon refractus*;

Diagnostic Species:

Fire Regime: Intense fire is likely to kill *Cadellia* trees due limited protection afforded to the cambium in *Cadellia*. Fire history since the Pleistocene may help explain the fragmented occurrences of Ooline across the landscape. It is recommended that fire is excluded from this community.

TEC Assessed: Has associated TEC

TEC List: Listed BC Act,E: *Cadellia pentastylis* (Ooline) community in the Nandewar and Brigalow Belt South Bioregions (Part); Listed EPBC Act,E: Semi-evergreen vine thickets of the Brigalow Belt (North and South) and Nandewar Bioregions (Part);

TEC Comments:

PCT Percent Cleared: 60.00

PCT Definition Status: Approved

BioNet Vegetation Classification - Community Profile Report

Plant Community Type ID (PCT ID): 435

PCT Name: White Box - White Cypress Pine shrub grass hills woodland in the Brigalow Belt South Bioregion and Nandewar Bioregion

Classification Confidence Level: 2-High

Vegetation Description: Tall or mid-high woodland dominated White Cypress Pine (*Callitris glaucophylla*) and White Box (*Eucalyptus albens*) with Blakely's Red Gum (*Eucalyptus blakelyi*) of Kurrajong (*Brachychiton populneus* subsp. *populneus*) sometimes present. The shrub layer is sparse to dense depending on grazing pressure and includes *Cassinia quinquefaria*, *Acacia implexa*, *Acacia penninervis* var. *penninervis*, *Geijera parviflora*, *Acacia implexa*, *Olearia elliptica* subsp. *elliptica*, *Dodonaea viscosa* subsp. *angustifolia*, *Oncinocalyx betchei*, *Cassinia arcuata* and *Geijera parviflora*. The ground cover is mid-dense and includes grass species such as *Aristida personata*, *Cymbopogon refractus*, *Themeda australis*, *Austrodanthonia racemosa* var. *racemosa*, *Austrostipa verticillata* and *Austrostipa scabra* subsp. *scabra*. Forb species include *Calotis lappulacea*, *Vittadinia sulcata*, *Einadia nutans* subsp. *nutans*, *Wahlenbergia communis*, *Dianella longifolia* var. *longifolia*, *Swainsona galegifolia*, *Dichondra* sp. A and *Daucus glochidiatus*. The scramblers *Desmodium brachypodum* or *Desmodium varians* may be common. Occurs on red to brown clay to loamy sand soils derived from metamorphic or sedimentary substrates often with a volcanic (basalt) influence on hillslopes, hillcrests and gullies in low hills and hills landscape patterns mainly south of Boggabri to Coonabarabran and the footslopes of the Liverpool Range in the southern half of the NSW Brigalow Belt South Bioregion grading into the more shrubby ID588 on steeper hills mainly in the Nandewar Bioregion. Mostly cleared with minor representation in protected areas as of 2009.

Variation and Natural Disturbance: White Cypress Pine density varies depending on degree of regrowth and history of logging. In some locations *Eucalyptus* has been cut out. The understorey shrub density varies significantly with grazing - it is much denser in areas not grazed such as in conservation reserves.

Vegetation Formation: Dry Sclerophyll Forests (Shrub/grass sub-formation);

Vegetation Class: North-west Slopes Dry Sclerophyll Woodlands;

IBRA Bioregion(s): NSW South Western Slopes; Brigalow Belt South; Darling Riverine Plains; Nandewar;

IBRA Sub-region(s): Liverpool Plains; Inland Slopes; Northern Basalts; Northern Outwash; Pilliga Outwash; Pilliga; Liverpool Range; Talbragar Valley; Castlereagh-Barwon; Bogan-Macquarie; Kaputar; Peel;

LGA: WARRUMBUNGLE; WELLINGTON; NARRABRI; DUBBO; LIVERPOOL PLAINS; GUNNEDAH;

Lithology: Siltstone, Conglomerate, Sandstone, Tuff, Basalt

Landform Pattern: Hills, Low hills

Landform Element: Gully, Hillcrest, Hillslope

Emergent species:

Upper Stratum Species: *Callitris glaucophylla*; *Eucalyptus albens*; *Eucalyptus blakelyi*; *Brachychiton populneus* subsp. *populneus*; *Angophora floribunda*;

Mid Stratum Species: *Cassinia quinquefaria*; *Olearia elliptica* subsp. *elliptica*; *Geijera parviflora*; *Dodonaea viscosa* subsp. *angustifolia*; *Acacia penninervis* var. *penninervis*; *Acacia implexa*; *Cassinia arcuata*; *Indigofera australis*; *Bursaria spinosa* subsp. *spinosa*; *Pimelea neo-anglica*; *Cassinia laevis*; *Melichrus urceolatus*;

Ground Stratum Species: *Aristida personata*; *Cymbopogon refractus*; *Desmodium brachypodum*; *Calotis lappulacea*; *Vittadinia sulcata*; *Einadia nutans* subsp. *nutans*; *Wahlenbergia communis*; *Austrostipa verticillata*; *Themeda australis*; *Dianella longifolia* var. *longifolia*; *Swainsona galegifolia*; *Austrostipa scabra* subsp. *scabra*; *Dichondra* sp. A; *Desmodium varians*; *Daucus glochidiatus*; *Oncinocalyx betchei*; *Austrodanthonia racemosa* var. *racemosa*; *Swainsona microphylla*; *Lomandra filiformis* subsp. *coriacea*; *Ajuga australis*; *Brunoniella australis*; *Panicum queenslandicum* var. *queenslandicum*; *Senecio prenanthoides*; *Senecio lautus* subsp. *dissectifolius*; *Einadia hastata*; *Vittadinia cuneata*; *Opecularia diphylla*;

Diagnostic Species:

Fire Regime: Remnants rarely burns due to fragmentation and lack of ground cover. Areas may have been patch burnt by Aborigines.

TEC Assessed: Has associated TEC

TEC List: Listed BC Act, CE: White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions (Part); Listed EPBC Act, CE: White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Part);

TEC Comments:

PCT Percent Cleared: 58.00

PCT Definition Status: Approved



APPENDIX E

ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEM (AHIMS) REPORT

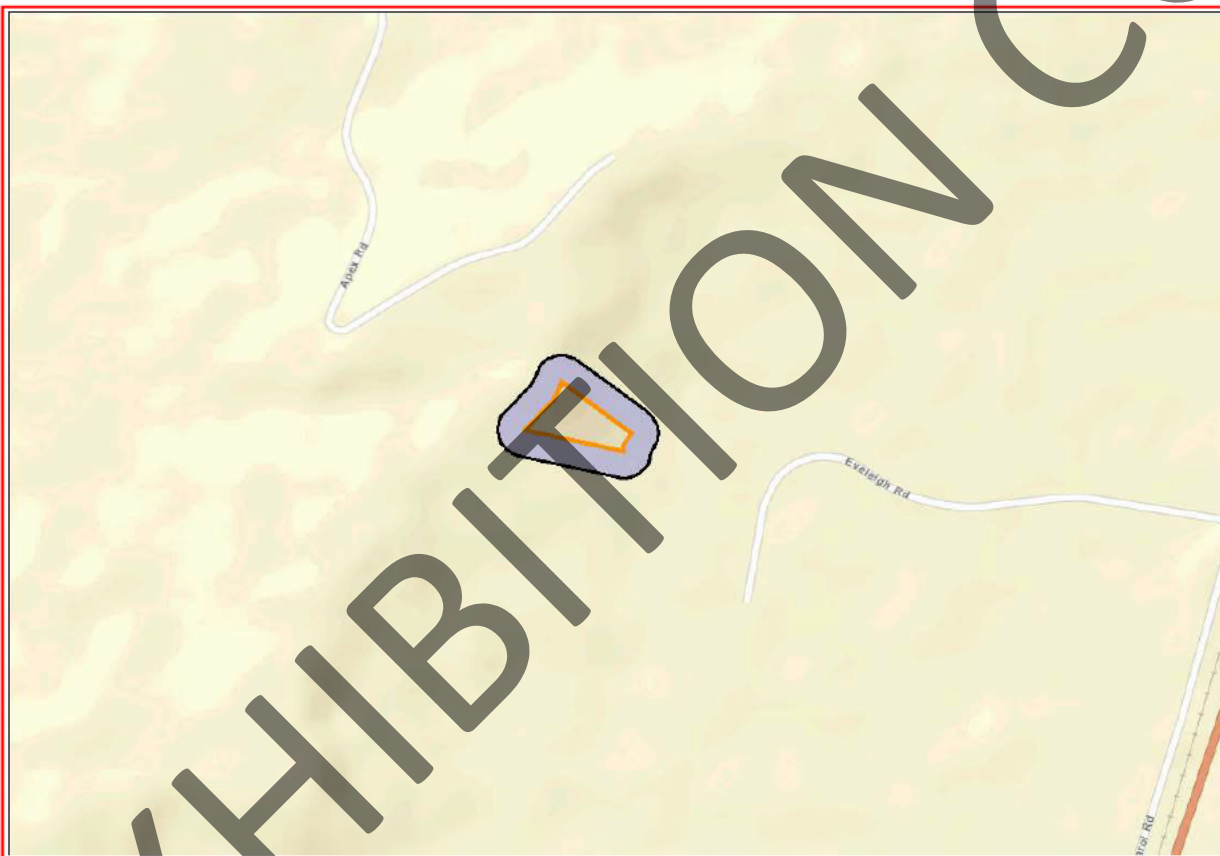
Nathan Bartlett
42 Nowland
Tamworth New South Wales 2340
Attention: Nathan Bartlett
[REDACTED]

Date: 07 July 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 6, DP:DP1244571, Section : - with a Buffer of 50 meters, conducted by Nathan Bartlett on 07 July 2025.

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



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

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 F

PHOTOGRAPHS OF THE SUBJECT SITE

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage



Photograph 1: View northeast at front of subject site at cul-de-sac in Vera Close



Photograph 2: Southwest view toward existing access point and crossover of property.



Photograph 3: View north on Vera Close depicting existing vegetation with residential property right of photograph

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage



Photograph 4: View east on Vera Close depicting surrounding residential development



Photograph 5: View southwest on Vera Close depicting adjoining residential development in the R5 Large Lot Residential zone



Photograph 6: View west toward existing vegetation and entrance to property



STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dwelling and Detached Garage

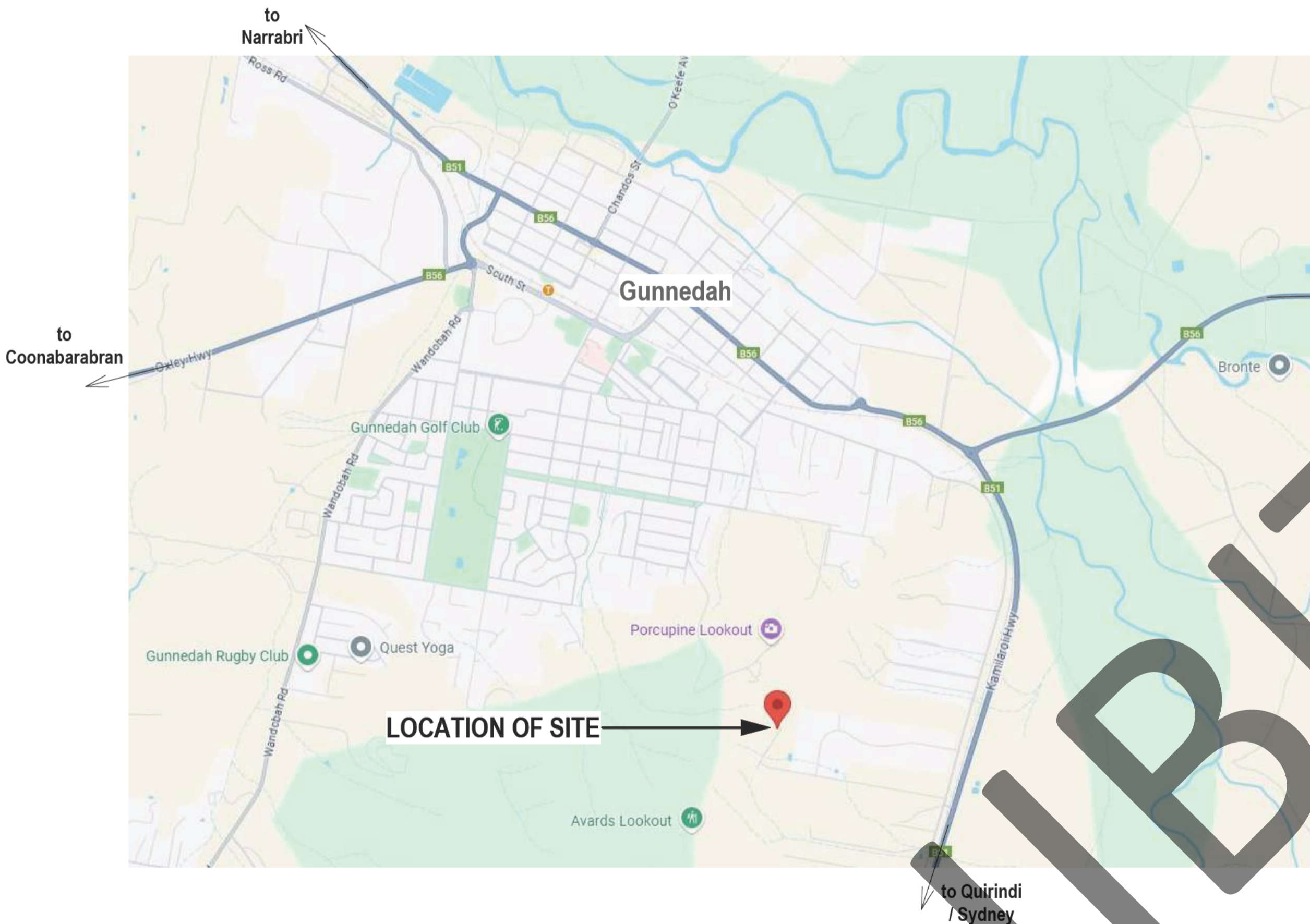
END OF DOCUMENT
The Town Planning Experts

DRAWING INDEX

ARCHITECTURAL DOCUMENTATION

HILL LOCKART ARCHITECTS

DA100	TITLE PAGE
DA101	SITE PLAN
DA102	FLOOR PLAN
DA103	ELEVATIONS - SHEET 1
DA104	ELEVATIONS - SHEET 2
DA105	SECTION
DA106	BUSHFIRE REQUIREMENTS
DA107	GLAZED DOORS & WINDOWS SCHEDULE
DA108	CUT & FILL PLAN

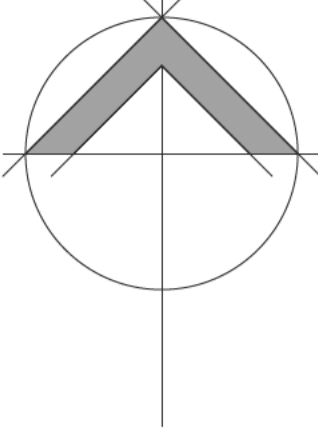


LOCALITY MAP
NOT TO SCALE

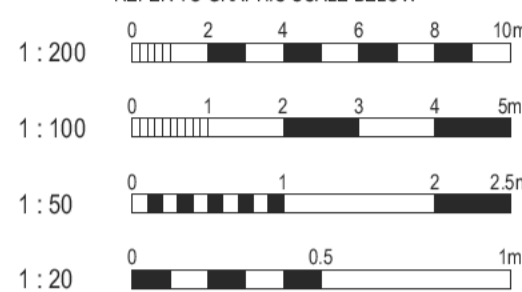


OVERALL SITE PLAN
SCALE 1:1000 @ A1

NORTH



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REFER TO GRAPHIC SCALE BELOW



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PROPOSED DWELLING
FOR MR. A & MRS. M BIRD
LOT 6 DP 1244571, VERA CLOSE
GUNNEDAH NSW 2380 AUSTRALIA

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TAMMORTH NSW 2340



TITLE
TITLE PAGE

DESIGN GREG HILL	DOCUMENTATION AB, MA, NP
PILOT DATE 31/07/2025	SCALE 1:1000
SIZE A1	DRAWING No. B0325 DA100
	Rev. D



SITE PLAN
SCALE 1:200 @ A1

LEGEND

BFC	BROOM FINISH CONCRETE
CT	CERAMIC TILES
DP	DOWN PIPE
EX	EXISTING
FFL	FINISHED FLOOR LEVEL
HWU	HOT WATER UNIT
RWT	RAINWATER TANK
SL	SKY LIGHT
SWP	STORM WATER PIT
T	TAP
TD	TIMBER DECKING
WM	WATER METER

345.50	PROPOSED SPOT LEVEL (LOWER LEVEL)
348.50	PROPOSED SPOT LEVEL (UPPER LEVEL)
(E)	EXISTING SPOT LEVEL

CONCRETE	
TURF ON TOPSOIL	
MULCHED GARDEN BED	

NATIVE GROUND COVERS	
----------------------	--

PROPOSED SHRUBS	
-----------------	--

EXISTING TREE	
---------------	--

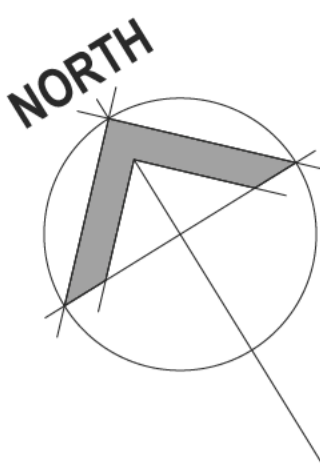
PROPOSED TREE SPECIES MATURE HEIGHT	
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NOTES

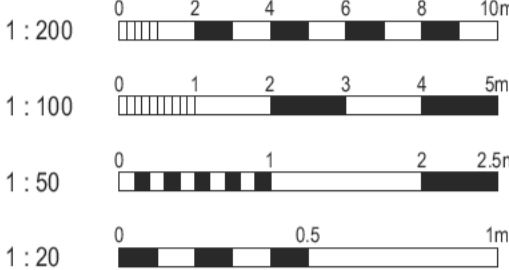
DIMENSIONS ARE APPROX ONLY AND ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

ALL LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION

LOCATION OF ALL BOUNDARIES, EASEMENTS & SERVICES TO BE IDENTIFIED PRIOR TO CONSTRUCTION



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TITLE

SITE PLAN

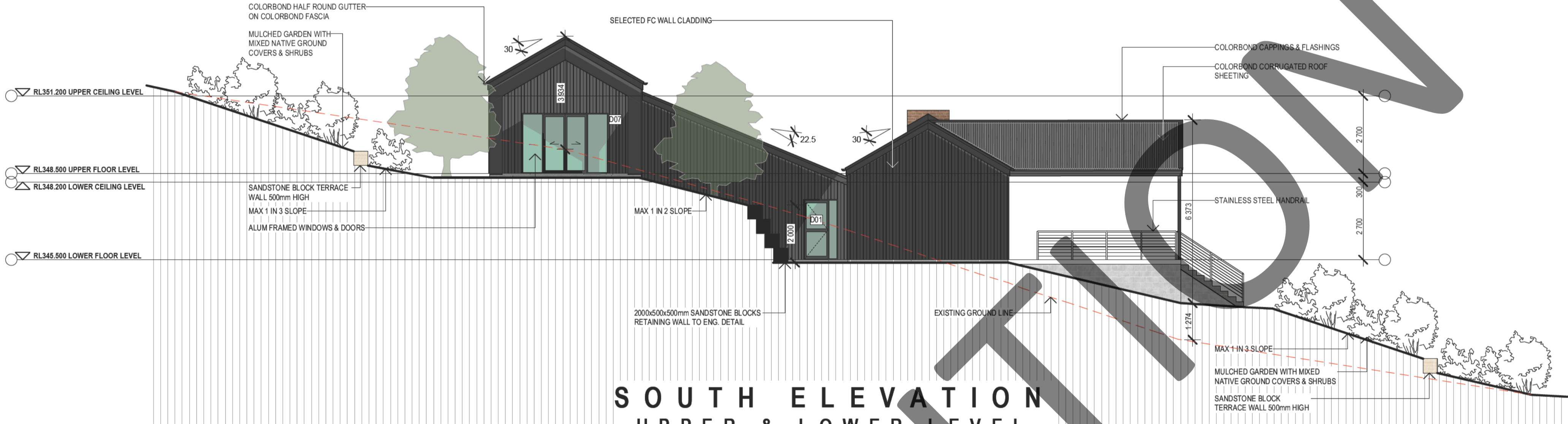
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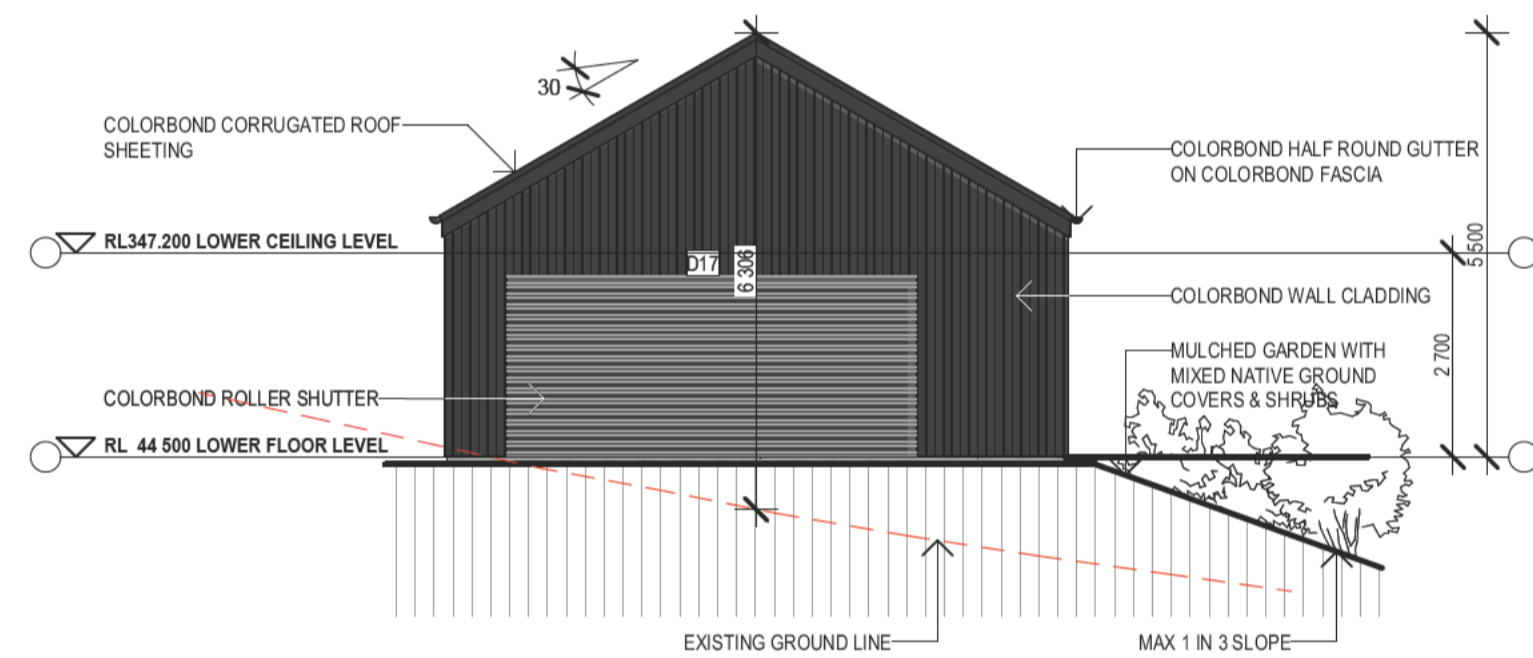
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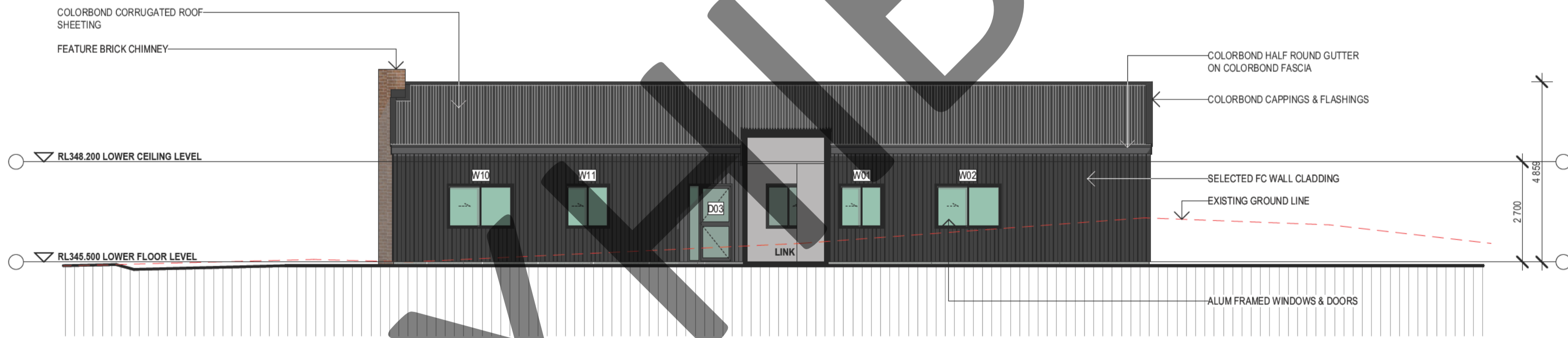
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LOWER LEVEL
SCALE 1:100 @ A1



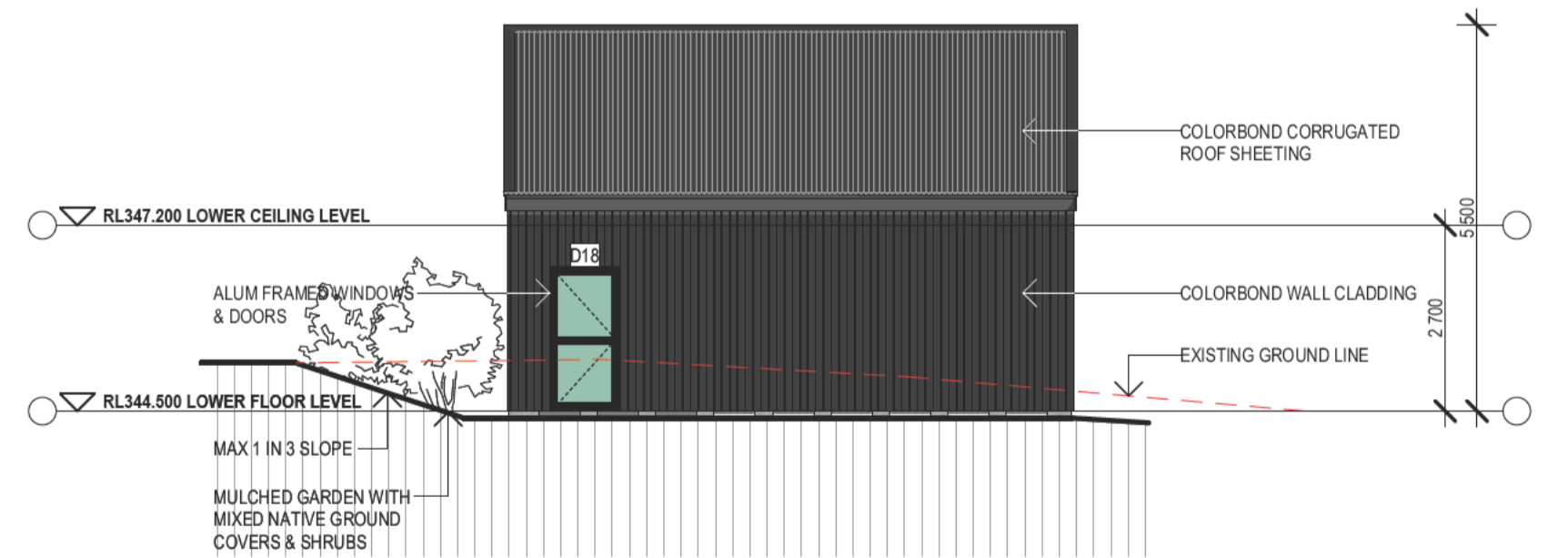
SOUTH ELEVATION
UPPER & LOWER LEVEL
SCALE 1:100 @ A1



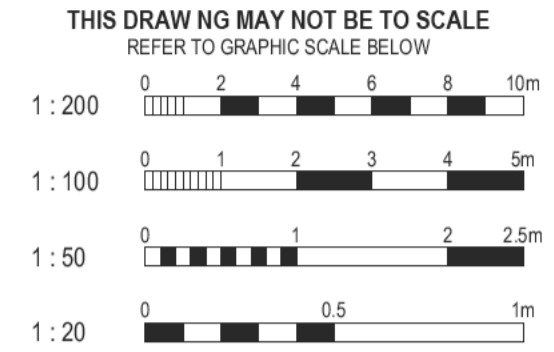
SOUTH ELEVATION
SHED
SCALE 1:100 @ A1



WEST ELEVATION
LOWER LEVEL
SCALE 1:100 @ A1



WEST ELEVATION
SHED
SCALE 1:100 @ A1



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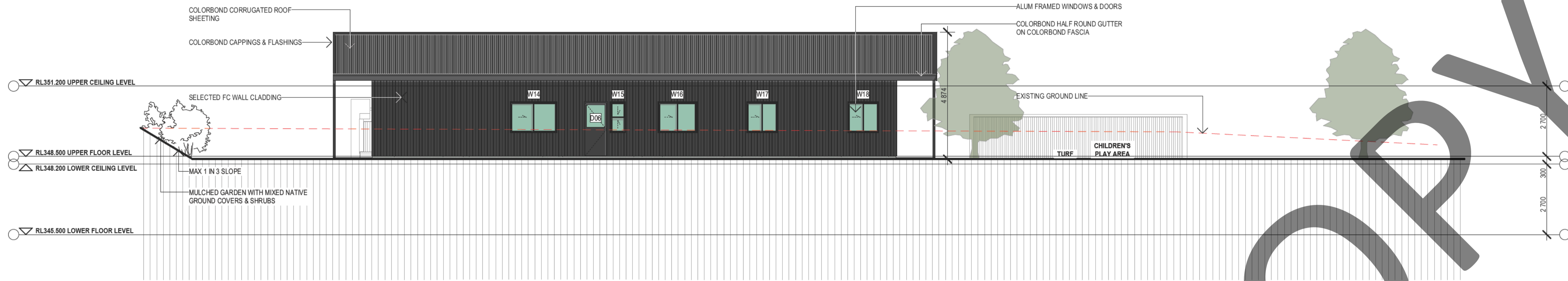


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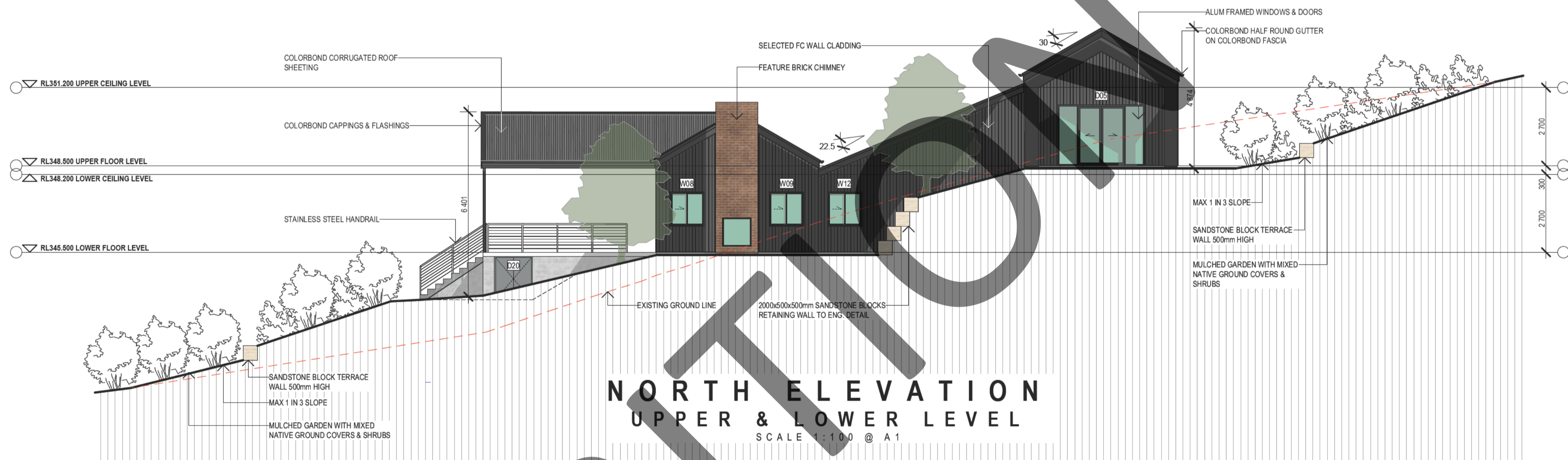


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ELEVATIONS - SHEET 1

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PLOT DATE 31/07/2025	SCALE 1:100
SIZE A1	DRAWING No. B0325 DA103
	Rev. D



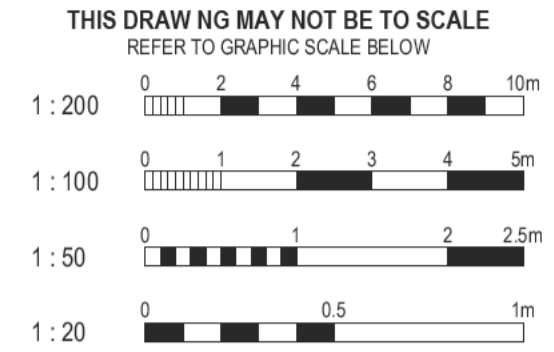
WEST ELEVATION
UPPER LEVEL
SCALE 1:100 @ A1



NORTH ELEVATION
UPPER & LOWER LEVEL
SCALE 1:100 @ A1



EAST ELEVATION
UPPER LEVEL
SCALE 1:100 @ A1



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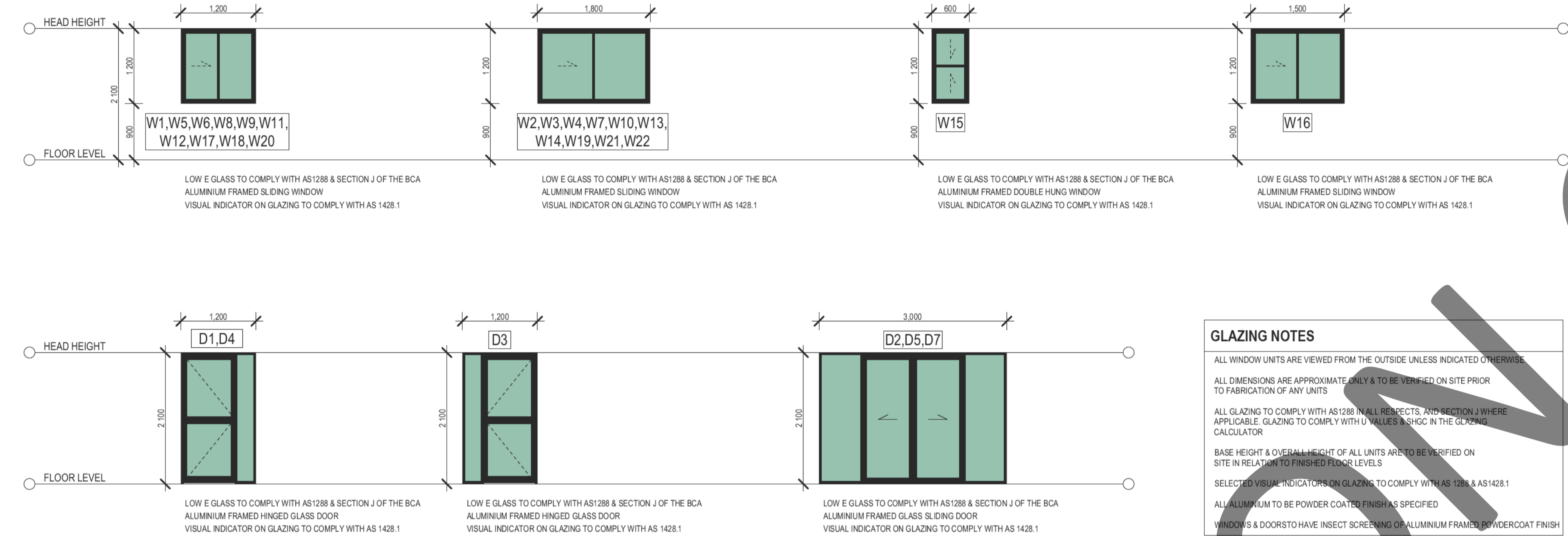


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ELEVATIONS - SHEET 2

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	Rev. D

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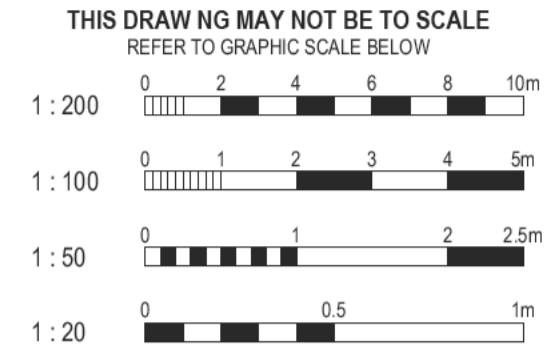
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GLAZED DOOR & WINDOW ELEVATIONS
SCALE 1:50 @ A1

Door Schedule			
Door No.	Opening (W x H)	Leaf Dims (W x H)	Door Type
D01	1,200x2,100	820x2,040	ALUM FRAMED GLAZED SWINGING DOOR WITH FIXED GLAZED SIDELIGHT
D02	3,000x2,100	1,500x2,060	ALUM FRAMED GLAZED DOUBLE SLIDING DOORS WITH FIXED GLAZED SIDELIGHTS
D03	1,200x2,100	820x2,040	ALUM FRAMED GLAZED SWINGING DOOR WITH FIXED GLAZED SIDELIGHT
D04	1,200x2,100	820x2,040	ALUM FRAMED GLAZED SWINGING DOOR WITH FIXED GLAZED SIDELIGHT
D05	3,000x2,100	1,600x2,060	ALUM FRAMED GLAZED DOUBLE SLIDING DOORS WITH FIXED GLAZED SIDELIGHTS
D06	900x2,100	820x2,040	TIMBER FRAMED SOLID CORE SWINGING DOOR WITH GLAZED VIEWING PANEL
D07	3,000x2,100	1,500x2,060	ALUM FRAMED GLAZED DOUBLE SLIDING DOORS WITH FIXED GLAZED SIDELIGHTS
D08	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE SWINGING DOOR
D09	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE CAVITY SLIDING DOOR
D10	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE CAVITY SLIDING DOOR
D11	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE SWINGING DOOR
D12	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE CAVITY SLIDING DOOR
D13	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE SWINGING DOOR
D14	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE SWINGING DOOR
D15	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE SWINGING DOOR
D16	900x2,100	820x2,040	TIMBER FRAMED HOLLOW CORE SWINGING DOOR
D17	5,400x2,400	5,460x2,700	MOTORISED COLORBOND ROLLER SHUTTER
D18	1,000x2,100	920x2,040	ALUM FRAMED GLAZED SWINGING DOOR
D19	1,800x2,100	1,800x2,100	SLIDING MIRROR ROBE DOORS
D20	1,320x1,500	1,240x1,460	STEEL FRAMED SOLID CORE DOUBLE SWINGING DOORS
D21	2,000x2,100	2,000x2,100	SLIDING MIRROR ROBE DOORS
D22	2,100x2,100	2,100x2,100	SLIDING MIRROR ROBE DOORS
D23	3,910x2,100	3,910x2,100	SLIDING MIRROR ROBE DOORS

Window Schedule				
Win. No.	Height	Width	Sill Height	Window Type
W01	1,200	1,200	900	ALUM FRAMED SLIDING
W02	1,200	1,800	900	ALUM FRAMED SLIDING
W03	1,200	1,800	900	ALUM FRAMED SLIDING - OBSCURE GLASS
W04	1,200	1,800	900	ALUM FRAMED SLIDING
W05	1,200	1,200	900	ALUM FRAMED SLIDING
W06	1,200	1,200	900	ALUM FRAMED SLIDING
W07	1,200	1,800	900	ALUM FRAMED SLIDING
W08	1,200	1,200	900	ALUM FRAMED SLIDING
W09	1,200	1,200	900	ALUM FRAMED SLIDING
W10	1,200	1,800	900	ALUM FRAMED SLIDING
W11	1,200	1,200	900	ALUM FRAMED SLIDING
W12	1,200	1,200	900	ALUM FRAMED SLIDING
W13	1,200	1,800	900	ALUM FRAMED SLIDING
W14	1,200	1,800	900	ALUM FRAMED SLIDING
W15	1,200	600	900	ALUM FRAMED DOUBLE HUNG
W16	1,200	1,500	900	ALUM FRAMED SLIDING - OBSCURE GLASS
W17	1,200	1,200	900	ALUM FRAMED SLIDING - OBSCURE GLASS
W18	1,200	1,200	900	ALUM FRAMED SLIDING
W19	1,200	1,800	900	ALUM FRAMED SLIDING
W20	1,200	1,200	900	ALUM FRAMED SLIDING
W21	1,200	1,800	900	ALUM FRAMED SLIDING
W22	1,200	1,800	900	ALUM FRAMED SLIDING



NOTES

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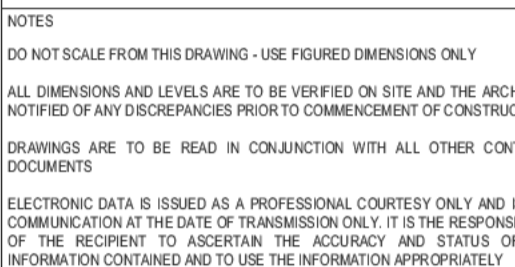
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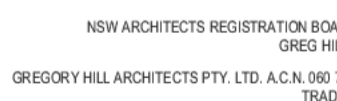


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GLAZED DOORS & WINDOWS SCHEDULE		
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PLOT DATE	SCALE	
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SIZE	DRAWING No.	Rev.
A1	B0325 DA107	D



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DATA ISSUE ONLY

N O T T O B E U S E D F O R C O N S T R U C T I O N P U R P O S E S

LOT 6
DP 1244571

LOT 7
DP 1244571

CUT & FILL PLAN

SCALE 1:200 @ A1

VERA CLOSE

BENCH PM 188418
RL 329.725