

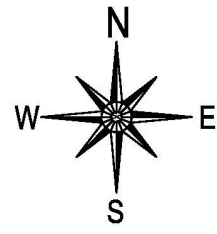
## APPENDIX A

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### Development Plans prepared by Stewart Surveys

- Sheet 1 Overall Site Plan, Issue A
- Sheet 2 Detailed Site Plan, Scale 1:3000, Issue A
- Sheet 3 Plan of Proposed Amenities Building, Scale 1:100
- Sheet 4 Plan of Proposed Kiosk, Scale 1:100
- Sheet 5 Elevations of Proposed Kiosk, Scale 1:100
- Sheet 6 Plan of Proposed Mezzanine Level to Hatchery Building, Scale 1:100
- Sheet 7 Section & Elevation of Proposed Mezzanine Level to Hatchery Building, Scale 1:100
- Sheet 8 Plan of Proposed BBQ and Picnic Shelter, Scale 1:100
- Sheet 9 Elevations of Proposed BBQ and Picnic Shelter, Scale 1:100
- Sheet 10 Plan and Elevation of Proposed Cabins, Scale 1:100





LGA OF NARRABRI  
PARISH OF MILNER  
COUNTY OF WHITE

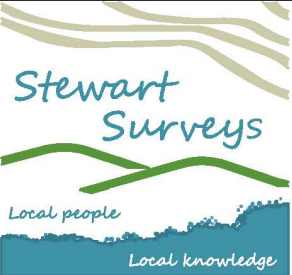
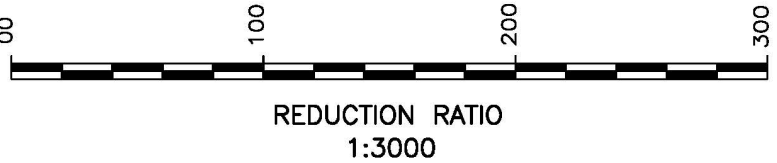
\*\* CONCEPT PLAN ONLY \*\*  
THESE PLANS HAVE BEEN  
GENERATED BY INTERPRETATION  
OF AERIAL PHOTOGRAPHY

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING PONDS
- EXISTING VEGETATION
- EXISTING TRACK
- EXISTING BUILDING (NO CHANGES AS PART OF THIS APPLICATION)
- EXISTING BUILDING TO BE RENOVATED AS PART OF THIS APPLICATION
- NEW BUILDING PROPOSED AS PART OF THIS APPLICATION
- PRIMITIVE CAMPING AREA
- PVS INDICATES POWERED VAN SITE
- VS INDICATES UNPOWERED VAN SITE

**PROPOSED STAGING**

- STAGE 1:**  
NEW AMENITIES BUILDING
- STAGE 2:**  
RENOVATION OF KIOSK & ASSOCIATED PARKING AREA
- STAGE 3:**  
POWERED CAMP SITES & PRIMITIVE CAMPING UPGRADE  
INSTALLATION OF TRANSPORTABLE CABINS  
RENOVATION OF PICNIC & BBQ SHELTER  
MEZZANINE FLOOR TO HATCHERY



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Client



Project NARRABRI FISH ON CAFE AND FARMSTAY  
261 TUPPIARI ROAD, NARRABRI

Title OVERALL SITE PLAN

Date

MARCH 2021

Drawing number

1 of 10

DRAWING SHEET SIZE = A1

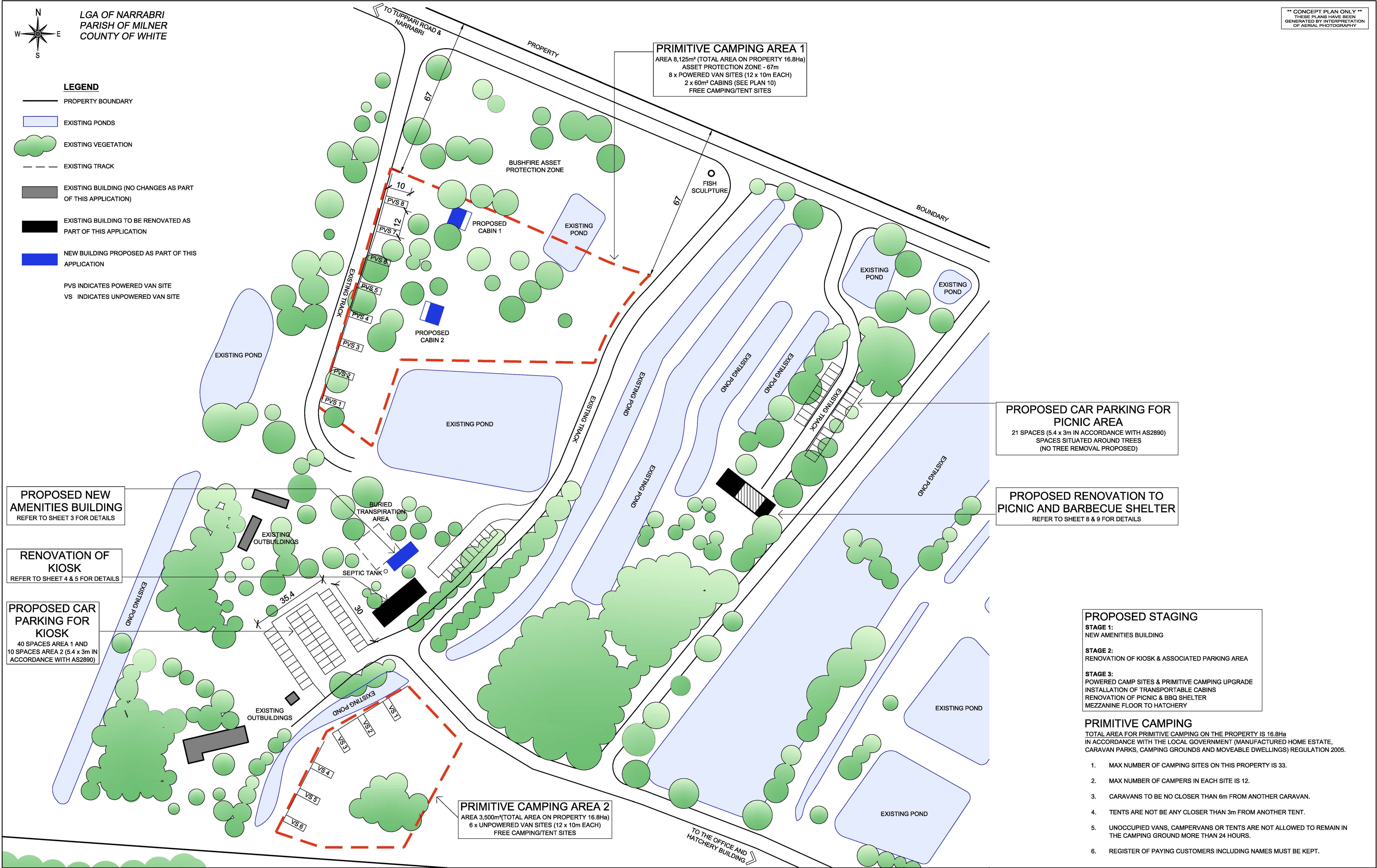
Job No.

5495

Issue

A



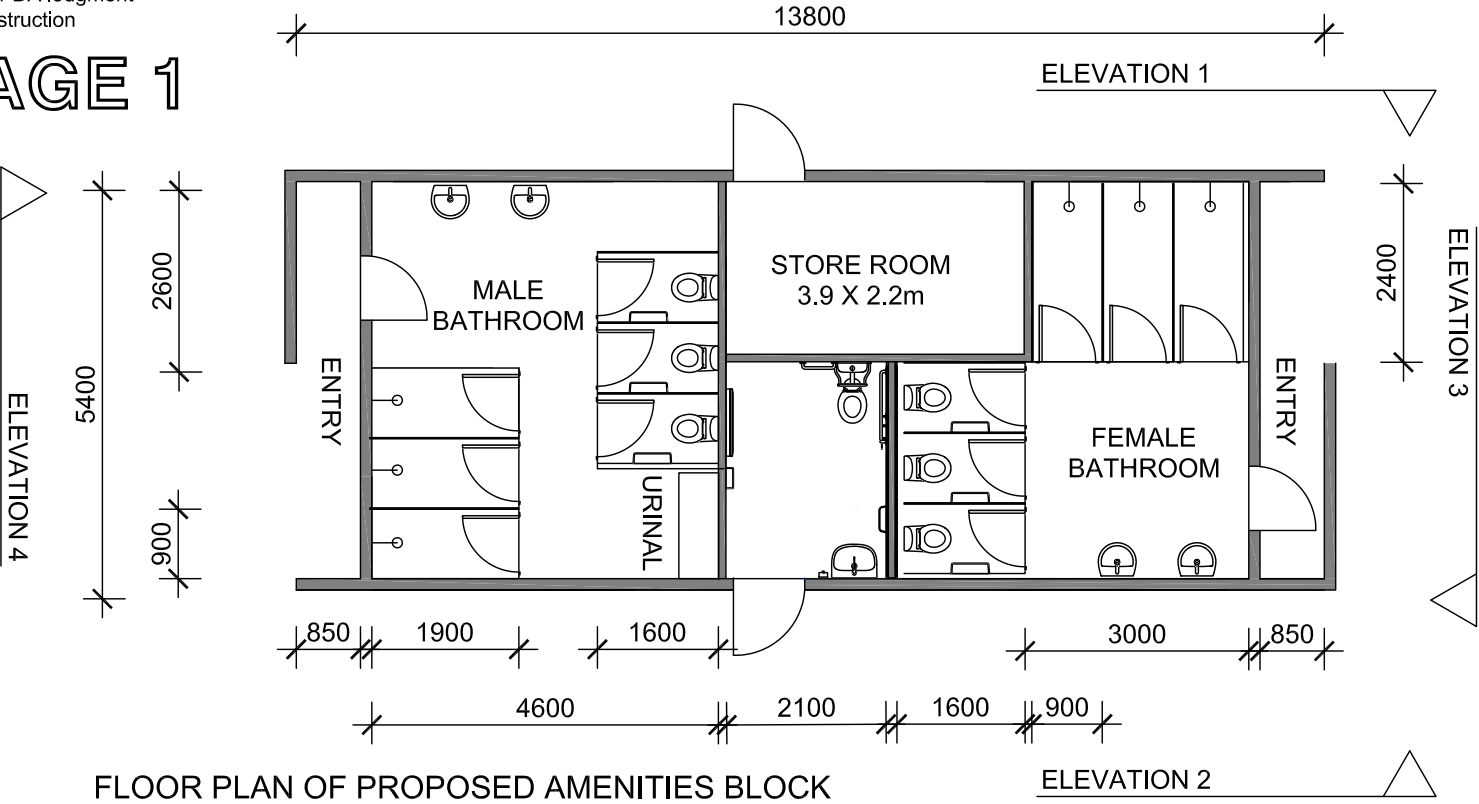


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|-------|------|-------------|--|--|--|--------|-------------------------|---|----------------|------------|---------|------|--|--|--|
|       |      |             |  |  | <b>STEWART SURVEYS</b><br>Pty Ltd Inc in NSW ABN 65 002 886 508<br>109 Conadilly Street<br>P.O. Box 592<br>GUNNEDAH NSW 2380<br>T 02 67422966 F 02 67420684<br>E office@stewartsurveys.com | Client | Project                 | NARRABRI FISH ON CAFE AND FARMSTAY<br>261 TUPPIARI ROAD, NARRABRI | Date           | MARCH 2021 | Job No. | 5495 |  |  |  |
| -     | -    | -           |  |  |  |        | Title                   | DETAILED SITE PLAN  | Drawing number | 2 of 10    | Issue   | A    |  |  |  |
| Issue | Date | Description |  |  |  |        | DRAWING SHEET SIZE = A1 |   |                |            |         |      |  |  |  |
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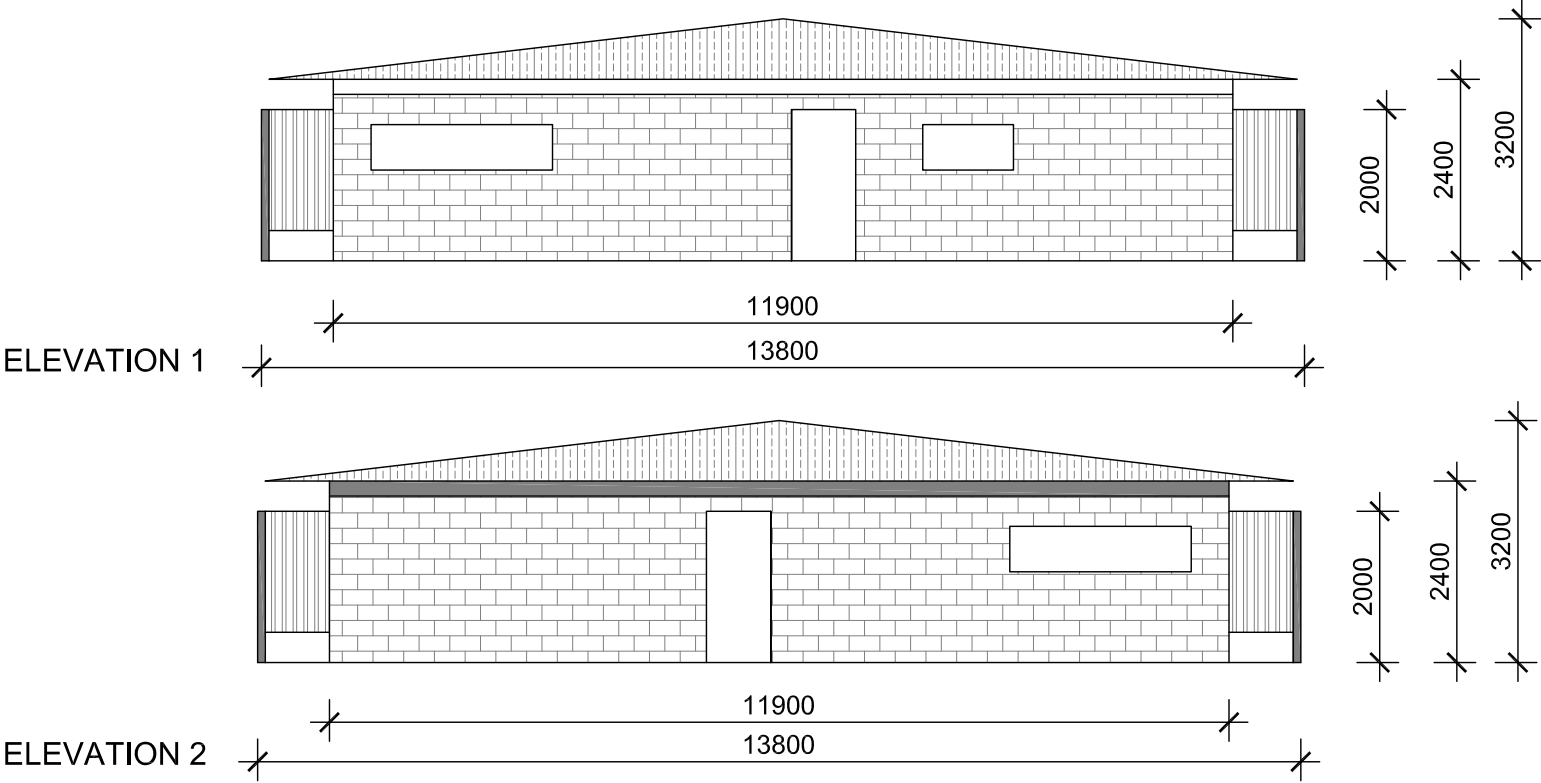
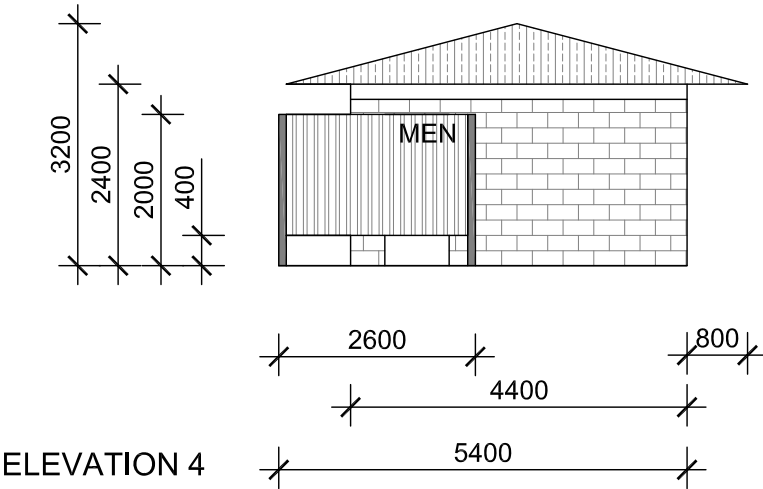
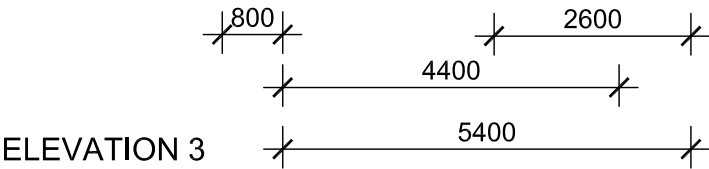
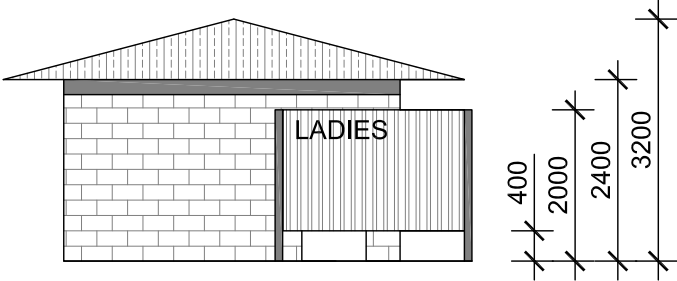
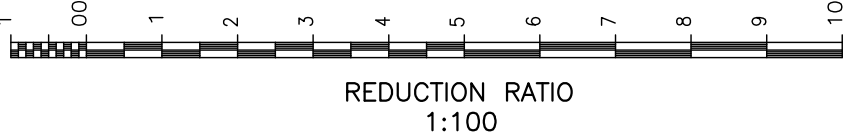


# STAGE 1

\*\* CONCEPT PLAN ONLY \*\*  
DIMENSIONS WERE PROVIDED BY  
THE PROPONENT AND ELEVATIONS  
ARE CONCEPTUAL ONLY



BLOCKWORK AMENITIES BLOCK WITH CORRUGATED IRON  
ROOF AND TIMBER PRIVACY SCREENS  
FEMALE - 3 SHOWERS & 3 BATHROOMS  
MALE - 3 SHOWERS & 3 BATHROOMS  
DISABLED TOILETS TO AS1428.1  
STOREROOM - 3.9 BY 2.2m



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www.narrabrifishfarm.com.au - narrabrifishfarm@bigpond.com

CLIENT: NARRABRI FISH FARM

PROJECT: 261 TUPPIARI ROAD, JACK'S CREEK

Date: 15 MARCH 2021 File Ref: 5495

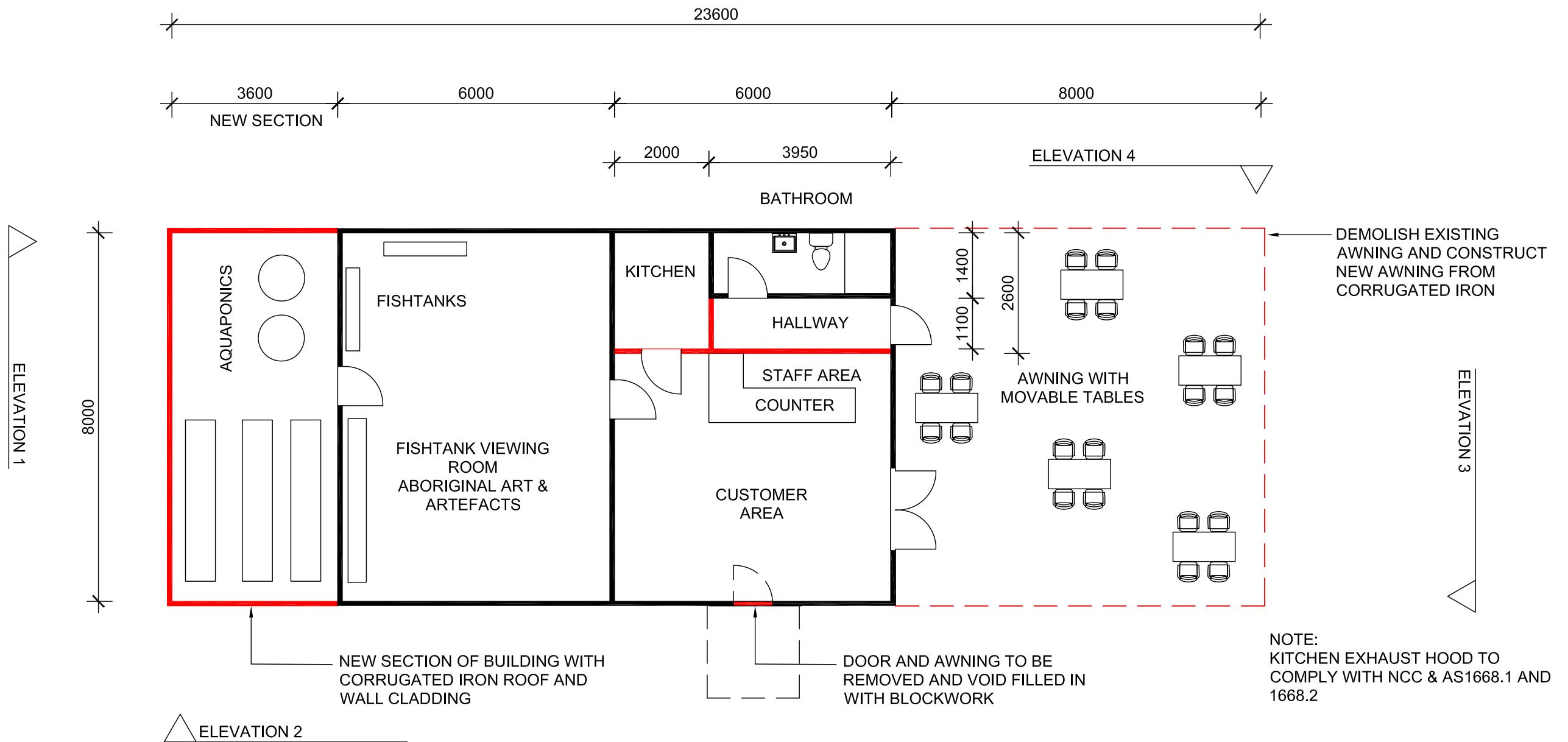
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PLAN OF PROPOSED AMENITIES BUILDING

Drawn: KY/JA Scale: 1:100 @ A3 Sheet: 3 of 10

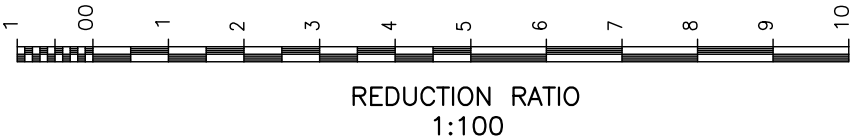




STAGE 2

\*\* CONCEPT PLAN ONLY \*\*  
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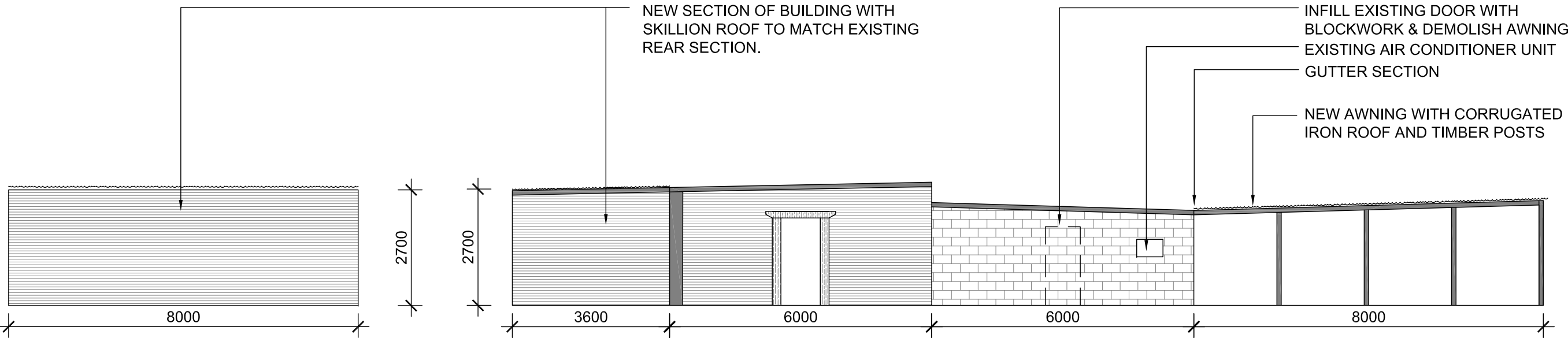
BLACK INDICATES EXISTING BUILDING TO BE RETAINED  
RED INDICATES PROPOSED NEW BUILDING



|   |  |   |                |  |                   |                |
|---|--|---|----------------|--|-------------------|----------------|
|  <p><b>STEWART SURVEYS</b><br/>Pty Ltd Inc in NSW ABN 65 002 886 508<br/>109 Conadilly Street<br/>P.O. Box 592<br/>GUNNEDAH NSW 2380<br/>T 02 67422966 F 02 67420684<br/>E office@stewartsurveys.com</p> |  <p><b>NARRABRI FISH FARM</b><br/>Open 7 Days a Week - 8am to 4pm<br/>After Hours Contact: 0428 749 606<br/>www.narrabrifishfarm.com.au · narrabrifishfarm@bigpond.com</p> | CLIENT:<br>NARRABRI FISH FARM               |                | DESCRIPTION:<br>NARRABRI FISH ON CAFE AND FARMSTAY<br>PLAN OF PROPOSED KIOSK |                   |                |
|   |  | PROJECT:<br>261 TUPPIARI ROAD, JACK'S CREEK |                |  |                   |                |
|   |  | Date: 15 MARCH 2021                         | File Ref: 5495 | Drawn: KY/JA   | Scale: 1:100 @ A3 | Sheet: 4 of 10 |

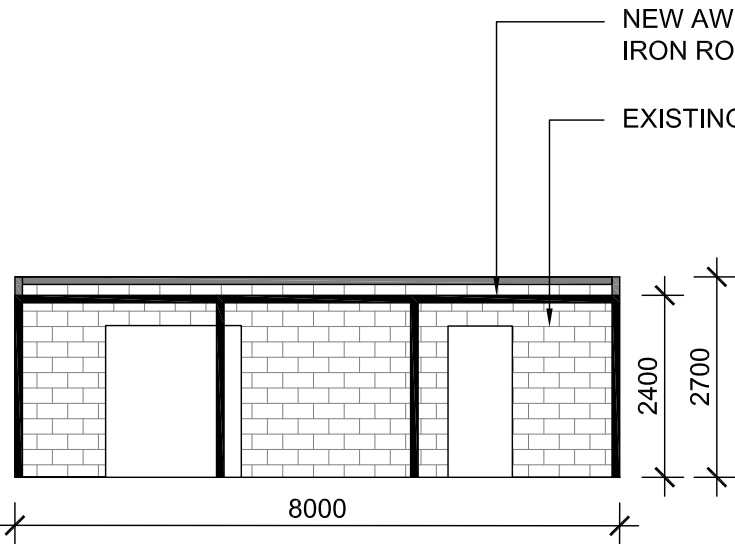


STAGE 2

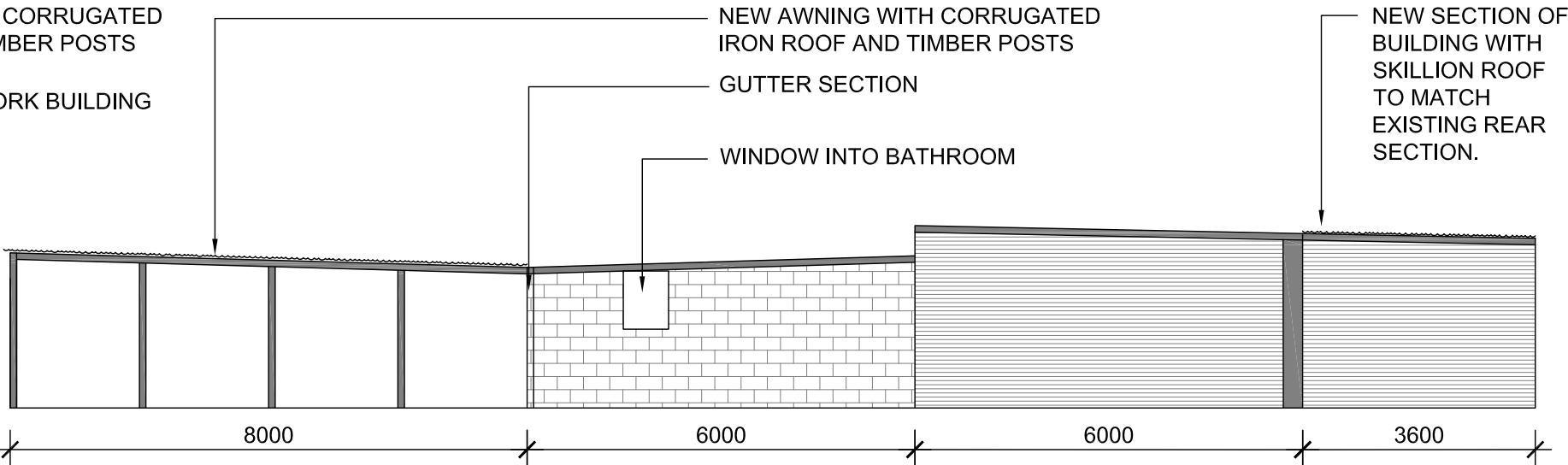


ELEVATION 1 REAR OF KIOSK

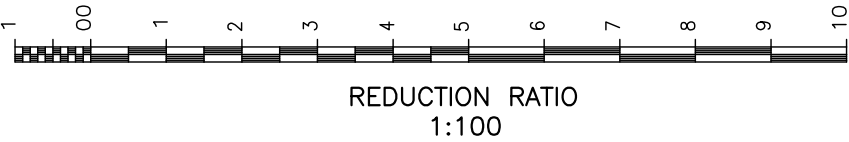
ELEVATION 2 SIDE ELEVATION



ELEVATION 3 FRONT ELEVATION OF KIOSK



ELEVATION 4 SIDE ELEVATION





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PROJECT: 261 TUPPIARI ROAD, JACK'S CREEK

Date: 15 MARCH 2021 File Ref: 5495

DESCRIPTION: NARRABRI FISH ON CAFE AND FARMSTAY ELEVATIONS OF PROPOSED KIOSK

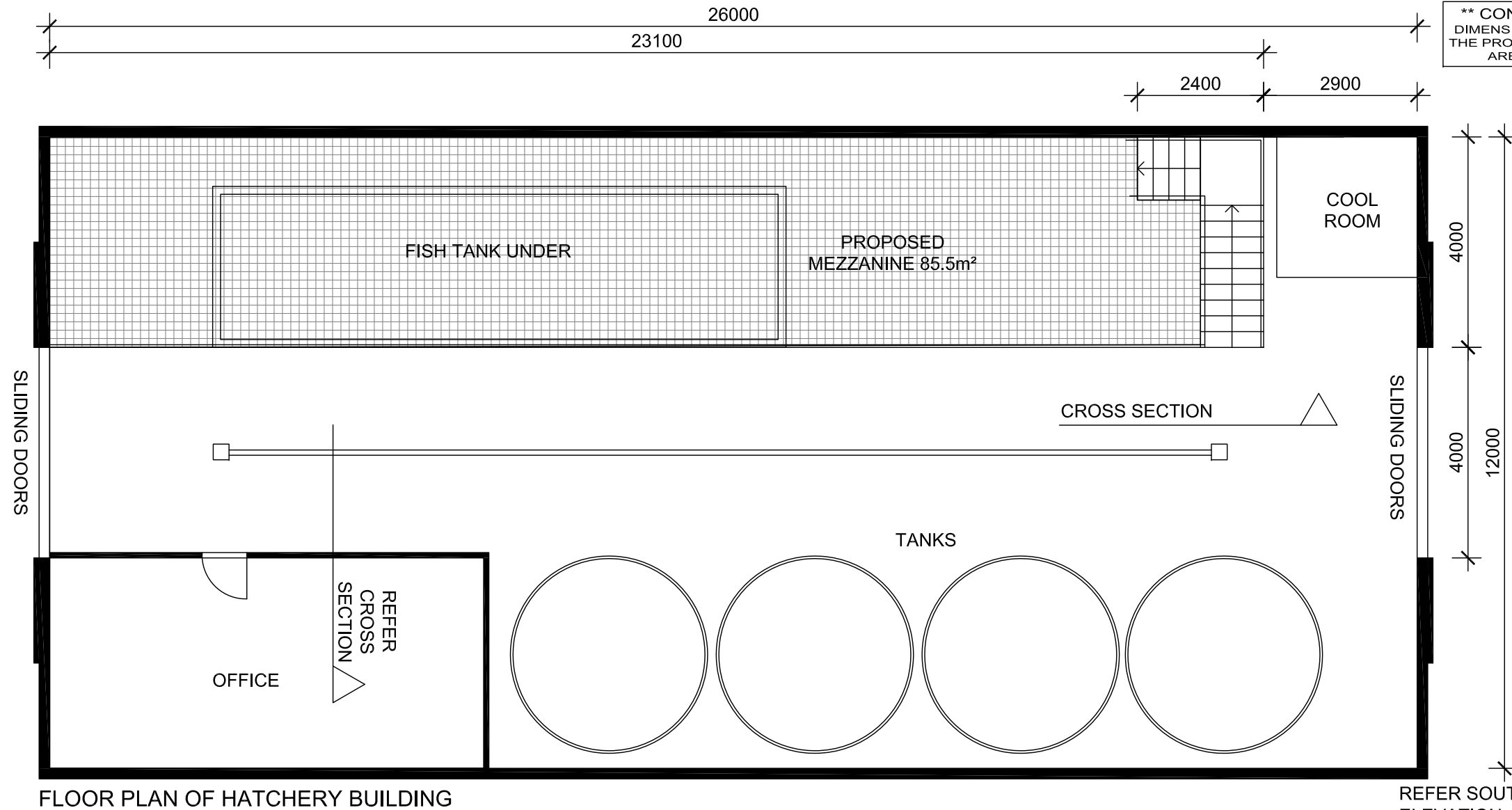
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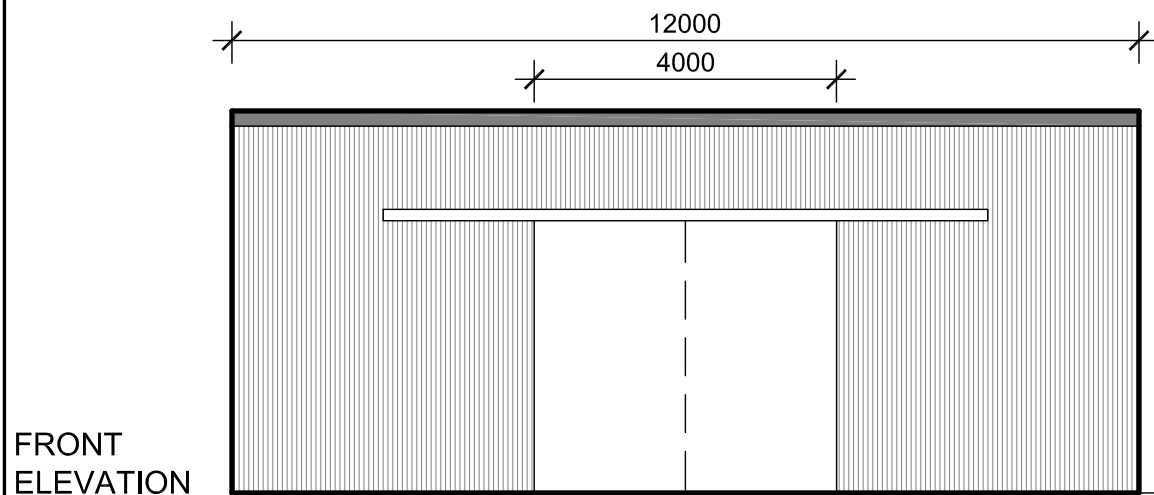
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Not for Construction

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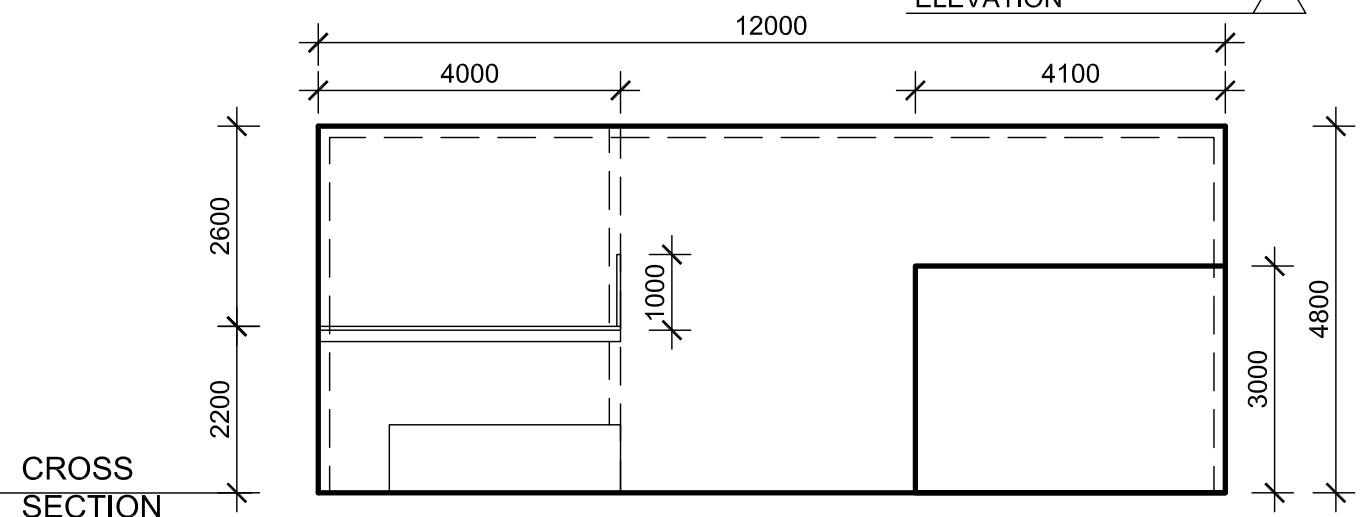
**\*\* CONCEPT PLAN ONLY \*\***  
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FLOOR PLAN OF HATCHERY BUILDING



FRONT ELEVATION



CROSS SECTION



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CLIENT:

NARRABRI FISH FARM

PROJECT:

261 TUPPIARI ROAD, JACK'S CREEK

Date: 15 MARCH 2021

File Ref: 5495

DESCRIPTION:

NARRABRI FISH ON CAFE AND FARMSTAY  
PLAN OF PROPOSED MEZZANINE LEVEL TO  
HATCHERY BUILDING

Drawn: KY/JA

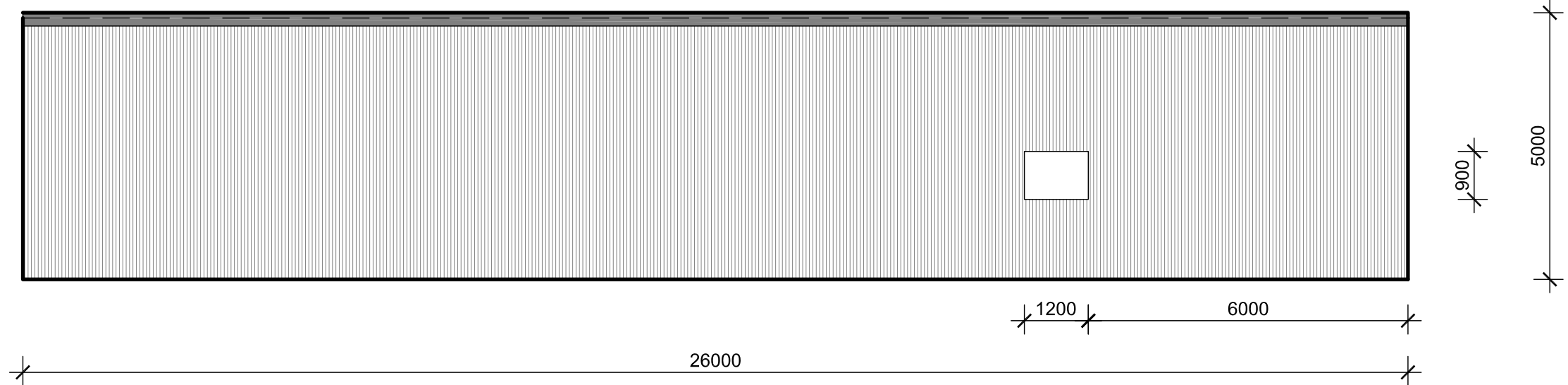
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Sheet: 6 of 10

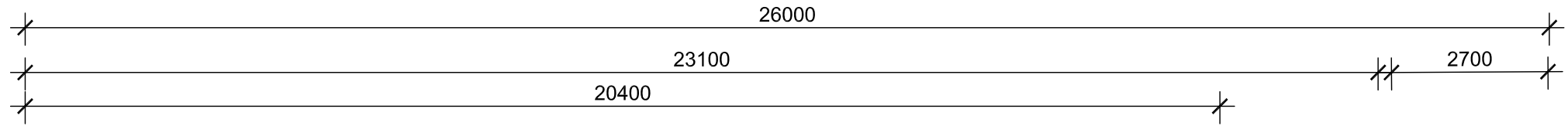


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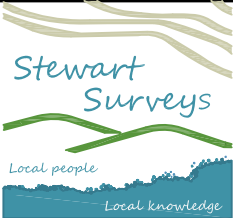
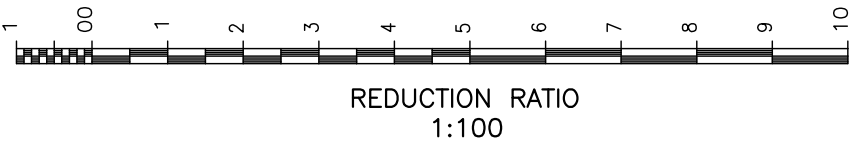
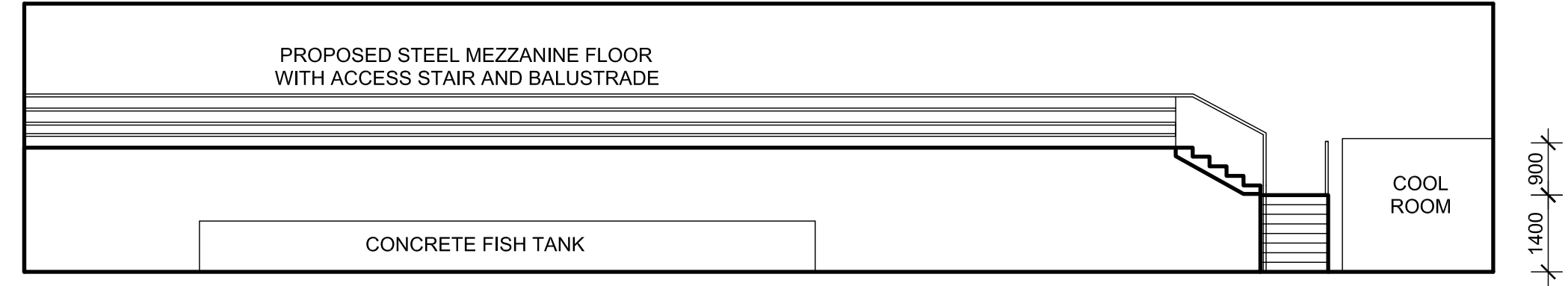
\*\* CONCEPT PLAN ONLY \*\*  
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SOUTHERN ELEVATION OF HATCHERY



CROSS SECTION OF HATCHERY SHOWING MEZZANINE FLOOR



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CLIENT: NARRABRI FISH FARM  
PROJECT: 261 TUPPIARI ROAD, JACK'S CREEK  
Date: 15 MARCH 2021 File Ref: 5495

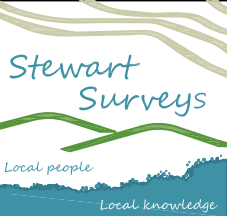
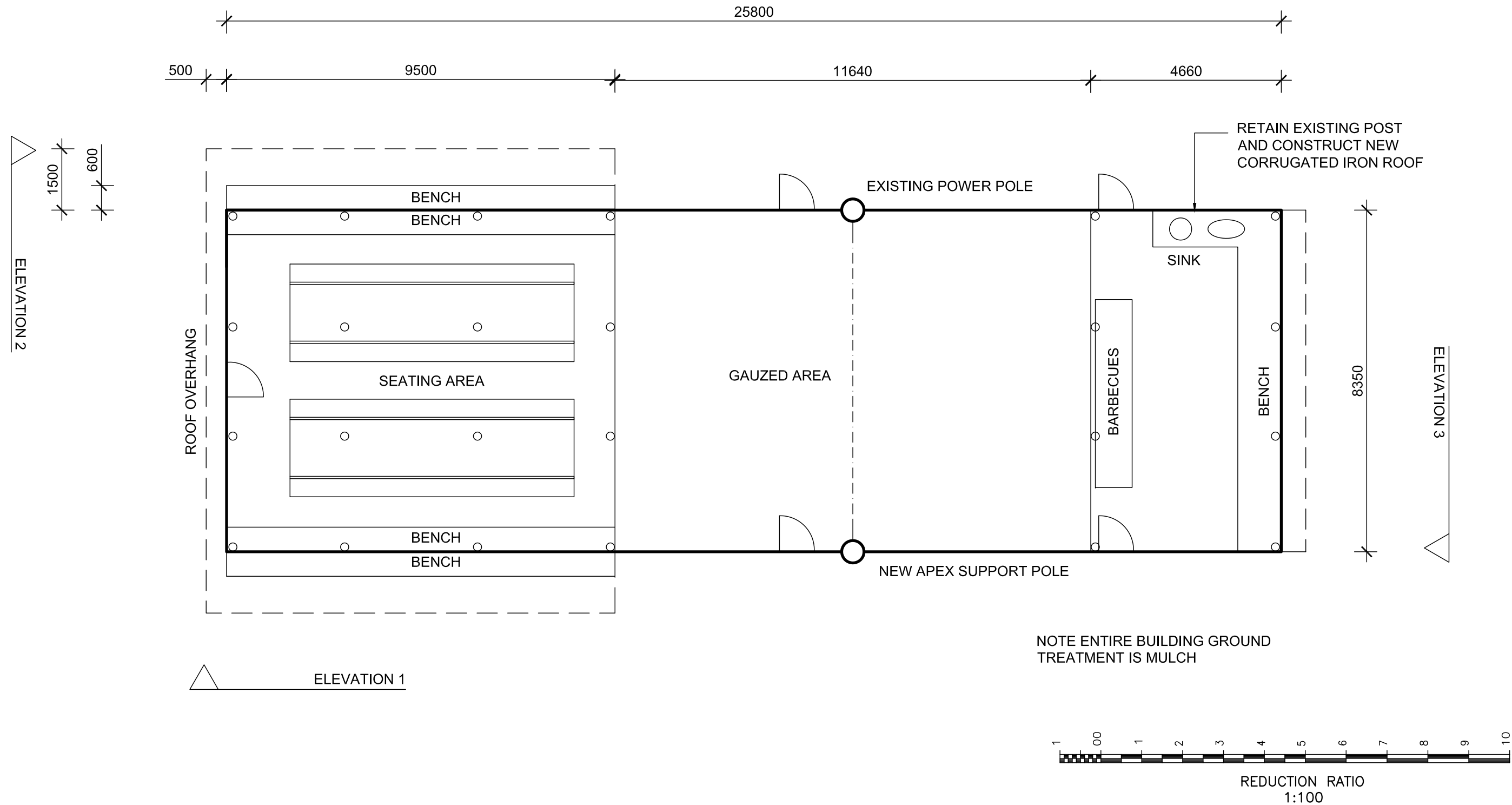
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Drawn: KY/JA Scale: 1:100 @ A3 Sheet: 7 of 10



Prepared for DA lodgment  
Not for Construction

# STAGE 3

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CLIENT: NARRABRI FISH FARM

PROJECT: 261 TUPPIARI ROAD, JACK'S CREEK

Date: 15 MARCH 2021

File Ref: 5495

DESCRIPTION:

NARRABRI FISH ON CAFE AND FARMSTAY  
PLAN OF PROPOSED BARBECUE AND  
PICNIC SHELTER

Drawn: KY/JA

Scale: 1:100 @ A3

Sheet: 8 of 10

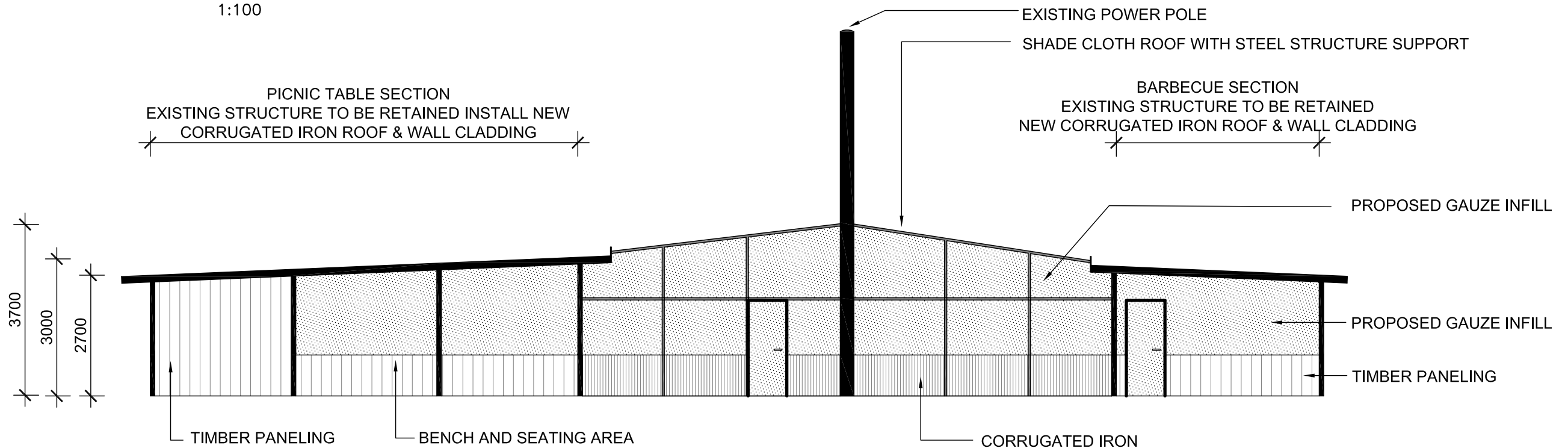


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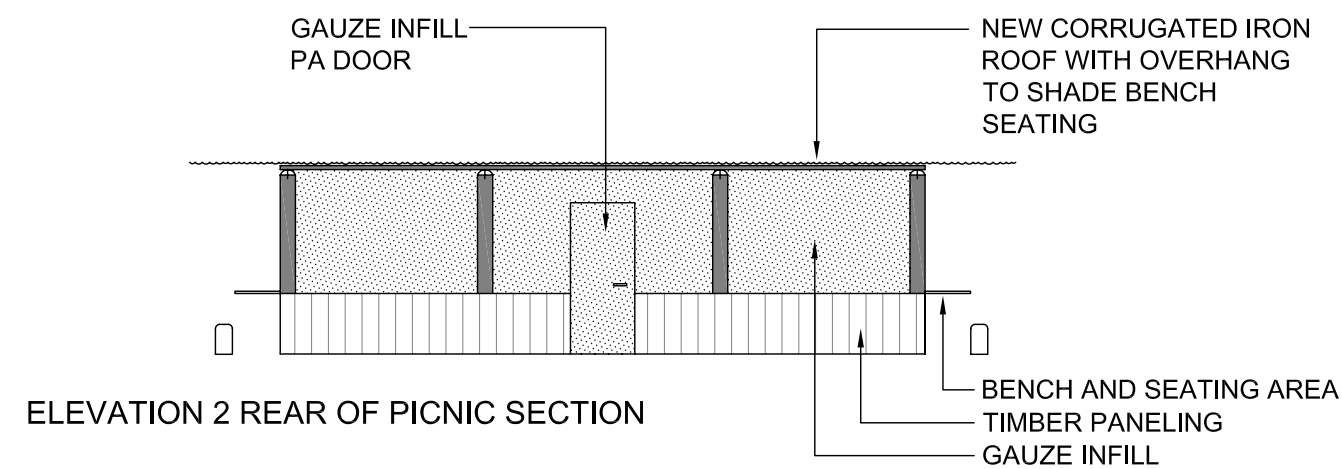


REDUCTION RATIO  
1:100

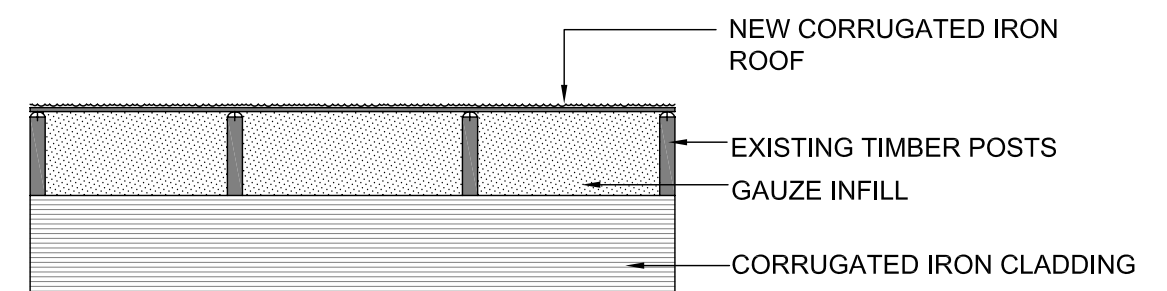
**\*\* CONCEPT PLAN ONLY \*\***  
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ELEVATION 1



ELEVATION 2 REAR OF PICNIC SECTION



ELEVATION 3 REAR OF BARBECUE SECTION



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CLIENT:

NARRABRI FISH FARM

PROJECT:

261 TUPPIARI ROAD, JACK'S CREEK

Date: 15 MARCH 2021

File Ref: 5495

DESCRIPTION:

NARRABRI FISH ON CAFE AND FARMSTAY  
ELEVATIONS OF PROPOSED BARBECUE  
AND PICNIC SHELTER

Drawn: KY/JA

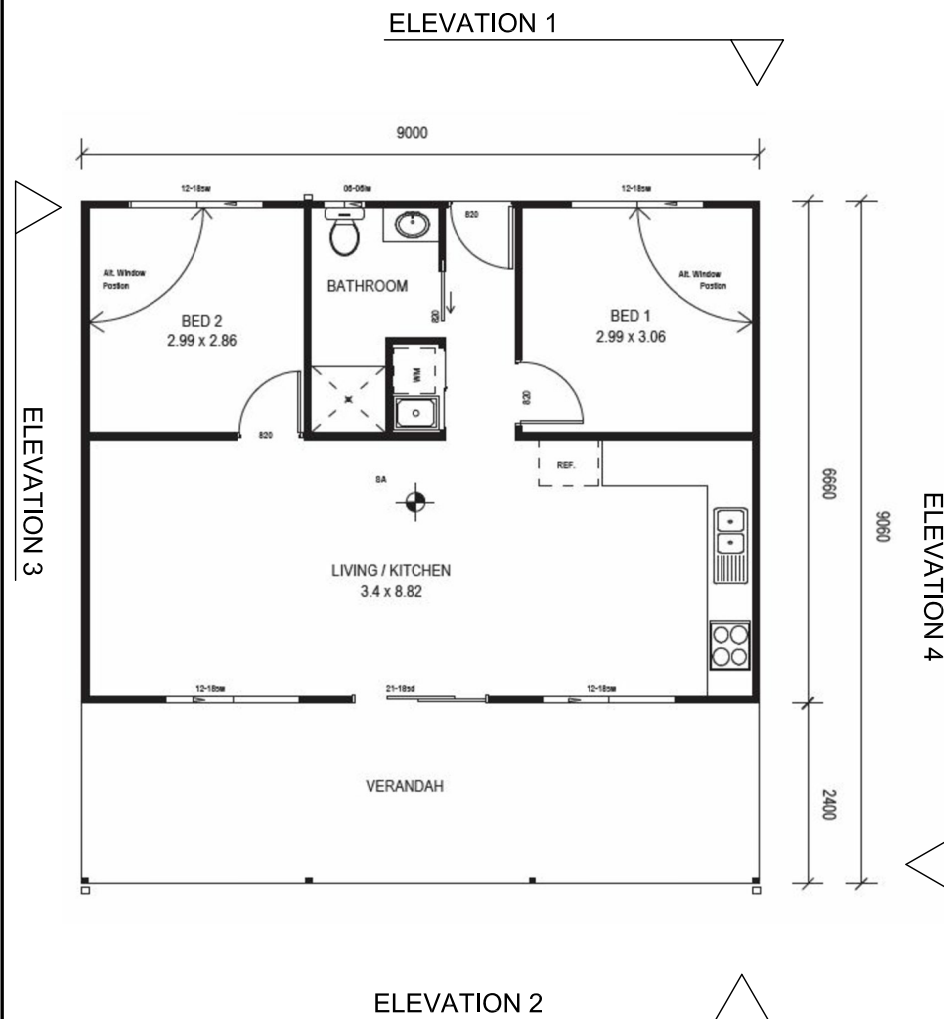
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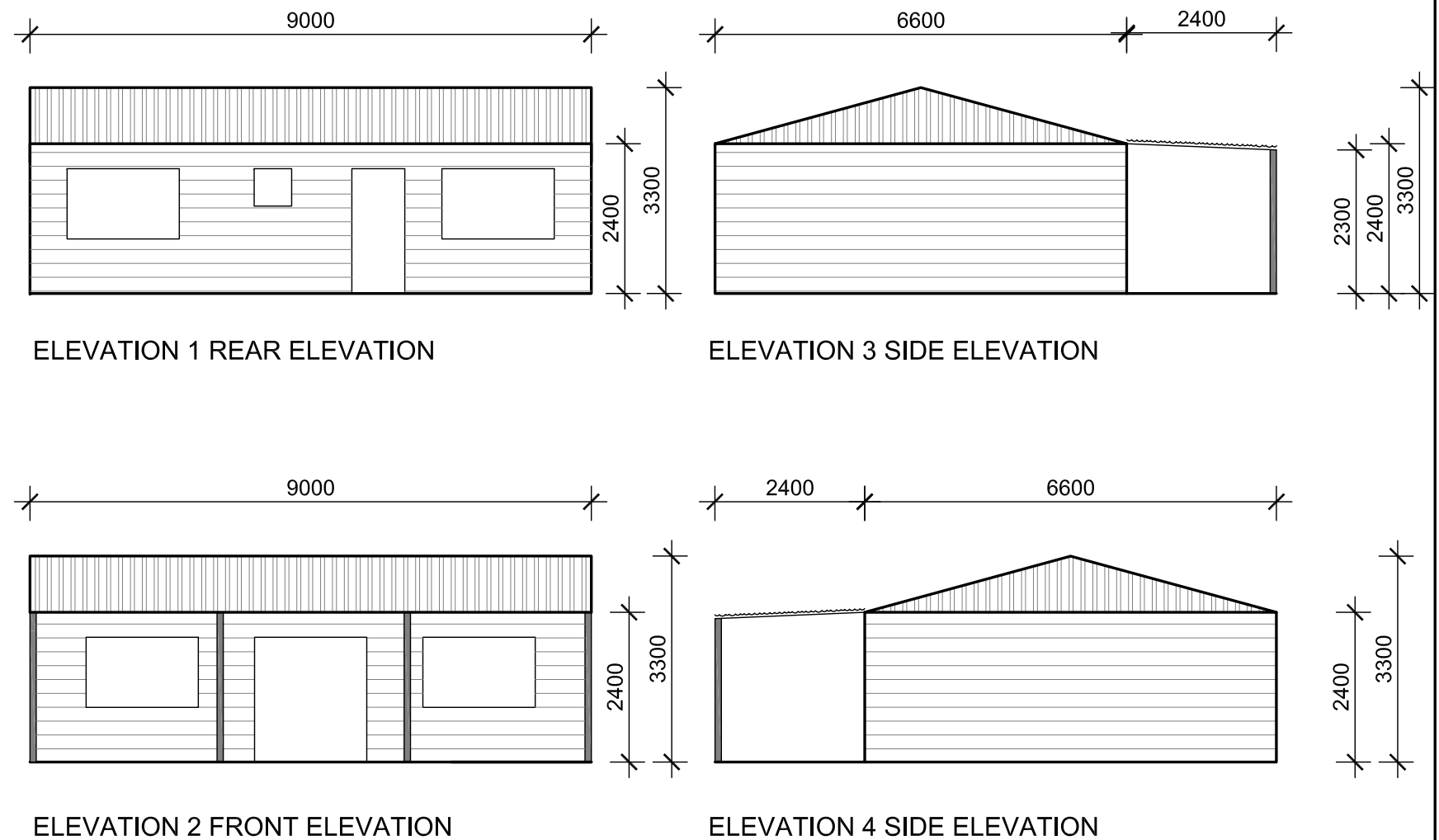
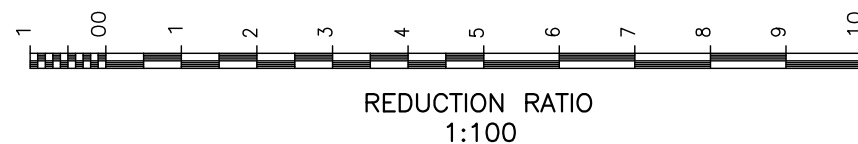




## STAGE 3

**\*\* CONCEPT PLAN ONLY \*\***  
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ARE CONCEPTUAL ONLY



Note: Cabin is to constructed to meet BAL 12.5 Bushfire Requirements.



|   |  |   |                |  |                   |                 |
|---|--|---|----------------|--|-------------------|-----------------|
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|   |  | PROJECT:<br>261 TUPPIARI ROAD, JACK'S CREEK |                |  |                   |                 |
|   |  | Date: 15 MARCH 2021                         | File Ref: 5495 | Drawn: KY/JA   | Scale: 1:100 @ A3 | Sheet: 10 of 10 |





## APPENDIX B

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### TOPOGRAPHIC MAP

- *TOPOGRAPHIC MAP OF NARRABRI FISH FARM*  
Extracted from Topographic Map Narrabri (8837-S)

*Development Consultants – Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
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cstewart@stewartsurveys.com

19/10/2017

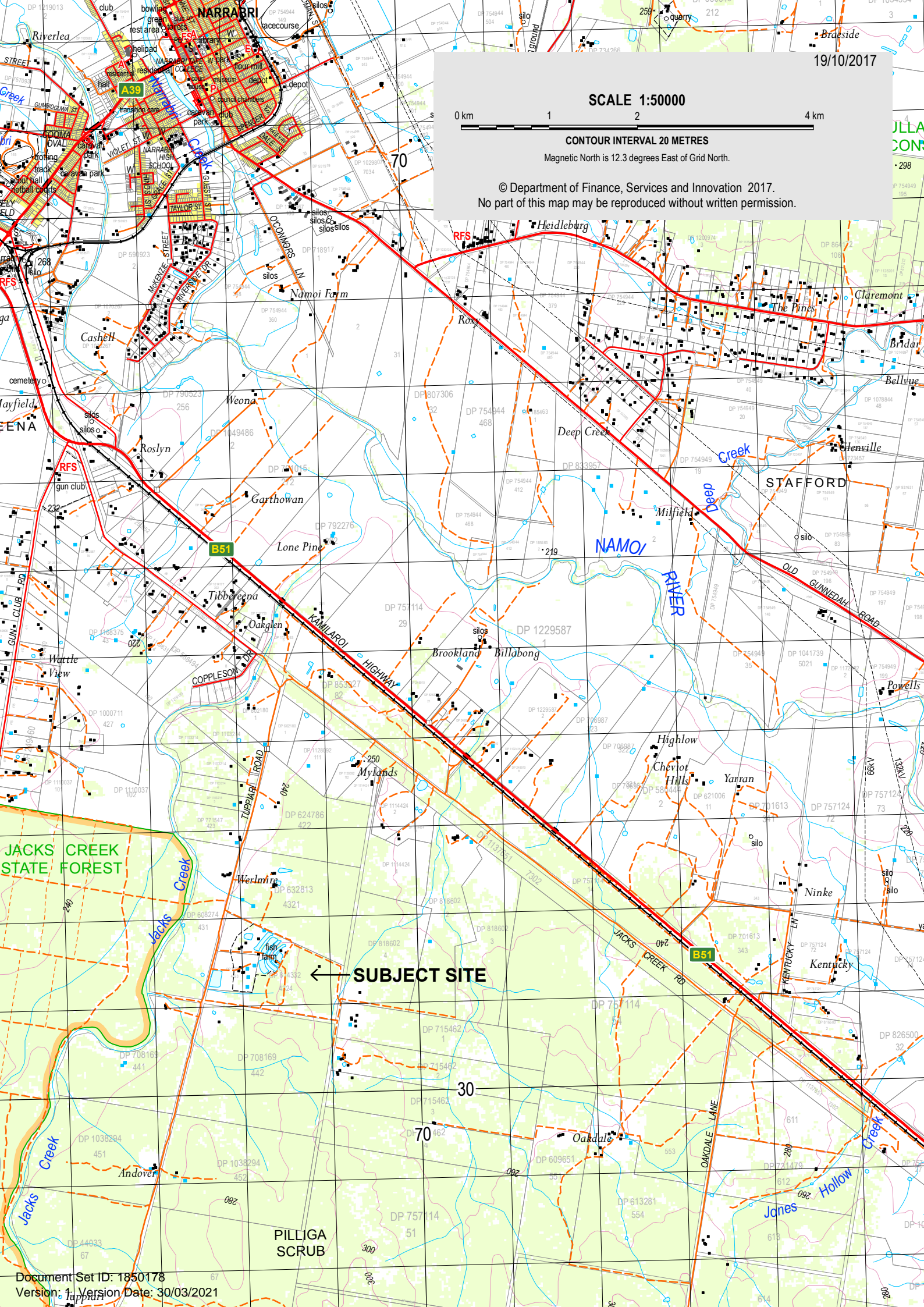
SCALE 1:50000

0 km 1 2 4 km

CONTOUR INTERVAL 20 METRES

Magnetic North is 12.3 degrees East of Grid North.

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## APPENDIX C

---

### SOIL LANDSCAPE PROFILE

- TRN – Tippiari Road (TRN)

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**Landscape**— 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. Slopes 0 - 5%, local relief 10 - 30 m, elevation 220 - 320 m. Mainly uncleared woodland and open-forest.

**Soils**— 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 finer-grained 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**— 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.

## LOCATION AND SIGNIFICANCE

Undulating rises on iron-indurated sandstone in the Pilliga, in the far south of the Moree Plains. Type location is quarry at eastern end of Burma Road near the Newell Highway (MGA grid reference 738006E, 6591576N, grid zone 55).

### Variants

None.

### Included landscapes

None.

## LANDSCAPE

### Landform

Gently undulating rises to undulating hills on sandstones of the Jurassic Keelindi Beds of the central and eastern Pilliga. Slopes generally range from 0 - 5% with local relief ranging from 10 - 30 m and elevation ranging between 220 - 320 m. Slopes are generally very gently inclined and there is little relief. Crests are usually broad and flat but occasionally small, narrow, stony, peaks of ferruginised sandstone outcrop are found.

### Geology



The most common geological unit is the Keelindi Beds (Qrx1/JKlk), consisting of colluvial polymictic gravel, sand, silt and clay and may include some eluvial in situ regolith deposits overlying off-white, fine to coarse-grained, poorly to well-sorted, quartzose sandstone, pebbly sandstone and conglomerate interbedded with minor shale, clastic sediment, sandstone and conglomerate. Also occurring is an unnamed steep to gently sloping plain at mountain foot (Qfpl2) consisting of texture-contrast soils with sand predominating at the surface, formed by coalescing fans. This unit may have a transitional lower boundary with Quaternary alluvium (Qa) units.

Source: DMR 2002.

### Vegetation

OEH Native Vegetation Mapping using Plant Community Types (PCT) has identified a number of vegetation communities within this soil landscape unit including: PCT 398 - Narrow-leaved Ironbark - White Cypress Pine - Buloke tall open forest on lower slopes and flats in the Pilliga Scrub and surrounding forests in the central north Brigalow Belt South Bioregion; PCT 401 - Rough-barked Apple -red gum - cypress pine woodland on sandy flats, mainly in the Pilliga Scrub region; PCT 141 - Broombush - wattle very tall shrubland of the Pilliga to Goonoo regions, Brigalow Belt South Bioregion; and PCT 405 - White Bloodwood - Red Ironbark - Black Cypress Pine shrubby sandstone woodland of the Pilliga Scrub and surrounding regions

The two dominant Keith vegetation classes are the Western Slopes Dry Sclerophyll Forests and the Pilliga Outwash Dry Sclerophyll Forests.

Source: OEH 2014.

### Land use

Generally managed as State Forests, with smaller areas contained within State Conservation Areas. Other areas are freehold land used for grazing on unimproved and improved pastures.

### Land degradation

The Sodosols are prone to sheet erosion if the topsoils are disturbed. These soils are also vulnerable to erosion of the subsoils due to their high levels of sodium. The area is subject to frequent bush fires which can expose the soil to erosion.

## SOILS

### Soil variation and distribution

Soils appear to be determined by the lithology of the underlying parent material, which generally occur across relatively large areas of the landscape. On coarse-grained parent materials, deep to very deep (100 – 500 cm), rapidly drained Brown-Orthic Tenosol (Earthy Sands) occur. On finer-grained parent materials, moderately deep (50 – 100 cm), imperfectly drained Brown or Yellow Sodosols (Solodic Soils) are found, often with a stoneline of rounded gravels in the bleached A2 horizons. Occasional ferruginised sandstone crests with abundant ironstone gravels occur, and soils located at these sites are shallow (<50 cm), well-drained Leptic Tenosols (Lithosols). On broombush heathlands, shallow to moderately deep (25 - 100 cm), rapidly drained Red Kandosols (Red Earths) are found.

## QUALITIES AND LIMITATIONS

### Land capability

|                                     |                    |                               |                 |
|-------------------------------------|--------------------|-------------------------------|-----------------|
| <b>Urban Capability</b>             | A (C)              | <b>Soil Regolith Class</b>    | R2 (R4)         |
| <b>Limitations to land use</b>      |                    |                               |                 |
| <b>Grazing</b>                      | slight to moderate | <b>Cultivation</b>            | high to extreme |
| <b>Urban</b>                        | slight to moderate |                               |                 |
| <b>Landscape</b>                    |                    |                               |                 |
| <b>Steep slopes</b>                 | not observed       | <b>Mass movement hazard</b>   | not observed    |
| <b>Rock outcrop</b>                 | localised          | <b>Rockfall hazard</b>        | not observed    |
| <b>Foundation hazard</b>            | not observed       | <b>Woody weeds</b>            | not observed    |
| <b>Complex terrain</b>              | not observed       | <b>Productive arable land</b> | not observed    |
| <b>Dieback</b>                      | not observed       |                               |                 |
| <b>Soils</b>                        |                    |                               |                 |
| <b>Shallow soils</b>                | localised          | <b>Complex soils</b>          | not observed    |
| <b>Poor moisture availability</b>   | widespread         | <b>Non-cohesive soils</b>     | widespread      |
| <b>Hydrology</b>                    |                    |                               |                 |
| <b>High run-on</b>                  | localised          | <b>Poor drainage</b>          | localised       |
| <b>Permanently high watertables</b> | not observed       | <b>Permanent waterlogging</b> | not observed    |

|                                  |              |                             |              |
|----------------------------------|--------------|-----------------------------|--------------|
| <b>Seasonal waterlogging</b>     | localised    | <b>Flood hazard</b>         | not observed |
| <b>Erosion</b>                   |              |                             |              |
| <b>Wind erosion hazard</b>       | not observed | <b>Wave erosion hazard</b>  | not observed |
| <b>Gully erosion hazard</b>      | localised    | <b>Sheet erosion hazard</b> | widespread   |
| <b>Streambank erosion hazard</b> | not observed |                             |              |
| <b>Salinity</b>                  |              |                             |              |
| <b>Recharge zone</b>             | widespread   | <b>Discharge zone</b>       | localised    |
| <b>Salinity hazard</b>           | not observed | <b>Seepage scalds</b>       | not observed |
| <b>Salt stores</b>               | low          |                             |              |

## FACETS

### trn(1)— Sandy soils on coarse-grained parent materials

|                        |  |
|------------------------|--|
| <b>Soils</b>           | Deep to very deep (100 cm - 500 cm), rapidly drained Brown-Orthic Tenosols (Earthy Sands). |
| <b>Type Profile(s)</b> | Namoi Catchment Management BBS Upgrade (1005149) profile 20                                |

### trn(2)— Texture-contrast soils on finer-grained parent materials

|                        |  |
|------------------------|--|
| <b>Soils</b>           | Moderately deep (50 - 100 cm), imperfectly drained Brown or Yellow Sodosols (Solodic Soils). |
| <b>Type Profile(s)</b> | Moree improved soil information delivery (ISID) (1005272) profile 163                        |

### trn(3)— Ferruginised sandstone crests

|                        |  |
|------------------------|--|
| <b>Soils</b>           | Field survey identified occasional ferruginised sandstone crests with abundant ironstone gravels occur crests with shallow (<50 cm), well-drained Leptic Tenosols (Lithosols). Occasionally moderately deep (50 - 100 cm), well-drained, gravelly minimal Red Chromosols (Red Podzolic Soils) have been described where subsoils have developed. |
| <b>Type Profile(s)</b> | None recorded.   |

### trn(4)— Broombush heathland

|                        |   |
|------------------------|---|
| <b>Soils</b>           | Shallow to moderately deep (25 - 100 cm), rapidly drained Red Kandosols (Red Earths). |
| <b>Type Profile(s)</b> | Moree improved soil information delivery (ISID) (1005272) profile 166                 |

## REFERENCES

DMR 2002. New South Wales Statewide Geology coverage – 1:250 000 scale. Department of Mineral Resources, Sydney.

OEH 2014. BRG-Namoi Regional Native Vegetation Mapping. NSW Office of Environment and Heritage, Sydney.

## NOTES

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

(2) 'Not observed' means unlikely to be found. 'Localised' means observed to a level considered significant for land management. 'Widespread' means prevalent and significant over most of the landscape. 'None recorded' means no



occurrence has been recorded. 'Not assessed' means no result has been recorded for this attribute and it may or may not be present in the soil landscape.

Crown copyright (c) NSW Office of Environment and Heritage, 2016. Produced as part of the Improved Soil Information Delivery (ISID) project funded by the National Partnership Agreement on Coal Seam Gas and Large Coal Mining Development. Please email your feedback to [soils@environment.nsw.gov.au](mailto:soils@environment.nsw.gov.au).

SLAM Soil Landscape Report for Moree Plains v 1.0.1, Tue Dec 20 10:21:14 2016



## APPENDIX D

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### SEPP 55: REMEDIATION OF LANDS

- Preliminary Investigation Of Site Contamination

*Development Consultants – Surveying, Environmental & Landscape Architecture Services*

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# STATE ENVIRONMENTAL PLANNING POLICY (SEPP) NO. 55 - REMEDiation OF LAND

## Preliminary Investigation of Site Contamination

Under the provisions of the *Environmental Planning and Assessment (Amendment) Act 1979*

The purpose of this form is to determine whether the issue of land contamination is relevant to the subject site, and whether further investigation s of land contamination are required.

### LAND IDENTIFICATION

**Lot Particulars:** Lot 4324 in DP814332

**Owners:** Rick & Sharmaine Cunningham



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

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

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

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

### DECLARATION

|  |  |
|--|--|
| <input checked="" type="checkbox"/> I declare that to the best of my knowledge, the issue of land contamination is not relevant to the subject site. | <input checked="" type="checkbox"/> I declare that the subject site may be affected by land contamination and that further contamination investigation is warranted. |
| Signed:   | Signed:   |
| Date: _____  | Date: _____  |



## APPENDIX E

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### BIONET VEGETATION MAPPING

- PCT 398 *Narrow Leafed ironbark – White Cypress Pine – Buloke tall open forest on lower slopes and flats in the Pilliga Scrub and surrounding forests in the central north Brigalow Belt South Bioregion.*

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# ***BioNet Vegetation Classification - Community Profile Report***

**Tuesday, 9 March 2021**

**Community Profile Report**

**Page 1 of 3**

Document Set ID: 1850178

Version: 1, Version Date: 30/03/2021

**PCT Name:** Narrow-leaved Ironbark - White Cypress Pine - Buloke tall open forest on lower slopes and flats in the Pilliga Scrub and surrounding forests in the central north Brigalow Belt South Bioregion

**Classification Confidence Level:** 2-High

**Vegetation Description:** Tall open forest dominated by Narrow-leaved Ironbark (*Eucalyptus crebra*), White Cypress Pine (*Callitris glaucophylla*) and usually Buloke (*Allocasuarina luehmannii*) that may be absent in northern stands. Other common tree species include Dirty Gum (*Eucalyptus chloroclada*), Black Cypress Pine (*Callitris endlicheri*), *Eucalyptus blakelyi*, *Eucalyptus pilligaensis* and *Eucalyptus populnea*. Buloke, White Cypress Pine or Black Cypress Pine may form a lower tree layer of dense regrowth after disturbance, including after fire or logging. The shrub layer is sparse and includes *Acacia spectabilis*, *Westringia cheelii*, *Cassinia arcuata*, *Cassinia laevis*, *Acacia cultriformis*, *Persoonia sericea*, *Acacia tindaleae*, *Acacia deanei* subsp. *paucijuga*, *Solanum parvifolium*, *Lissanthe strigosa* subsp. *strigosa*, *Acacia ixiophylla* and *Geijera parviflora*. The ground cover is sparse and often mostly covered with leaf litter. Grass species include *Austrodanthonia* spp., *Eragrostis lacunaria*, *Aristida ramosa*, *Aristida jerichoensis*, *Digitaria diffusa*, *Austrostipa scabra* subsp. *scabra*, *Enteropogon acicularis*, *Panicum effusum* and *Tripogon loliiformis*. Sedges include *Cyperus fulvus* and *Cyperus gracilis*. The mat-rushes *Lomandra filiformis* and *Lomandra multiflora* subsp. *multiflora* and the rock fern *Cheilanthes sieberi* subsp. *sieberi* are often abundant. Forb species include *Calotis cuneifolia*, *Einadia hastata*, *Goodenia cycloptera*, *Einadia nutans* subsp. *nutans*, *Vittadinia sulcata*, *Boerhavia dominii*, *Laxmannia gracilis*, *Oxalis perennans*, *Wahlenbergia planiflora* subsp. *longipila*, *Stackhousia muricata*, *Solanum tetrahectum*, *Dichondra* sp. A and *Dianella revoluta* var. *revoluta*. Occurs on sandy loam soil including grey-brown podzolic soil, solodic soil and solodized solonetz soil derived from sandstone and associated alluvial or colluvial deposits mainly distributed in the Pilliga Scrub forests (Pilliga sub-region) between Coonabarabran and Narrabri with other areas to the north, to the east such as Trinkey SCA near Tambar Springs and to the south near Mendooran, in the Brigalow Belt South Bioregion. Mostly heavily logged with young tree regrowth commonplace.

**Variation and Natural Disturbance:** Understorey species composition varies across distribution. Dense stands of Buloke (*Allocasuarina luehmannii*) or White Cypress Pine (*Callitris glaucophylla*) may dominate areas disturbed by logging where the large ironbark and cypress pine trees have been removed. *Eucalyptus crebra* is less abundant in areas of this community north of Narrabri.

**Vegetation Formation:** Dry Sclerophyll Forests (Shrubby sub-formation);

**Vegetation Class:** Western Slopes Dry Sclerophyll Forests;

**IBRA Bioregion(s):** Brigalow Belt South; Darling Riverine Plains; Nandewar;

**IBRA Sub-region(s):** Pilliga Outwash; Northern Basalts; Northern Outwash; Pilliga; Liverpool Plains; Castlereagh-Barwon; Kaputar;

**LGA:** NARRABRI; WARRUMBUNGLE; GWYDIR; COONAMBLE; GILGANDRA;

**Lithology:** Alluvial loams and clays, Sandstone

**Landform Pattern:** Low hills, Rises

**Landform Element:** Hillslope, Plain

**Emergent species:** None

**Upper Stratum Species:** *Eucalyptus crebra*; *Callitris glaucophylla*; *Allocasuarina luehmannii*; *Eucalyptus chloroclada*; *Callitris endlicheri*; *Eucalyptus blakelyi*; *Eucalyptus pilligaensis*; *Eucalyptus populnea* subsp. *bimbil*; *Alphitonia excelsa*; *Eucalyptus microcarpa*;

**Mid Stratum Species:** *Melichrus urceolatus*; *Acacia deanei* subsp. *paucijuga*; *Lissanthe strigosa* subsp. *subulata*; *Acacia spectabilis*; *Westringia cheelii*; *Cassinia arcuata*; *Acacia tindaleae*; *Acacia ixiophylla*; *Persoonia sericea*; *Geijera parviflora*; *Alectryon oleifolius* subsp. *elongatus*; *Acacia oswaldii*; *Acacia caroleae*; *Calytrix tetragona*; *Daviesia genistifolia*; *Dodonaea heteromorpha*; *Persoonia sericea*; *Hibbertia riparia*; *Melichrus erubescens*; *Myoporum montanum*; *Olearia decurrens*; *Eremophila deserti*; *Micromyrtus sessilis*; *Boronia occidentalis*; *Phebalium squamulosum* subsp. *gracile*; *Acacia cultriformis*; *Solanum parvifolium*; *Solanum ferocissimum*; *Acacia subulata*; *Cassytha pubescens*; *Acacia havilandiorum*; *Cleistochloa rigida*;

**Ground Stratum Species:** *Austrostipa scabra* subsp. *scabra*; *Cyperus gracilis*; *Hypericum gramineum*; *Calotis cuneifolia*; *Eragrostis lacunaria*; *Digitaria diffusa*; *Cheilanthes sieberi* subsp. *sieberi*; *Einadia hastata*; *Aristida jerichoensis* var. *subspinulifera*; *Aristida ramosa*; *Cyperus fulvus*; *Evolvulus alsinoides* var. *decumbens*; *Goodenia cycloptera*; *Einadia nutans* subsp. *nutans*; *Vittadinia sulcata*; *Enteropogon acicularis*; *Boerhavia dominii*; *Laxmannia gracilis*; *Eragrostis sororia*; *Oxalis perennans*; *Wahlenbergia planiflora* subsp. *longipila*; *Stackhousia muricata*; *Cheilanthes distans*; *Solanum tetrahectum*; *Dichondra* sp. A; *Laxmannia gracilis*; *Dianella revoluta* var. *revoluta*; *Austrostipa setacea*; *Panicum effusum*; *Gahnia aspera*; *Tripogon loliiformis*; *Haloragis heterophylla*; *Brachyscome goniocarpa*; *Thysanotus tuberosus* subsp. *tuberosus*; *Stylidium eglandulosum*; *Ophioglossum lusitanicum*; *Lomandra filiformis* subsp. *coriacea*; *Schoenus centralis*; *Austrodanthonia bipartita*; *Austrodanthonia fulva*; *Bulbine semibarbata*; *Lomandra longifolia*; *Austrodanthonia setacea*; *Aristida personata*; *Rostellularia adscendens* var. *adscendens*; *Plectranthus parviflorus*; *Goodenia cycloptera*; *Senecio prenanthoides*; *Juncus subsecundus*; *Senecio lautus* subsp. *dissectifolius*;

**Diagnostic Species:** Not Assessed

**Fire Regime:** Subject to occasional intense bushfires, although fire frequency may be 15-50 years. There should be no two fires within a 15 year period (Hunter et al. 2008d).

**TEC Assessed:** No associated TEC

**TEC List:** Not Assessed

Tuesday, 9 March 2021

Community Profile Report

Page 2 of 3

*Associated TEC Comments:*  
*PCT Percent Cleared:* 27.00  
*PCT Definition Status:* Approved





## APPENDIX F

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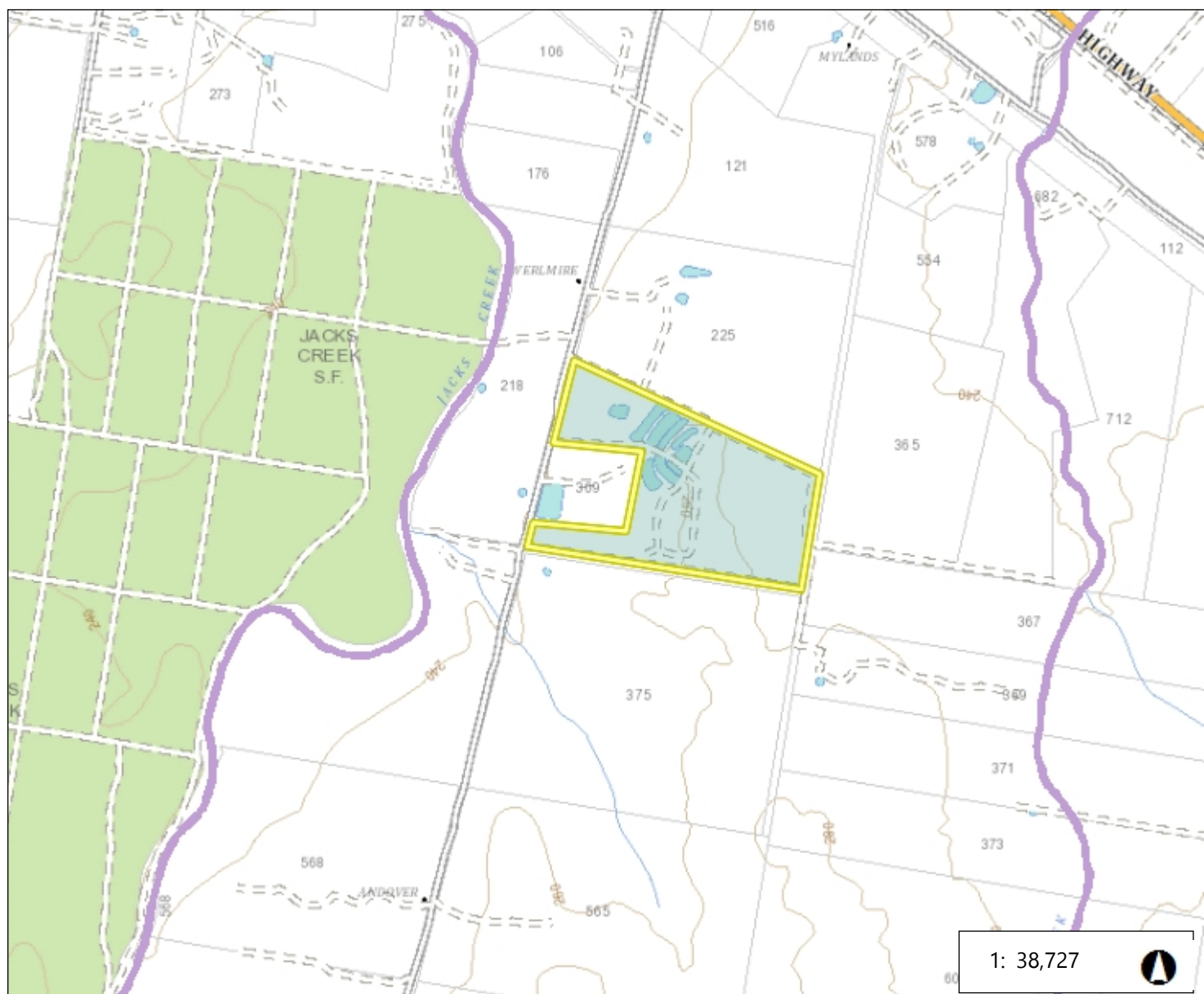
### BOSET SEARCH RESULTS REPORT

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## Biodiversity Offset Scheme (BOS) Entry Threshold Map



1,967.3 0 983.65 1,967.3 Metres

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

### Notes

© Office of Environment and Heritage |  
NSW Environment & Heritage

## Biodiversity Values Map and Threshold Report

### Results Summary

|  |                    |                                 |
|--|--------------------|---------------------------------|
| <b>Date of Calculation</b>   | 05/03/2021 4:56 PM | <b>BDAR Required*</b>           |
| <b>Total Digitised Area</b>  | 99.33 ha           | 100ha                           |
| <b>Minimum Lot Size Method</b>   | LEP                | 100ha                           |
| <b>Minimum Lot Size</b>  | 100 ha             |                                 |
| <b>Area Clearing Threshold</b>   | 1 ha               | 1 ha                            |
| <b>Area clearing trigger</b><br>Area of native vegetation cleared  | Unknown #          | Unknown #<br>2500m <sup>2</sup> |
| <b>Biodiversity values map trigger</b><br>Impact on biodiversity values map(not including values added within the last 90 days)? | no                 | no                              |
| <b>Date of the 90 day Expiry</b>   | N/A                |                                 |

\*If BDAR required has:

- at least one 'Yes': you have exceeded the BOS threshold. You are now required to submit a Biodiversity Development Assessment Report with your development application. Go to <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor> to access a list of assessors who are accredited to apply the Biodiversity Assessment Method and write a Biodiversity Development Assessment Report
- 'No': you have not exceeded the BOS threshold. You may still require a permit from local council. Review the development control plan and consult with council. You may still be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in s. 7.3 of the Biodiversity Conservation Act 2016. You may still be required to review the area where no vegetation mapping is available.

# Where the area of impact occurs on land with no vegetation mapping available, the tool cannot determine the area of native vegetation cleared and if this exceeds the Area Threshold. You will need to work out the area of native vegetation cleared - refer to the BOSET user guide for how to do this.

On and after the 90 day expiry date a BDAR will be required.

## Disclaimer

This results summary and map can be used as guidance material only. This results summary and map is not guaranteed to be free from error or omission. The State of NSW and Office of Environment and Heritage and its employees disclaim liability for any act done on the information in the results summary or map and any consequences of such acts or omissions. It remains the responsibility of the proponent to ensure that their development application complies with all aspects of the *Biodiversity Conservation Act 2016*.

The mapping provided in this tool has been done with the best available mapping and knowledge of species habitat requirements. This map is valid for a period of 30 days from the date of calculation (above).

## Acknowledgement

I as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: K. Mignier Date: 05/03/2021 04:56 PM





## APPENDIX G

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### ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEM SEARCH RESULTS

- Lot 4324 in DP814332

*Development Consultants – Surveying, Environmental & Landscape Architecture Services*

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cstewart@stewartsurveys.com

Stewart Surveys

PO Box 592

Gunnedah New South Wales 2380

Attention: Kathryn Yigman

Email: kathryn@stewartsurveys.com

Date: 05 March 2021

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 4324, DP:DP814332 with a Buffer of 0 meters, conducted by Kathryn Yigman on 05 March 2021.**

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 the Office of the Environment and Heritage 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 \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit 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 be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage 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 H

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### BUSHFIRE PRONE LAND SEARCH RESULTS

*Development Consultants – Surveying, Environmental & Landscape Architecture Services*

**Stewart Surveys Pty Ltd**  
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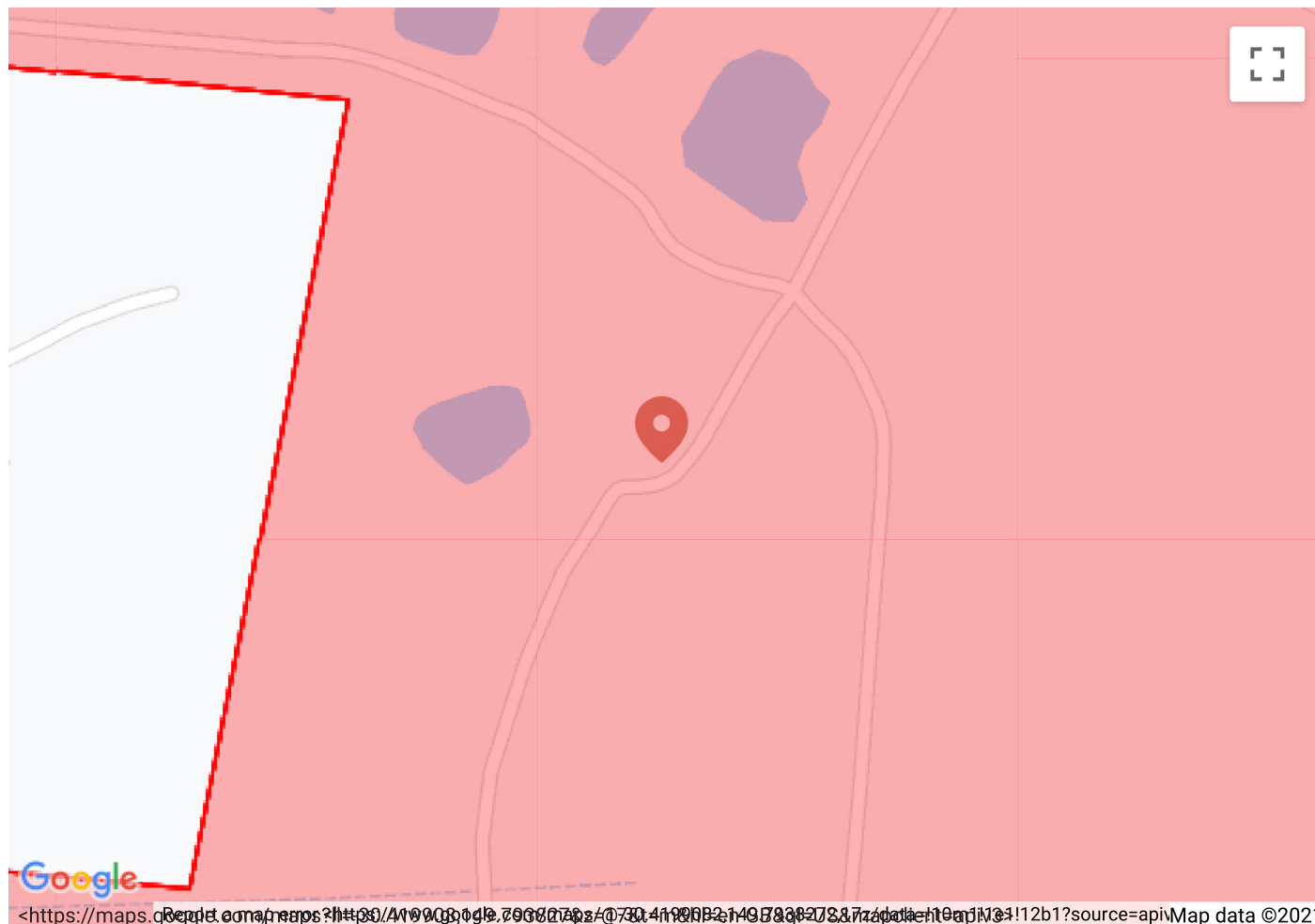
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cstewart@stewartsurveys.com



## NSW RURAL FIRE SERVICE

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

#### Your Property



#### Your search result

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



The parcel of land you have selected is within a designated bush fire prone area.

#### Make sure you have completed the four simple steps to prepare for bush fires

In a bush or grass fire, minutes can matter. You need to take action now. Getting ready for a bush fire is easier than you think. By taking 20 minutes with your family to discuss what you'll do during a fire, you could save their lives, as well as your home.

There are four simple steps to get ready for a bush fire:

**STEP 1: DISCUSS**

Discuss what to do if a bush fire threatens your home.

**STEP 2: PREPARE**

Prepare your home and get it ready for bush fire season.

**STEP 3: KNOW**

Know the bush fire alert levels.

**STEP 4: KEEP**

Keep all the bush fire information numbers, websites and the smartphone app.

Download our guide to making a bush fire survival plan <<https://www.rfs.nsw.gov.au/plan-and-prepare/bush-fire-survival-plan>> and start your discussion today.

- As your property is bush fire prone you should consider reviewing your household insurance to check you are covered for the cost of complying with the necessary bush fire protection measures.
- You should also look at upgrading the protection of your property from bush fire, especially if the dwelling has not been constructed with bush fire protection measures incorporated into its design. To check what you could do to improve your property, download the Building Best Practice Guide <[https://www.rfs.nsw.gov.au/\\_data/assets/pdf\\_file/0018/4365/Building-Best-Practice-Guide.pdf](https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0018/4365/Building-Best-Practice-Guide.pdf)>.

It's a fact. If you and your home are well prepared, you stand a better chance of surviving a bush fire. For more information on preparing your home visit our Plan and prepare section <<https://www.rfs.nsw.gov.au/plan-and-prepare>>.

### Planning development on your property?

Any proposed development upon the property will be required to comply with Planning for Bush Fire Protection for new works.

More information is available in our building in a bush fire area <<https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area>> section including information on types of development, legal obligations, bush fire protection measures and how to get further assistance.

---

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

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

[New Search](#)
[Print](#)