

# NARRABRI FISH FARM - AQUACULTURE, CAFE, AMENITIES BLOCK, CAMPING GROUND & FARM STAY DEVELOPMENT

261 TUPPIARI ROAD, JACKS CREEK - LOT 4324 IN DP814332



## DEVELOPMENT APPLICATION STATEMENT OF ENVIRONMENTAL EFFECTS

DATE: MARCH 2020

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This Statement of Environmental Effects report has been prepared by our office to accompany a council application. This report is based on desktop searches and information provided by the land holders. 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.

## TABLE OF CONTENTS

<b>1.INTRODUCTION .....</b>	<b>3</b>
<b>2.CONTEXT .....</b>	<b>3</b>
<b>3.DESRIPTION OF THE DEVELOPMENT .....</b>	<b>5</b>
3.1 STAGE 1 – NEW AMENITIES BLOCK .....	5
3.2 STAGE 2 – ADDITIONS AND ALTERATIONS TO THE FISH ON CAFE .....	6
3.3 STAGE 3 – ADDITIONS AND ALTERATIONS TO THE HATCHERY BUILDING .....	8
3.4 STAGE 3 – PRIMITIVE CAMPING GROUND .....	9
3.5 STAGE 3 – INSTALLATION OF TRANSPORTABLE CABINS .....	10
3.6 STAGE 3 – ADDITIONS AND ALTERATIONS TO THE BARBECUE AND PICNIC SHELTER .....	10
<b>4.PLANNING – NARRABRI LOCAL ENVIRONMENTAL PLAN, 2012.....</b>	<b>12</b>
4.1 LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2005. ....	13
<b>5.STATE ENVIRONMENTAL PLANNING POLICY (RURAL LANDS).....</b>	<b>14</b>
<b>6.ENVIRONMENTAL IMPACTS.....</b>	<b>15</b>
6.1 LANDFORM & SOILS .....	15
6.2 STATE ENVIRONMENTAL PLANNING POLICY 55 REMEDIATION OF LAND .....	17
6.3 FLORA AND FAUNA .....	18
6.4 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2019 .....	18
6.5 BIODIVERSITY CONSERVATION ACT .....	19
6.7 TRAFFIC AND PARKING .....	20
6.8 WASTE MANAGEMENT .....	22
6.9 HERITAGE .....	22
6.10 FLOOD PRONE LAND .....	22
6.11 BUSHFIRE PRONE LAND .....	22
6.12 SOCIAL AND ECONOMIC ISSUES .....	23
<b>7.FIRE SAFETY MEASURES AND NATIONAL CONSTRCUTION CODE (NCC) CONSIDERATIONS .....</b>	<b>24</b>
<b>8.ENVIRONMENTAL ISSUES .....</b>	<b>25</b>
<b>9.CONCLUSION .....</b>	<b>25</b>
<b>LIST OF TABLES:</b>	
Table 1: Land Zoning Objectives .....	12
Table 2: Primitive Camping Grounds Regulation application to the development .....	13
Table 3: Parking Requirements.....	22
<b>LIST OF FIGURES:</b>	
Figure 1: Property in Regional Context.....	4
Figure 2: Property in Local Context .....	4
Figure 3: Site Photo of Proposed Amenities Building location .....	5
Figure 4: Proposed Amenities Block .....	6
Figure 5: Existing Building proposed to be the Fish on Cafe .....	7
Figure 6: Proposed Floor Plan for the Fish on Cafe Building .....	7
Figure 7: Hatchery Building (Rear, Internal & Front facade) .....	8
Figure 8: Floor Plan & Cross Section of Proposed Mezzanine Level to Hatchery Building .....	8

Figure 9: Camping Ground Area .....	9
Figure 10: Plan and Elevations of Proposed Cabins.....	10
Figure 11: Proposed Barbecue and Picnic Shelter.....	11
Figure 12: Elevation of Proposed Barbecue and Picnic Shelter .....	11
Figure 13: Topographic Map of the site. ....	16
Figure 14: Soil Landscapes at the site.....	16
Figure 15: Vegetation Communities Mapping (SEED Portal).....	18
Figure 16: Extract from Biodiversity Threshold Map.....	20
Figure 17: Tuppiari Road Sight Line Photos at Property Access .....	21
Figure 18: Site Access.....	21
Figure 19: Bushfire Prone Land Map (NSW Planning & Environment).....	23

## 1. INTRODUCTION

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This Statement of Environmental Effects (SEE) has been prepared for the applicants Rick and Sharmaine Cunningham of the Narrabri Fish Farm by Kathryn Yigman, Stewart Surveys Pty Ltd.

The subject site is the property known as Narrabri Fish Farm located at 261 Tuppiari Road, Jack's Creek. The rural property is located in Narrabri Shire and has frontage to Tuppiari Road.

There are six components of this application as described below:

1. Additions and alterations to the hatchery building;
2. Creation of a primitive camping area;
3. Placement of transportable Cabins for accommodation;
4. Addition and alterations to the Fish on Café;
5. Construction of a new amenities block; and
6. Addition and alterations to the BBQ and picnic area.

It is proposed to undertake the above works in three stages.

The primary access to the development is from the Tuppiari Road and the development site is located within zone RU1 Primary Production under the Narrabri Local Environmental Plan, 2012 (NLEP, 2012).

This development application has considered the objectives of the NLEP, 2012, the Narrabri Development Control Plan (DCP) and the impact the development will have on the environment.

## 2. CONTEXT

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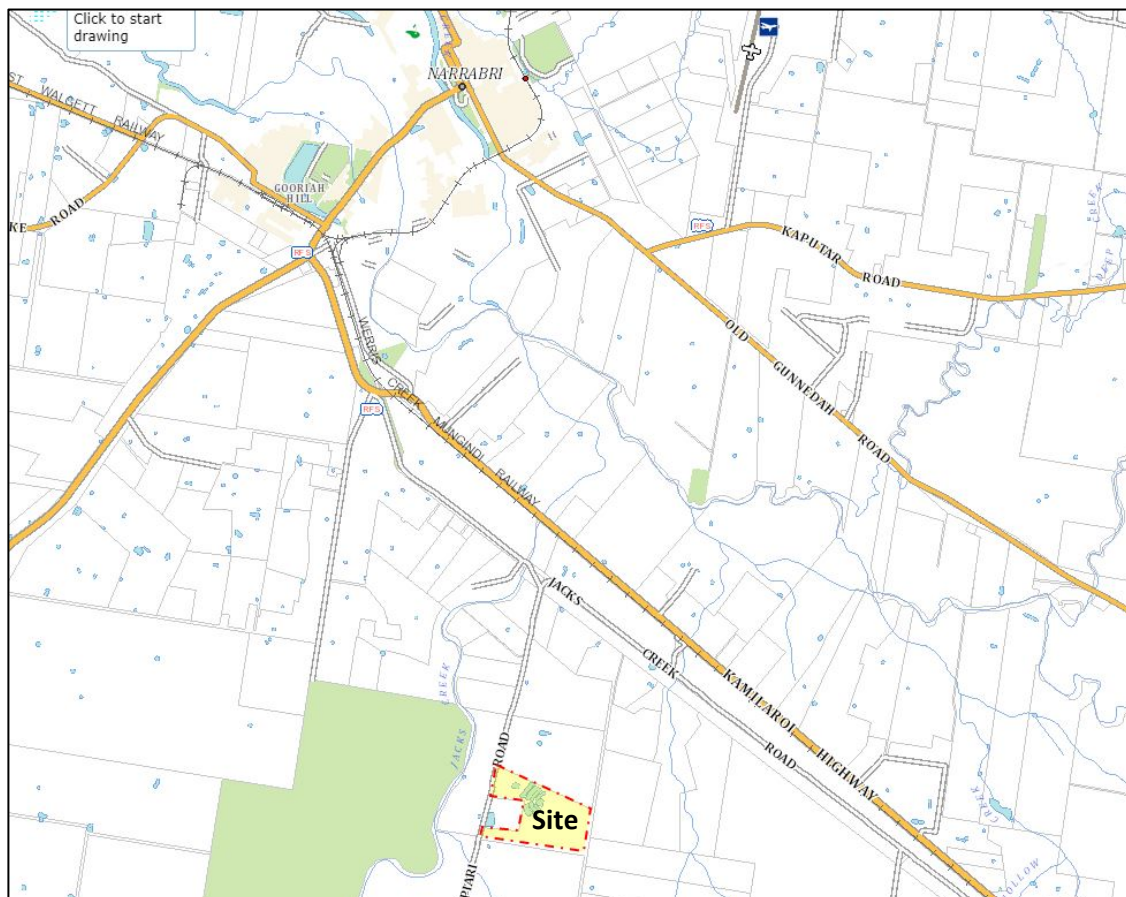
The subject site is a rural holding located in the Jack's Creek locality. The majority of the property is utilised for aquaculture, fish farming with native woodland vegetation surrounding the development site. The subject site is located in a rural area surrounded by primary production land uses.

The property is approximately 9.3 kilometres south of Narrabri CBD and approximately 25 kilometres North West of Baan Baa. **Figure 1** shows the site in regional context and **Figure 2** shows the site in local context.





**Figure 1: Property in Regional Context**



**Figure 2: Property in Local Context**



### 3. DESCRIPTION OF THE DEVELOPMENT

This application covers a number of elements associated with the approved aquaculture and existing land use at the site. It is proposed to undertake the development in three stages. Each of the elements which make up this application are described below and shown in the enclosed site plans.

#### 3.1 STAGE 1 – NEW AMENITIES BLOCK

It is proposed to construct a new concrete block and corrugated iron amenities block adjacent to the proposed Kiosk building. The amenities block has a floor area of 74.5 square metres with an overall length of 13.8 metres by 5.4 metres wide. The proposed site of the amenities block is vacant land **Figure 3** below is a photo of the proposed location showing the character. The building will have an overall height of 3.2 metres and will provide separate female, male and disabled amenity sections along with a storage room. The male section will contain three toilet cubicles, three showers and a urinal. The female section will contain three toilets and three showers and the disabled bathroom contains a toilet and shower in accordance with AS1428.1 design for access and mobility. A plan of the proposed Amenities Block is shown in **Figure 4** below. The amenities block will be connected to an existing (uncommissioned) onsite sewage management system. The system is located at the rear of the proposed building and is connected to an underground transpiration discharge system. The location of this septic tank and the underground transpiration area is shown on the annexed **Plan 2**. This proposed building is located in the centre of the site, setback 272.3 metres from Tuppiari Road and 127.3 metres from the side boundary.

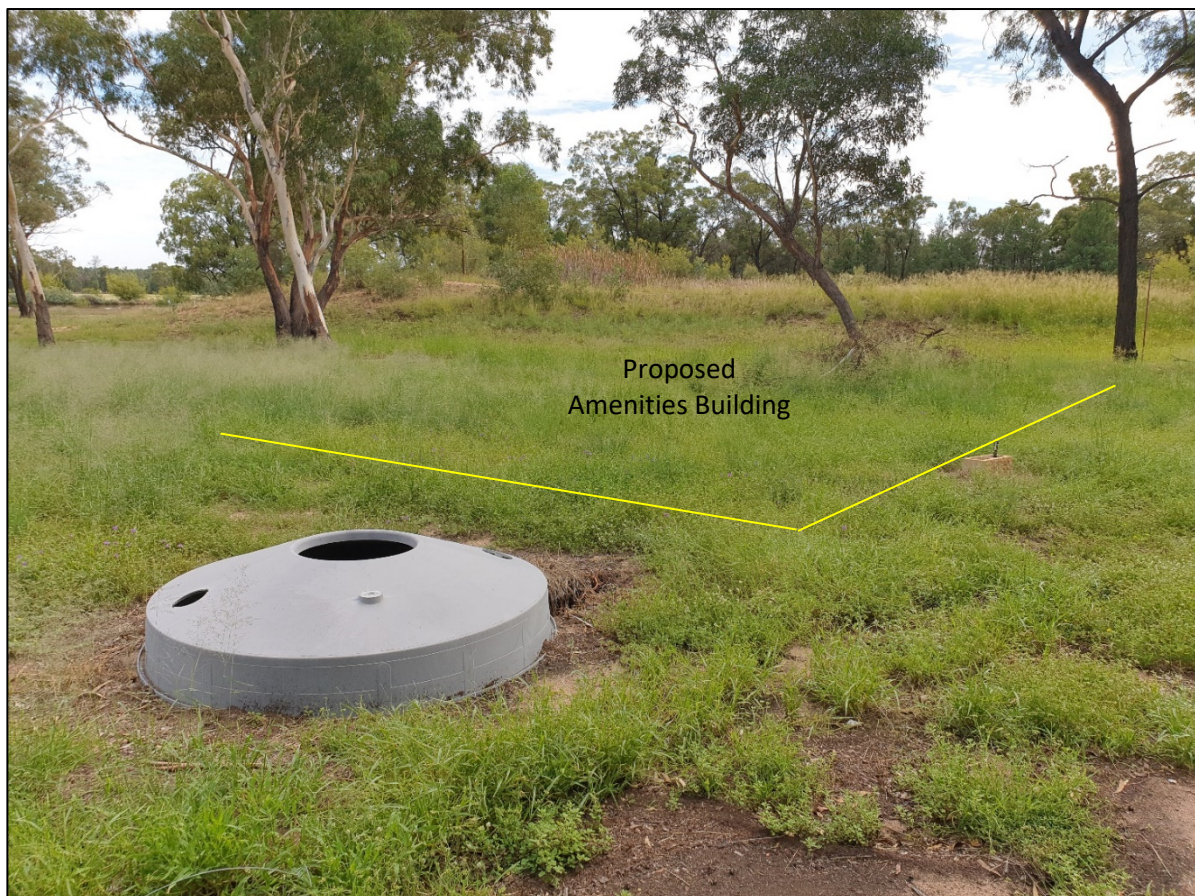


Figure 3: Site Photo of Proposed Amenities Building location

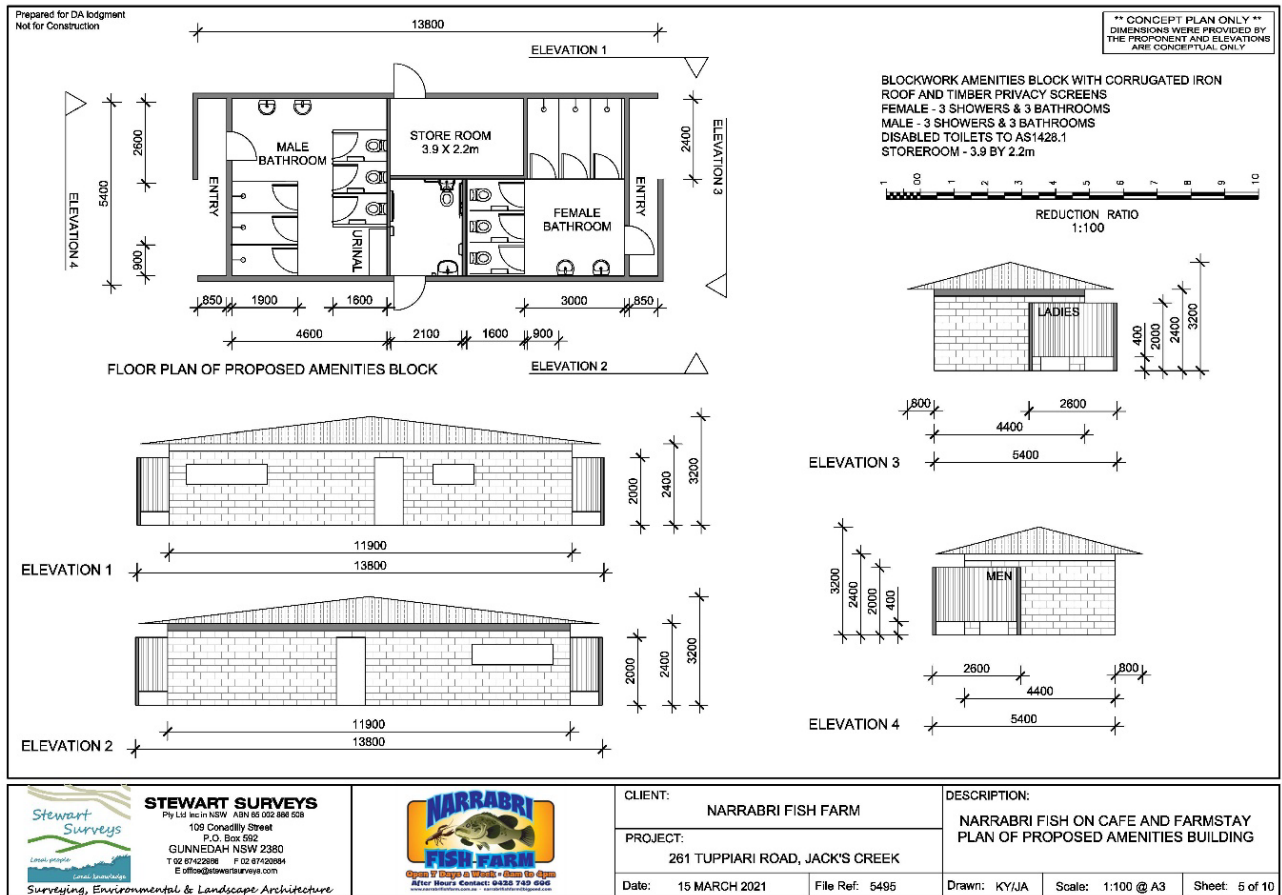


Figure 4: Proposed Amenities Block

### 3.2 STAGE 2 – ADDITIONS AND ALTERATIONS TO THE FISH ON CAFE

It is proposed to convert an existing building into a food kiosk/café to provide meals to both members of the public visiting the site, campers or tour participants. The existing building is constructed from blockwork and corrugated iron and is largely open plan with a food servery area of timber and iron construction. It is proposed to remove the existing timber and corrugated awning on the northern side of the building and reconstruct an 8 metre long awning. A new cafe space within the existing part of the building will provide an area for visitors to purchase food, relax and enjoy the atmosphere of the farm.

A new internal wall will provide separation from the café room and existing bathrooms and allow expansion of the kitchen area. The kitchen will be fitted out with an exhaust hood to comply with the National Construction Code (NCC) and AS1668.1 and 1668.2 Australian Standard for the use of ventilation and air conditioning in buildings. Furniture in the café will be movable.

A new skillion extension will be constructed at the rear of the building. This section is 3.6 metres long by 8 metres wide and will house demonstration fish ponds and an a series of hydroponic aquaculture gardens. The fish on café will include a food service area, viewing area (with fish contained in tanks) and an outdoor area with a view of one of the dams. **Figure 5** shows the character of the existing building and **Figure 6** shows the proposed Kiosk Building





Figure 5: Existing Building proposed to be the Fish on Cafe

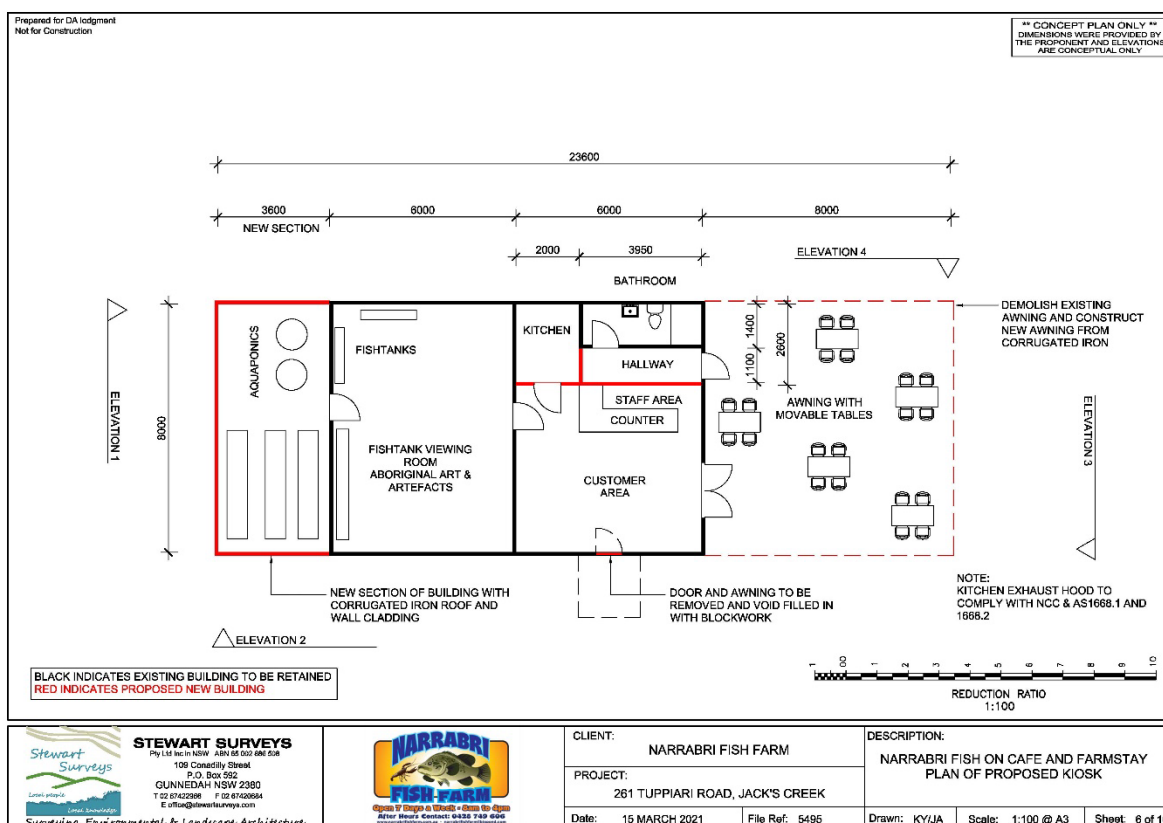


Figure 6: Proposed Floor Plan for the Fish on Cafe Building



### 3.3 STAGE 3 – ADDITIONS AND ALTERATIONS TO THE HATCHERY BUILDING

The hatchery building is an essential part of the aquaculture operation. It is where all the fish hatch and grow into fingerlings before being distributed to the on-site dams. Daily Tours are offered to the public at the Narrabri Fish Farm where daily operations are demonstrated. These tours commence in the hatchery building.

It is proposed to construct an 85.5 square metre mezzanine level within the hatchery building for storage. This mezzanine will be 2.2 metres above the ground floor level and will be accessed by a set of steel stairs at the eastern end of the building. A safety balustrade will be installed across the full length of the front of the mezzanine. Members of the public will not be permitted to access the mezzanine level. This development will free up more space on the ground floor and improve safety for occupants on the daily tours. **Figure 7** shows the existing character of this building and **Figure 8** details the proposed mezzanine floor plan and cross section.



Figure 7: Hatchery Building (Rear, Internal & Front facade)

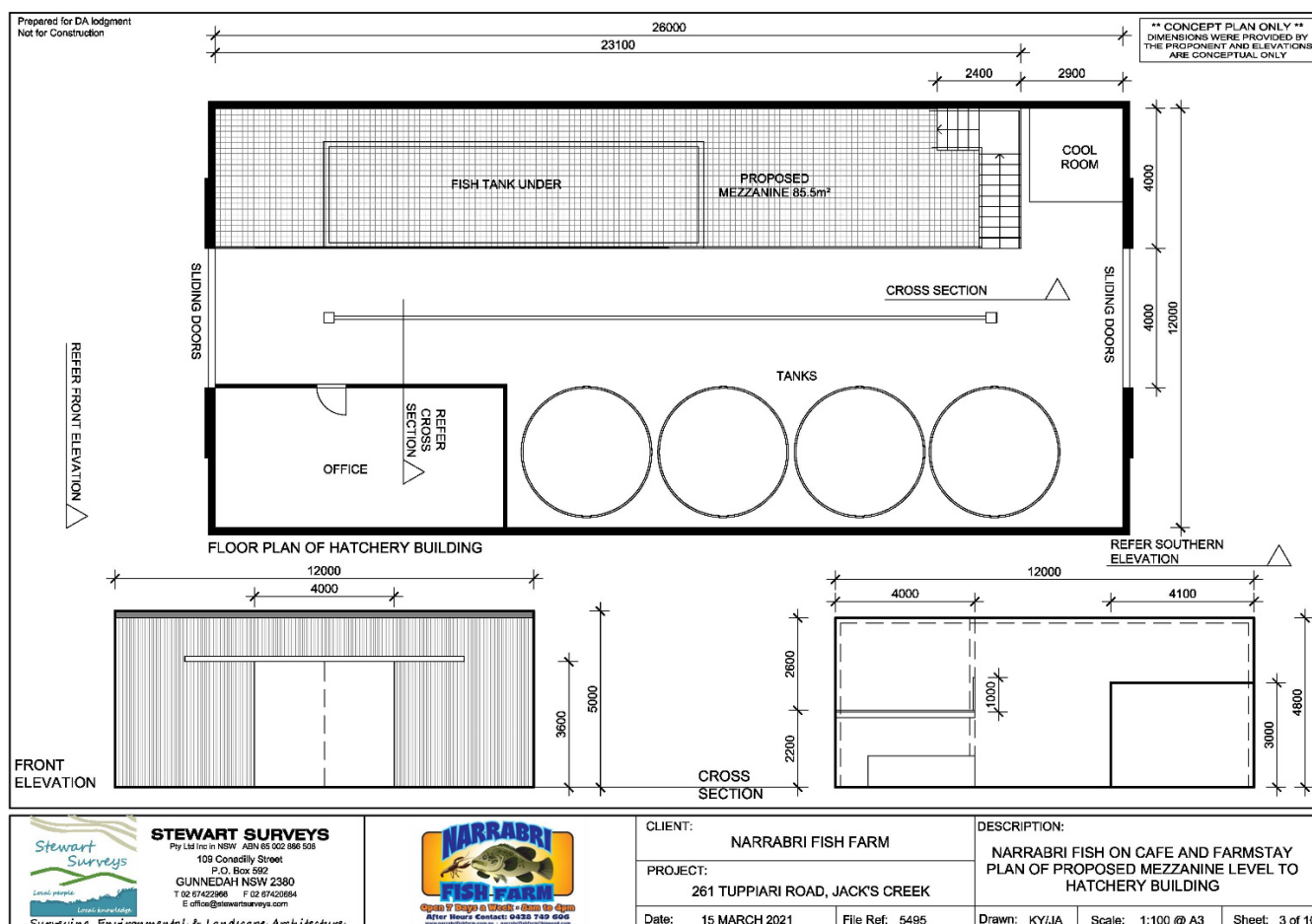


Figure 8: Floor Plan & Cross Section of Proposed Mezzanine Level to Hatchery Building

### 3.4 STAGE 3 – PRIMITIVE CAMPING GROUND

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Primitive camping describes camping grounds which are removed from urban areas with limited facilities provided. Primitive camping grounds are covered by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. Free camping is permitted in the front section of the property. This area covers 16.8 hectares. It is proposed to provide 8 powered van sites, 6 unpowered van sites and free camping tent areas within the front section of the property. The total number of camping groups (up to 12 people) at any one time permitted under the Regulation at this site is 33.

Ancillary to the unmarked camping sites portable rubbish bins and water taps will be provided. Facilities associated with this camping ground will be provided by the stage 1 amenities block and stage 2 fish on café, which are located in close proximity to the camping grounds. **Figure 9** shows the camping ground character and the proposed camping areas are shown on annexed **Plan 1 and 2**.



**Figure 9: Camping Ground Area**



### 3.5 STAGE 3 – INSTALLATION OF TRANSPORTABLE CABINS

It is proposed to install two transportable dwelling cabins at the site for causal rental. These cabins will be constructed off site and installed under the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. Each cabin is 60 square metres and contains two bedrooms, a bathroom, kitchen and living space. A septic tank will be installed under a section 68 application to service these buildings. These cabins are located with the camping area, setback 262 metres from Tuppiari Road and the northern cabin is 74 metres from the side boundary. A plan and elevations of the proposed cabins is shown in **Figure 10**.

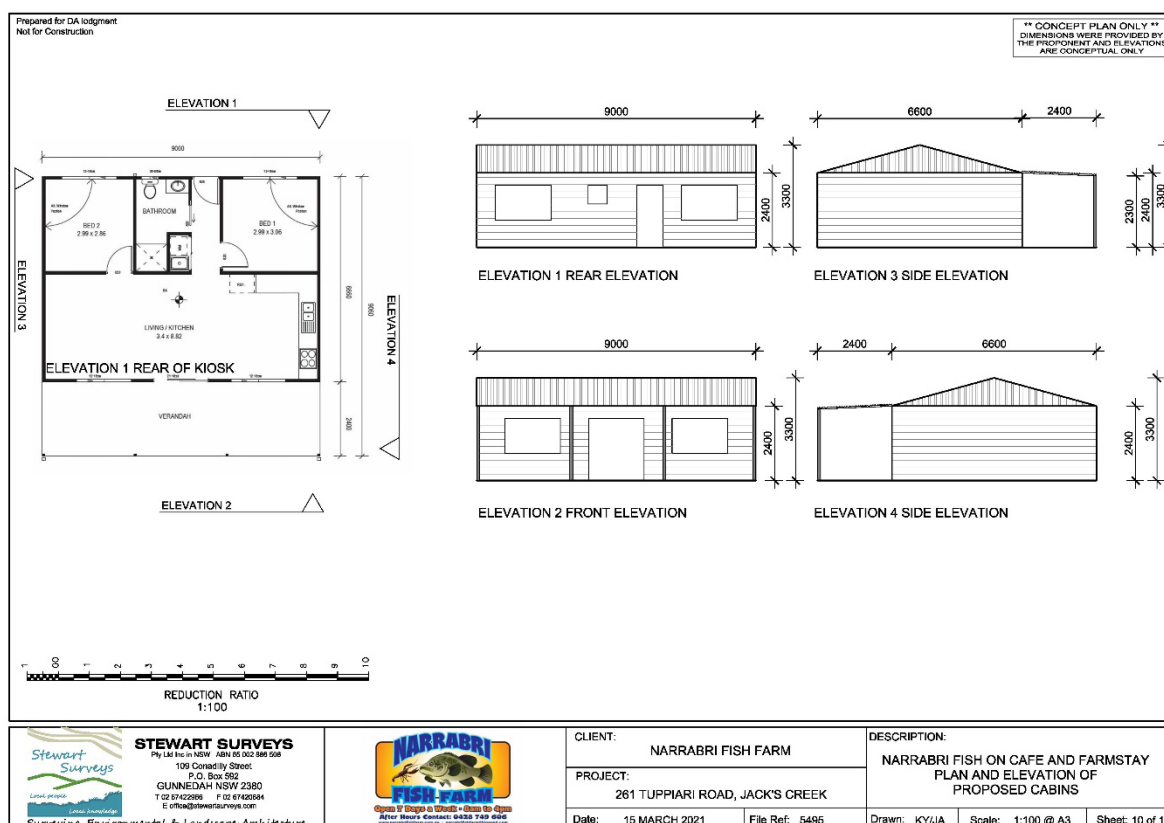


Figure 10: Plan and Elevations of Proposed Cabins

### 3.6 STAGE 3 – ADDITIONS AND ALTERATIONS TO THE BARBECUE AND PICNIC SHELTER

There are two open shelters located on the property, one housing portable barbecues and one with timber picnic benches. It is proposed to enclose the two buildings and space between them with flyscreen and shade cloth to provide a more user-friendly picnic area. The existing corrugated iron roof from both sections will be removed and re-built utilising the existing cypress pine posts. A steel structure will be installed to affix the flyscreen and shade cloth to the roof utilising an existing power pole at the apex and installing a second support pole opposite this. The existing half height corrugated iron and timber wall panelling will be replaced as required. A plan of the proposed Barbecue and Picnic Shelter is shown in **Figure 11** and **Figure 12** shows an elevation of the two sections and central enclosure area.

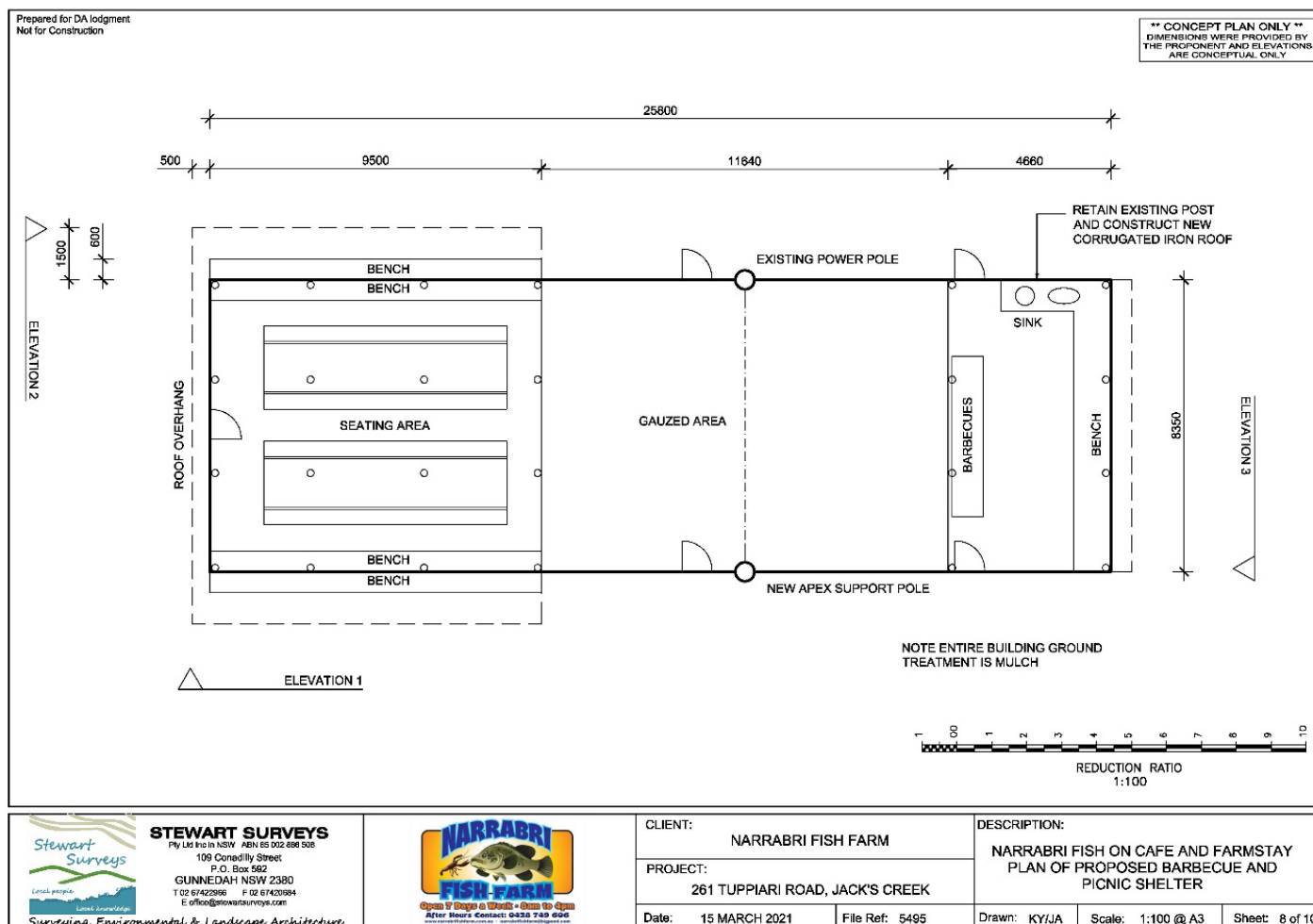


Figure 11: Proposed Barbecue and Picnic Shelter

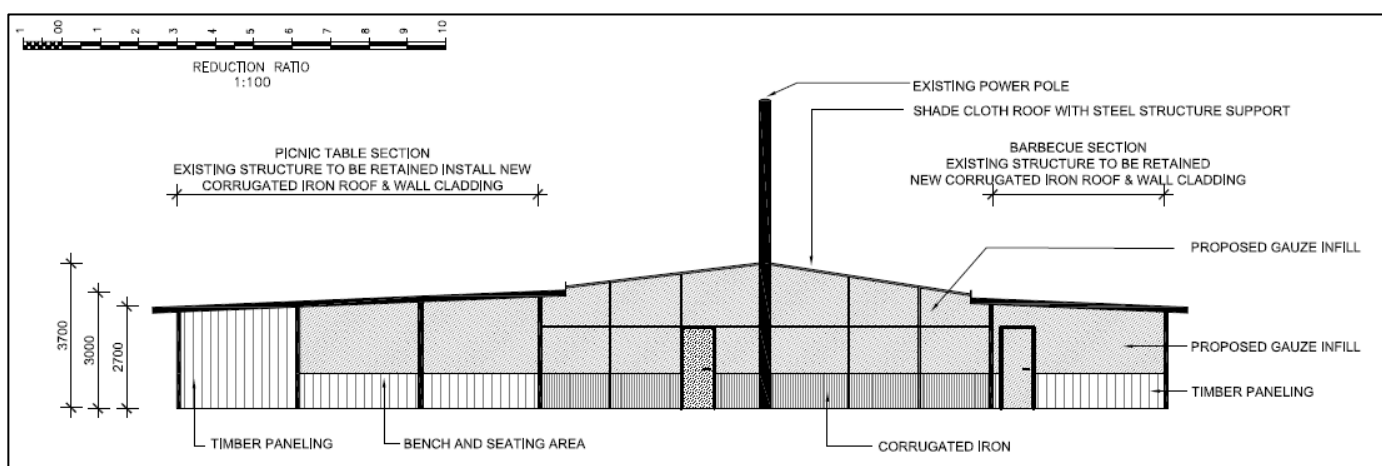


Figure 12: Elevation of Proposed Barbecue and Picnic Shelter

The **Site Plans 1 and 2** appended to this report identify each of the proposed development locations within the property.



## 4. PLANNING – NARRABRI LOCAL ENVIRONMENTAL PLAN, 2012

The subject site is zoned RU1 Primary Production under the Narrabri Local Environmental Plan, 2012. The subject site has existing use rights of aquaculture which is a form of primary production permitted in the RU1 zone. The mezzanine to the hatchery building is considered ancillary to this approved use.

The other use on the site which form part of this application area is camping ground or primitive camping. Camping grounds are a permitted use with consent. The erection of the amenities block and alterations and additions to the proposed fish on café and picnic shelters are considered ancillary to the proposed use as a camping ground.

The transportable cabin accommodation is considered to fit the land use of Farm Stay buildings which is a permitted use in the RU1 Primary Production zone of the NLEP, 2012.

A camping ground is defined by the NLEP, 2012, as:

**camping ground** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

We refer to this development as primitive camping ground as it meets this definition of the Rural Fire Service Planning for Bushfire Protection, 2019 Guidelines, which states:

**Primitive camping** is generally more remote from urban areas and is defined as having only a limited range of facilities. This is covered by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.

A camping ground is a permitted use in the RU1 Primary Production zone of the NLEP, 2012. This application also demonstrates compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005, in section 4.1 of this report.

Farm Stay accommodation is defined in the NLEP, 2012 as:

**farm stay accommodation** means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production

The proposed cabins will be rented as short-term accommodation to paying guest on the working aquaculture property and therefore the proposal meets this definition.

The objectives of this zone in the NLEP, 2012 are outlined in **Table 1** below

Narrabri Local Environmental Plan, 2012 Objectives of the RU1 Zone
<ul style="list-style-type: none"><li>• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li><li>• To encourage diversity in primary industry enterprises and systems appropriate for the area.</li><li>• To minimise the fragmentation and alienation of resource lands.</li><li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li><li>• To allow for non-agricultural land uses that will not restrict the use of other land for agricultural purposes.</li></ul>

**Table 1: Land Zoning Objectives**

There is an existing aquaculture operation on the subject site which will remain the primary use of the land and the proposed development is ancillary to this use.

The proposed development is considered to meet the objectives of Narrabri Local Environmental Plan. The development will encourage diversity in primary industry enterprise and is considered appropriate for the area. The proposed development does not present any land use conflicts on the property or the adjoining properties and does not result in any impacts to environmental assets at the property.

In the Narrabri Local Environmental Plan, 2012, where the proposed development is situated, Aquaculture, Camping Grounds and Farm Stay accommodation are all permitted land uses with consent and we believe the proposed development is consistent with the objectives of the zone and permitted with Council consent.

#### 4.1 LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2005.

As outlined in section 3 of this report the primitive camping ground and transportable buildings come under the provisions of *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

**Table 2** outlines: *Subdivision 9 Cause 132*, Primitive Camping Ground Regulation and its application to the site.

**Table 2: Primitive Camping Grounds Regulation application to the development**

Primitive Camping Grounds	Site Application
(1) If an approval to operate a primitive camping ground designates one or more camp sites within that ground, then the maximum number of designated camp sites is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground).	The subject site is Lot 4324 in DP 814332. This property has an area of 100 hectares. Primitive camping area has been nominated on annexed <b>Plan 1</b> totalling 16.8 hectares. The camping ground includes 8 powered van sites, 6 unpowered van sites and free camping areas. The maximum number of camping groups at any one time does not exceed 33 camp sites In accordance with this clause. This is noted on annexed development <b>Plan 2</b> .
(2) The following conditions apply to a primitive camping ground— (a) if the approval to operate the primitive camping ground designates one or more camp sites within that ground—camping is not permitted within the primitive camping ground other than on those designated camp sites, (b) if the approval to operate the primitive camping ground does not designate one or more camp sites within that ground—the maximum number of caravans, campervans and tents permitted to use the camping ground at any one time is not to exceed a mean average of 2 for each hectare of the camping ground (where that figure is the average calculated over the total area of the primitive camping ground), (c) a caravan, annexe or campervan must not be allowed to be installed closer than 6 metres to any other caravan, annexe, campervan or tent, (d) a tent must not be allowed to be installed closer than 6 metres to any caravan, annexe or campervan or closer than 3 metres to any other tent, (e) the camping ground must be provided with a	(a) Noted  (b) As outlined above the proposal is a maximum of 2 camping groups per hectares of camping area. Averaged over the whole property this is 0.33 camp sites per hectare.  (c) Caravan sites are 12m wide as shown on annexed <b>plan 2</b> .  (d) Noted the land owner will ensure tents are more than 3m apart and caravans more than 6m apart. (e) The camping ground will have access to the



<p>water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,</p> <p>(f) unoccupied caravans, campervans and tents are not to be allowed to remain in the camping ground for more than 24 hours,</p> <p>(g) if a fee is charged for camping, a register must be kept that contains entries concerning the same matters as are specified in clause 122 and, in addition, that specifies the size of the group (if any) with whom the person listed in the register camped,</p> <p>(h) such fire fighting facilities as may be specified in the approval are to be provided at the primitive camping ground.</p>	<p>proposed amenities block, water supply at this amenities block and rubbish disposal bins.</p> <p>(f) Noted the land owners will ensure unoccupied caravans, campervans and tents are not left on the site for more than 24 hours.</p> <p>(g) The land owners will keep a register in accordance with section G.</p> <p>(h) The camping ground is equipped with good water supply for firefighting. This is addressed in the Bushfire Assessment.</p>
<p>(3) If the approval to operate a primitive camping site does not designate camp sites, a council may impose as a condition of the approval that the installation of tents, caravans, campervans and annexes is not permitted on a particular area or areas of land within the primitive camping ground, for reasons of health or safety or to ensure consistency with the principles of ecologically sustainable development or for any other purpose.</p>	<p>Noted</p>
<p>(4) The provisions of Subdivisions 1–8 do not apply to a primitive camping ground.</p>	<p>Noted</p>
<p>(5) For the purposes of subclause (2)(b), in the calculation of the number of tents using a camping ground, 2 or more tents occupied by not more than 12 persons camping together as a group are to be counted as only one tent.</p>	<p>Noted</p>
<p>(6) The general manager of the council for the area in which a primitive camping ground is located may modify the conditions under this clause as they apply to the camping ground if the general manager is reasonably satisfied that it is necessary to do so for the purposes of accommodating persons who have been displaced because of bush fires.</p>	<p>Noted</p>

The proposed development is consistent with the requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

## 5. STATE ENVIRONMENTAL PLANNING POLICY (RURAL LANDS)

State Environmental Planning Policy (Rural Lands) 2008 was established to facilitate the orderly development of rural lands, to reduce land conflicts and promote social, economic and environmental welfare of the area. This SEPP mostly applies to rural subdivision and additional rural dwellings. However, it is applicable to all development in the Narrabri Shire.

The SEPP sets the following Rural Planning Principles:

- (a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,
- (b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,

- (c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,
- (d) in planning for rural lands, to balance the social, economic and environmental interests of the community,
- (e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,
- (f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,
- (g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,
- (h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

The proposed development is considered to meet the principles of SEPP Rural Lands and is considered to respect the possible future development of the adjoining properties. The proposed development can generally be described as the repurposing of existing rural infrastructure to provide a net community and social benefit of providing an additional accommodation and function space in the region. The development reflects changing trends in the rural sector by looking to diversify their business to assist financially during time of prolonged drought like we have just experienced. The proposed development does not impact any natural resources with minimal tree removal proposed thus biodiversity at the site is maintained.

The development will provide economic benefits and with the application of measures outlined in this report the environmental and social impacts of the development are considered to be within acceptable parameters. The development will also provide flow on economic benefits to the region with a need for local services. The development is considered to be consistent with SEPP (Rural Lands) 2008.

## 6. ENVIRONMENTAL IMPACTS

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This section of the report identifies any environmental impacts of the development and proposed mitigation measures to manage the impacts. The proposed development is not expected to emit any fumes, steam, smoke or vapour into the air.

### 6.1 LANDFORM & SOILS

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The subject site is mainly flat with approximately 10 metres relief, falling towards Jack's Creek to the west of the site. The topographic map in **Figure 13**, shows the landform of the site.



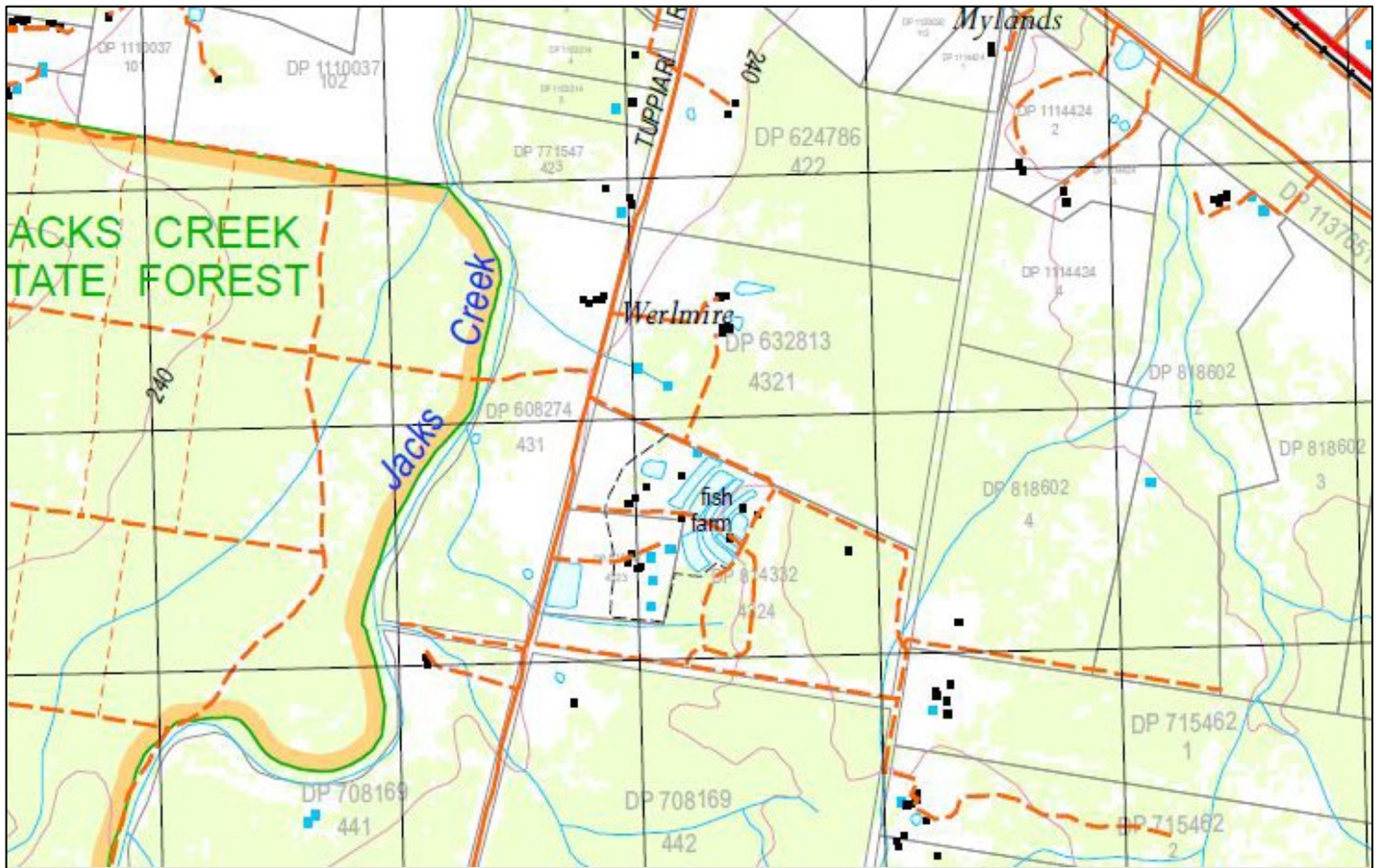


Figure 13: Topographic Map of the site.

Soil landscapes on the western section of the site have been mapped by the Office of Environment and Heritage (OEH) as being Tippiari Road (trn) as shown in **Figure 14**.

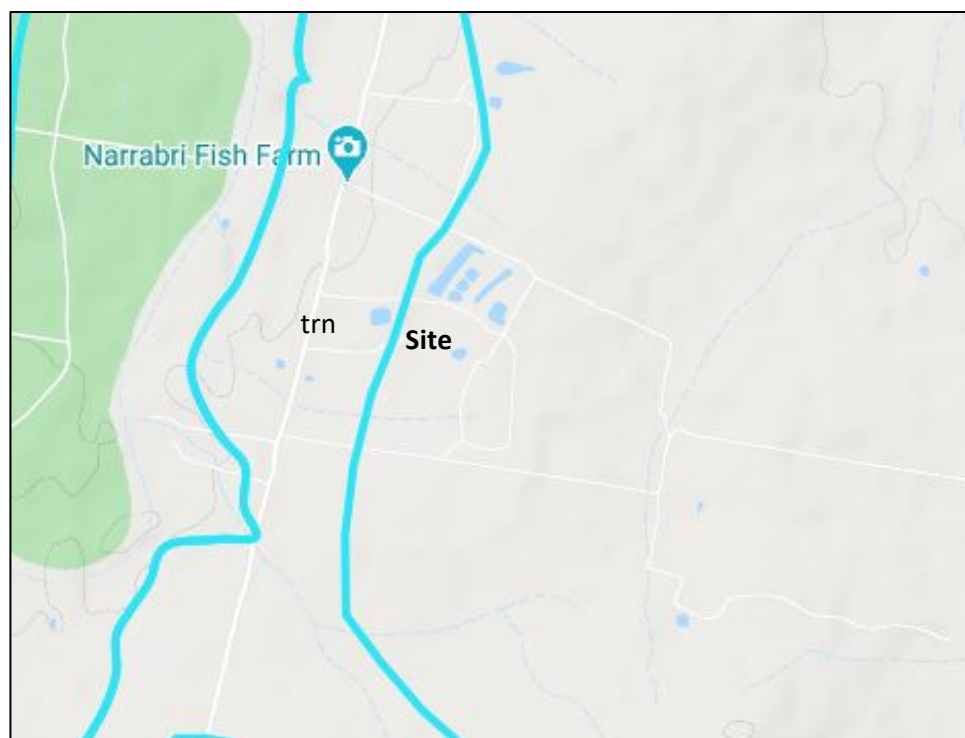


Figure 14: Soil Landscapes at the site

The Tippiari Road (trn) landscape is described as gently undulating rises to undulating hills on sandstones of the Cretaceous Keelindi Beds of the central and eastern Pilliga, in the far south of the Moree Plains. Soils are Deep to very deep (100 - 500 cm), rapidly drained Brown-Orthic Tenosol (Earthy Sands) on coarse-grained parent materials, moderately deep (50 -100 cm), imperfectly drained Brown or Yellow Sodosols (Solodic Soils) on finergrained parent materials, and shallow (<50cm), well-drained Leptic Tenosols (Lithosols) on occasional ferruginised sandstone crests with abundant ironstone gravels. Shallow to moderately deep (25 - 100cm), rapidly drained Red Kandosols (Red Earths) on broombush heathlands. Qualities and limitations include localised shallow soils, widespread poor moisture availability, widespread non-cohesive soils, localised rock outcrop hazard, widespread recharge zone, localised discharge zone, localised gully erosion hazard, widespread sheet erosion hazard, localised high run-on, localised poor drainage, localised seasonal waterlogging. A full description of this soil landscape is annexed to this report.

Construction works associated with this development are isolated to each building area. It is recommended that prior to any new building (Amenities block and cabins) an erosion control plan is development for the site to manage erosion during construction. At the completion of the construction phase there is not expected to be any adverse impacts on landform or soil landscapes at the site as a result of this development.

## 6.2 STATE ENVIRONMENTAL PLANNING POLICY 55 REMEDIATION OF LAND

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State Environmental Planning Policy No. 55 – Remediation of land (SEPP 55) applies to each development application lodged in NSW. The objective of this policy is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 7 of the policy states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The property has historically been used for agricultural purposes. The landowners have completed a preliminary investigation of site contamination, which is appended to this report. They have stated that there are no known sources or activities carried out on the property which may have led to contamination. We believe this carries out our due diligence in relation to SEPP 55 and we do not believe any further contamination investigation is warranted at this property.

### 6.3 FLORA AND FAUNA

The site contains two vegetation types. In the eastern section where the development is proposed and the aquaculture business operates the site has been previously cleared and is not mapped as containing native vegetation. In the western part of the site and surrounding the site are large areas of native dry schelloryphll forest which are mapped as PCT ID 398. The distribution of this vegetation is shown in **Figure 15**. The full vegetation profile sheet for this vegetation community is appended to this report.



**Figure 15: Vegetation Communities Mapping (SEED Portal)**

The proposed development is located in cleared areas of the site and the tree removal is of isolated trees at the amenities block (up to 3 trees). The new cabins will be located in already cleared areas. The total new building footprint is 194.5 square metres (Amenities block 74.5 + 120 two cabins). The impact of the development on flora and fauna in the area is not expected to be significant and there are no long term impacts predicted at this site.

### 6.4 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2020

SEPP (Koala Habitat Protection) 2020 applies to any development application on land greater than 1 hectare in the Narrabri Shire, which are zoned RU1.

Narrabri 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 first determine whether or not the land is a potential koala habitat. In the policy a potential koala habitat is defined as:



*“Areas of native vegetation where the trees listed in Schedule 2 of SEPP (Koala Habitat Protection) 2020 (Table 1) constitute at least 15% of the total number of trees in the upper and lower strata of the tree component”.*

Scientific Name	Common Name
<b>Eucalyptus tereticornis</b>	Forest red gum
<b>Eucalyptus microcorys</b>	Tallowwood
<b>Eucalyptus punctata</b>	Grey Gum
<b>Eucalyptus viminalis</b>	Ribbon or manna gum
<b>Eucalyptus camaldulensis</b>	River red gum
<b>Eucalyptus haemastoma</b>	Broad leaved scribbly gum
<b>Eucalyptus signata</b>	Scribbly gum
<b>Eucalyptus albens</b>	White box
<b>Eucalyptus populnea</b>	Bimble box or poplar box
<b>Eucalyptus robusta</b>	Swamp mahogany

The subject site has an area of approximately 100 hectares and can be described as an intensive aquaculture farm. The lot consists of both open grasslands and tall open forests.

In order to determine if the site meets the definition of potential Koala habitat, a site inspection was carried out on 10 March 2021 and tree species on the site were identified. This inspection was conducted by Kathryn Yigman who meets the definition of a suitably qualified person to conduct the inspection under the SEPP. The site did not contain any tree species identified as Koala Feed tree species under the SEPP.

Based on the above, we do not believe that the subject site meets the definition of potential Koala habitat as defined by the State Environmental Planning Policy (Koala Habitat Protection) 2020.

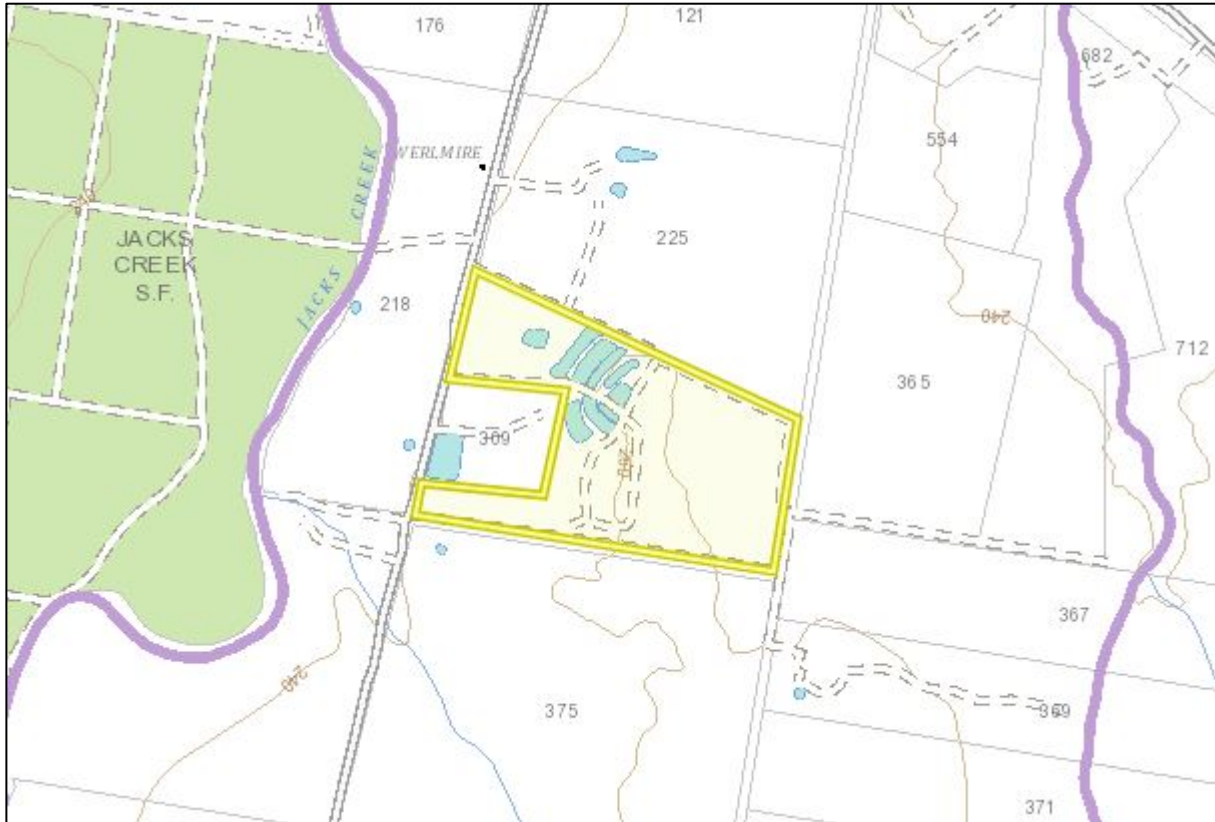
The policy states that if council are satisfied that the land is not potential koala habitat, it is not prevented, because of this policy, from granting consent to the development application.

## 6.5 BIODIVERSITY CONSERVATION ACT

The Biodiversity Conservation Act 2016 (BCA, 2016) is legislation which applies to the whole of NSW. The purpose of the act is to protect the following biodiversity values:

- (a) vegetation integrity—being the degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state,
- (b) habitat suitability—being the degree to which the habitat needs of threatened species is present at a particular site,
- (c) biodiversity values, or biodiversity-related values, prescribed by the regulations.

As outlined in section 6.3 of this report there are areas of native vegetation and area of non-native vegetation on the subject site. This proposed development does include the removal three trees for the proposed amenities block. We have conducted a search of the Biodiversity Offset Scheme (BOS) Entry Threshold Map shown in **Figure 16** does not show any Biodiversity Value mapped on the site.



**Figure 16: Extract from Biodiversity Threshold Map**

The clearing threshold under the Biodiversity Conservation Act for the site, which has a minimum lot size of 100 hectares is 1 hectare. The only clearing involve in this development is for the construction of the amenities block and two cabins. These building have a total area of 194.5 square meters. As this area is less than the clearing threshold there are there are no areas of biodiversity value identified on the Biodiversity Threshold Map (**Figure 16**) and there are no requirements under the Biodiversity Conservation Act for this development.

## **6.7 TRAFFIC AND PARKING**

The subject site has access from Tuppiari Road which is of gravel formation with a speed limit of 100 kilometres an hour across the site frontage. This road is not considered to be an arterial or sub-arterial road and the current form of access is considered to be appropriate. The property has good sight lines in both directions as shown in the photographs **Figure 17**. The site entry is signposted for easy identification.



**Figure 17: Tuppiari Road Sight Line Photos at Property Access**



**Figure 18: Site Access**

The internal access is of compacted earth and gravel construction. The access road is in good condition and would provide all weather access to the site. Proposed buildings are setback more than 200 metres from this gravel road and therefore not expected to be impacted by dust.

It is proposed to create two parking areas as part of this development to cater for the potential demand. These parking areas will have 21 spaces and 50 spaces and are shown on annexed development **plan 2**.

The Narrabri Shire Council DCP Parking Code, has adopted the RMS Guide to Traffic generating development. This requires the following number of parking spaces for the proposed development.



Development Description	RMS Guide to Traffic Generating Development Recommendation	Site Provision
Kiosk – 124.8m <sup>2</sup> (15.6 x 8m) Picnic Shelter – 92.33m <sup>2</sup> (9.5 x 8.35 + 4.66 x 8.35)	15 spaces per 100m <sup>2</sup> Gross Floor Area.	32.56 or 33 parking spaces 217.13m <sup>2</sup> /100 * 15
Camping Grounds or Caravan Sites	Tourist Facilities Caravan Park – One space for each caravan site	33 Spaces for maximum of Camping Sites
	<b>TOTAL</b>	<b>66 Spaces</b>

**Table 3: Parking Requirements**

There is no set requirement in the RMS Guideline for tour operations. The number of people accommodated on a tour varies greatly on a daily basis and some occupants arrive by bus, while others come by car. There are a total of 85 car parking spaces proposed on the site. This allocates 19 spaces over the minimum requirement for a restaurant and camping ground and we believe this will adequately cater for the parking demand generated by the development. There is existing staff parking outside the hatchery building for the aquaculture staff. This is retained as part of this development application.

Development **Plan 2** annexed to this report shows the proposed car parking.

The proposed development complies with the requirements for parking outlined in the Narrabri DCP and the surrounding road network is expected to be able to cater for the irregular increase to traffic volumes generated by the development. In this regard, the development is not expected to impact on the functioning of the local road network.

## 6.8 WASTE MANAGEMENT

All waste generated by the proposed development will be stored on site and transported by the proponent to a licenced waste management facility.

## 6.9 HERITAGE

The subject site is not identified as a site of heritage significance in the Narrabri Local Environmental Plan 2012.

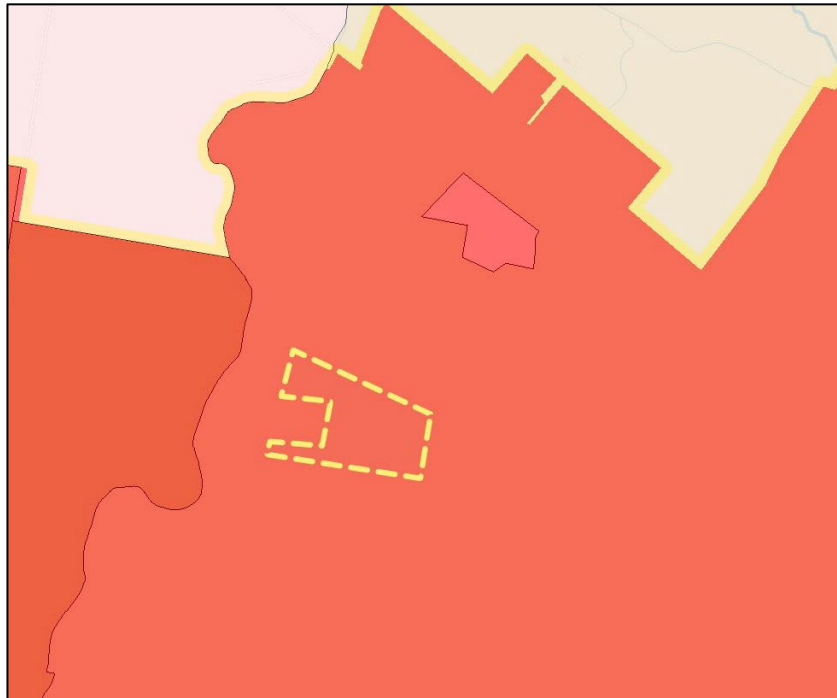
A search of the Office of Heritage and Environment Aboriginal Heritage Information Management System (AHIMS) for Lots 4324 in DP 814332 has shown that there are no aboriginal sites recorded in or near the above location. The search results of this enquiry are attached to this report.

## 6.10 FLOOD PRONE LAND

The subject site is not mapped as flood prone land under the NLEP, 2012.

## 6.11 BUSHFIRE PRONE LAND

The subject site is identified by the Rural Fire Service as bushfire prone land. **Figure 19** shows the bushfire threat and the yellow buffer area which extends onto the site. We have attached the Rural Fire Service search results to this report.



**Figure 19: Bushfire Prone Land Map (NSW Planning & Environment)**

As the development is on bushfire prone land this application is considered to be integrated development and referral to the Rural Fire Service in accordance with section 100B of the Rural Fires Act 1997 is required.

A Bushfire Assessment Report has been prepared to support this development application. With the implementation of the recommendations of this report the proposed development is considered to be appropriately protected from bushfire and complies with the Rural Fire Service requirements.

## **6.12 SOCIAL AND ECONOMIC ISSUES**

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The proposed development is expected to have positive socio-economic impacts on the local area. Commercial pursuits, regardless of their size, increase economic activity within the locality in which they are situated. The proposed development presents an opportunity for sustained economic activity in the area, unlike other rural production ventures which are dependent on the seasons.

The proposed development will directly employ local staff in the maintenance and upkeep of the premises. The development will also provide stimulus to local business through the purchase of goods and services including catering, transportation companies and other consumables with flow on benefits from this increased stimulus.

The development site is isolated from any urban areas and will employ best management practices and mitigation measures to minimise adverse impacts upon the local environment.

Diversification of farming enterprise assists with the region's resilience in times of agricultural hardship such as drought. We believe the development will contribute positively to the local economy with minimal social impacts.

## 7. FIRE SAFETY MEASURES AND NATIONAL CONSTRUCTION CODE (NCC) CONSIDERATIONS

As the development site will be utilised by a visitors who are not always familiar with site layout or fire safety provisions we have given consideration of the fire safety measures required to provide an adequate level of protection to the building occupants.

All buildings except the two proposed cabins will not be occupied for sleeping. Access and egress considerations have been made at each building with level access and walking surfaces provided to all buildings.

Building	Building Class	GFA	Largest Travel Distance	Exit door widths
Amenities		74.52m <sup>2</sup>	5.4m	850mm Clear opening
Café	Class 6	124.8m <sup>2</sup>	17.3m	850mm/1700mm
Hatchery	Class 8	312m <sup>2</sup>	13m	4m

It is proposed to carry out the following fire safety measures at the site, along with any other requirements as determined by Narrabri Shire Council.

Two (2) portable fire extinguishers will be mounted within the amenities building, café kitchen, within 4m of the exit, hatchery building, one at each end within 4m of the exit, picnic shelter, one in the barbecue section and one in the picnic section and one in each cabin (total 10) to allow active fire management if required.

It is proposed to put in place event management procedure outlining that no naked flame candles are permitted for use in the building at any time.

The mezzanine to the Hatchery is to be fitted with balustrade to a height of 1m. Barrier openings are to be spaced so a 150mm sphere can not pass through the opening or the stairs or rails in accordance the clause D2.16 of the NCC. A continuous handrail is to be provided along at least one side of the stair flight and stairs will have an overall width of at least 1 meter.

The door to the hatchery is to be kept in an open position at all times when the building is occupied to allow for safe exit in accordance with clause D2.19 of the NCC.

All personal access (PA) doors in all buildings are to swing in the direction of egress in accordance with clause D2.20 of the NCC and all doors are to be readily opened without a key from the side that faces the person seeking egress. A single hand downward action on a single device (lever) handle is to be located between 0.9 – 1.1 metres above the ground in accordance with clause D2.21 of the NCC.

There is large quantities of onsite dam water storage close to all the building, to provide water for use in the case of an emergency.

A bushfire emergency management and evacuation plan has been prepared for the site to set protocols which can be followed for the fast, effective and safe evacuation of people from the site.

An annual Fire Safety Schedule will be completed by the land owner in accordance with Council's requirements to ensure fire safety measures are maintained in accordance with Australian Standards.



## 8. ENVIRONMENTAL ISSUES

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The development will result in the following, over three stage:

- Addition and alterations to the hatchery building to provide a mezzanine level for storage;
- Creation of a primitive camping area with up to 33 camping sites;
- Placement of two cabins to provide farm stay accommodation;
- Addition and alterations to the "Fish On" Café;
- Construction of a new amenities block;
- Addition and alterations to the BBQ and picnic shelter;
- Removal of up to three trees for the construction of the amenities building;
- Provision of 85 car parking spaces;
- Connection of septic tanks system for amenities block and cabins; and
- Extension of power supply to camping ground

The proposed development is expected to have a manageable impact on the environment, with appropriate steps to mitigate any potential environmental impacts caused by the development during construction work outlined in this report. Construction works, are localised and limited as described in this report. Any construction disturbance should only be temporary and return to normal when work is completed.

To mitigate the environmental issues arising from the proposed development the following mitigation measures are proposed:

- Ensure erosion and sediment control devices are in place prior to any construction works.
- Maintain limited construction works hours.
- Implementation of fire safety measures.

The proposed development is compatible with the rural land use on the site and with the above-mentioned mitigation measures it is believed the proposed development will not have a significant environmental impact.

## 9. CONCLUSION

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The proposed staged development to make additions and alterations to the hatchery building, establish a primitive camping ground, place two transportable cabins for accommodation, make additions and alterations to the Fish on Café, construct a new amenities block and make additions and alterations to the BBQ and picnic shelter on the site will allow diversification of the Narrabri Fish Farm. With approval, the proposed development will provide additional facilities, economic stimulus and on farm diversification with a manageable impact on the environment.

We believe the land uses proposed in this development, being camping ground (primitive), farm stay accommodation and ancillary works to the existing aquaculture land use are permitted land uses with consent in the RU1 Primary Production zone of the NLEP, 2012. The development meets the requirements of the Narrabri Local Environmental Plan, 2012, Narrabri Development Control Plan and the Local Government Regulation (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 and we believe it should be recommended for approval.

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