

Offset Options for Lot 10 Gilbert Corey Drive, South West
Rocks

Prepared for Hunter Watt Projects Pty Ltd

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Littoria Pty Ltd t/as ecobiological
Offices in Newcastle NSW & Mackay QLD
1300 881 869

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Draft Report

Prepared for Hunter Watt Pty Ltd

Approved By

Approved By

Position

Position

Date

Date

This report was prepared for the sole use of the proponents, their agents and any regulatory agencies involved in the development application approval process. It should not be otherwise referenced without permission.

Document Control

Version	Date	Prepared By	Reviewed By
01	28/06/12	LF	DPaull



T | 1300 881 869 F | 1300 881 035
P | PO Box 585, Warners Bay NSW 2282
A | 64 Medcalf Street, Warners Bay NSW 2282
ABN 74 114 440 041

www.ecobiological.com.au



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1. Introduction

1.1. Scope

ecobiological was commissioned by Hunter Watt Projects Pty Ltd to review offset options for the development of Lot 10, Gilbert Corey Drive, South West Rocks, NSW. Parameters for the scope of the land search was guided by the BioBanking Assessment Methodology (Seidel and Briggs 2009).

1.2. Regional Context

The South West Rocks area is located in the Kempsey LGA and is part of the MacLeay Hastings sub-region of the Northern Rivers CMA. The subject itself straddles two Mitchell landscapes, the Ingalba Coastal Hills and the Manning-Macleay Coastal Alluvial Plain, neither of which are considered to be over-cleared landscapes. **Figure 1** shows the subject site in relation to the region.

1.3. Subject Site

The subject site is located on the north coast of NSW approximately 28 km north east of Kempsey, in the Kempsey Shire Council Local Government Area (LGA). This land is currently zoned 1 (d) Rural Investigation in the Kempsey Local Environmental Plan (LEP) 1987. The subject site is 40 ha in area. Residential developments are located to the east and west, with large adjoining areas of natural vegetation located to the north and south on privately owned land. The closest conservation reserve is Hat Head National Park, which stretches along the coastline to the south east of the property. The Macleay River and associated tributaries are also located nearby to the south and west.

1.4. Project Description

ecobiological has been commissioned to undertake an assessment of suitable offset properties within the prescribed regions (CMA database) that potentially could be used to offset vegetation that will need to be removed from a residential subdivision proposed at Lot 10, Gilbert Corey Drive, South West Rocks, NSW.

1.5. Required Vegetation Attributes

Four natural vegetation communities were identified as occurring within the subject site (**ecobiological**, 2010). These include:

- Paperbark Swamp Forest;
- Swamp Mahogany Swamp Forest;
- Scribbly Gum – Red Bloodwood Forest (including one variant); and
- Wet Heathland.

Of these communities, the Wet Heathland and Scribbly Gum – Red Bloodwood Forest communities required offsets and were the two vegetation formations targeted in this study.



Figure 1 - Locality Map

Legend

- | | |
|---|--|
| Development Site | Major roads |
| Forests NSW | Minor roads |
| National Parks | Waterways |



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Map Projection:

GDA 1994 MGA Zone 56

Data Sources:

LPMA - 2011
OEH - 2012
ecobiological - 2011

Project Ref: 376-1051

Plot Date: 2/07/2012 11:26

Revision: 001 (gayle j)

Disclaimer: This is not an official or a legal map, but is for informational use only. All data was compiled from the best sources available. All boundaries, scale and geographic points are approximate.



2. Methods

Suitable offset sites within the wider region were identified using ARCGIS software. The following methods outline the steps involved with identifying properties that meet the criteria needed for an offset:

1. Clip 'Vegetation Map for the Northern Rivers CMA VIS_ID 524' to include only polygons which occurs within the following CMA Sub-regions:
 - Clarence Lowlands;
 - Richmond - Tweed (Qld - Scenic Rim);
 - Macleay Hastings; and
 - Coffs Coast & Escarpment.
2. Extract eligible vegetation communities and merge polygons based on potential offset communities below:
 - **Suitable for offset of Scribbly Gum Bloodwood Heathy Forest:**
 - Coast Range Spotted Gum-Blackbutt;
 - Coastal Pink Bloodwood;
 - Coastal Sands Blackbutt;
 - Dry Heathy Blackbutt-Bloodwood;
 - Dry Heathy Sandstone Blackbutt;
 - Heathy Scribbly Gum;
 - Low Relief Coastal Blackbutt;
 - Lowlands Scribbly Gum; and
 - Needlebark Stringybark-Large Fruited Blackbutt.
 - **Suitable for offset of Wet Heathland:**
 - Wet Heath.
3. Exclude polygons occurring over:
 - National Parks; and
 - Forests NSW.
4. Perform a 'Union' operation to split vegetation polygons by cadastral boundaries and join cadastral data to vegetation community data.
5. Exclude isolated vegetation patches less than 100 ha.
6. Assign patch numbers to groups of adjoining polygons.
7. Assign a priority to each polygon based on the following criteria:
 - 1 – Single polygon >100ha within a single lot/DP



- **2** – Multi-part polygon totalling >100ha within a single lot/DP
- **3** – Polygon <100ha adjoining a **1** or **2**
- **4** – Polygon <100ha adjoining other **4** polygons which total >100ha
- **5** – Polygons of unknown tenure (including Crown Lands)
- **N** – Added to Priority (i.e. **1N**) if adjoining National Park (directly or indirectly)

8. Perform title searches on all **1** and **2** priority polygons to confirm tenure. Exclude:
- Nature Conservation Trust titles; and
 - Titles which are subject to Aboriginal Land Claim (there are no such claims).



3. Results

A total of 33 potential sites are considered suitable offset sites. 26 sites match the Scribbly Gum community and seven match the Wet Heath community. **Table 1** provides details of each property. **Figure 2** shows identified properties located to the north of the subject site and **Figure 3** shows suitable properties to the south and surrounding the subject site.

Table 1: Potential offset sites throughout eastern NSW.

Map Label	Area (ha)	Address	LGA	Lot/Sec/DP	Tenure
Scribbly Gum					
1	366	Mororo Road, Mororo 2469	Clarence Valley	9 / /DP751367	Freehold
2	111	Tabbimoble 2463	Richmond Valley	86 / /DP755614	Freehold
3	170	Crisp Drive, Ashby Heights 2463	Clarence Valley	86 / /DP1077709	Freehold
4	190	South Kempsey 2440	Kempsey	56 / /DP1165099	NSW RTA
7	142	The Gap Road St, The Gap	Richmond Valley	72 / /DP755614	Freehold
8	330	38 Crisp Drive Ashby Heights 2463	Clarence Valley	70 / /DP1000788	Freehold
10	249	4905 Pacific Highway Halfway Creek 2460	Clarence Valley	4 / /DP632954	Freehold
11	294	Pinnacles Road The Pinnacles 2460	Clarence Valley	371 / /DP1071419	Freehold
12	253	352 Burrawan Forest Drive Lake Innes 2446	Port Macquarie-Hastings	3 / /DP789114	Freehold
14	152	Benauds Road Bora Ridge 2471	Richmond Valley	24 / /DP805660	Council
15	111	The Gap Road St The Gap	Richmond Valley	24 / /DP755614	Freehold
16	113	100 Dilkoon Road Dilkoon 2460	Clarence Valley	237 / /DP751386	Freehold
17	136	Tullymorgan Jacky Bulbin Road Mororo 2469	Clarence Valley	2 / /DP1055044	Freehold
18	302	7620 Pacific Highway Tabbimoble 2463	Richmond Valley	10 / /DP1166109	Freehold
19	147	15 Myall Creek Road Coraki 2471	Richmond Valley	2 / /DP716172	Freehold
20	271	Bungawalbin Whiporie Road Bungawalbin 2469	Richmond Valley	193 / /DP755603	Freehold
21	117	Lewis Lane Woombah 2469	Clarence Valley	193 / /DP751394	Freehold
22	259	41 West Lanitza Road Lanitza 2460	Clarence Valley	165 / /DP789434	Freehold
23	108	Ivers Road Kew 2439	Port Macquarie-Hastings	162 / /DP754405	Freehold
Map Label	Area (ha)	Address	LGA	Lot/Sec/DP	Tenure
24	107	130 South West Rocks Road Kundabung 2441	Kempsey	16 / /DP664420	Freehold
26	204	Pacific Highway Halfway Creek 2460	Clarence Valley	13 / /DP879175	Freehold
27	99	Ocean Drive Grants Beach	Port Macquarie-Hastings	101 / /DP754444	Freehold
28	121	31 The Ruins Way St Thrumster 2444	Port Macquarie-Hastings	3 / /DP1102657	Freehold



29	296	Beranghi Road Crescent Head 2440	Kempsey	1 / /DP196559	Freehold
30	617	Pacific Highway Jacky Bulbin	Clarence Valley	1 / /DP1055044	Freehold
31	713	116 Clifden Road Clifden 2460	Clarence Valley	39 / /DP830586	Freehold
Wet Heath					
28	6.9	31 The Ruins Way St Thrumster 2444	Port Macquarie-Hastings	3/ / DP1102657	Freehold
25	110.8	Airport Memorial Drive Evans Head 2473	Richmond Valley	141 / /DP1067639	Council
13	295.7	37 Old Bagotville Road Wardell 2477	Ballina	268 / /DP727428	Jali local aboriginal land council
9	109.2	660 Avenue Road Lavadia 2462	Clarence Valley	4 / /DP877099	Freehold
6	127.5	100 Dilkoon Road Dilkoon 2460	Clarence Valley	75 / /DP751386	Freehold
5	180.5	Bagotville Road Meerschaum Vale 2477	Ballina	8 / /DP794197	Freehold
3	1.9	Crisp Drive Ashby Heights 2463	Clarence Valley	86 / /DP1077709	Freehold



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Figure 1B - Potential Offset Sites (South)

Legend

	Eligible CMA Sub-region	Potential Offset
	National Park	 Scribbly Gum Bloodwood Healthy Forest
	Development Site	 Wet Heathland
		High Priority



Map Projection:
GDA 1994 RTA Lambert

Data Sources:
UPMA - 2011
OEH - 2011
ecobiological - 2011

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4. Conclusions

A total of 33 properties that represent suitable offset sites were identified during searches by ecobiological. 26 properties were representative of a Scribbly Gum community and seven properties were representative of a wet heath community.



Appendix 1: Contributions and Qualifications of Ecobiological Staff

Name	Qualification	Title	Contribution
David Paull	M. Sc.	Senior Ecologist	Report review
Luke Foster	M. Env Sc. B. Env Sc	Ecologist	Report writing
Gayle Joyce	B. Sc	GIS officer	GIS analysis