

Planning Proposal

Rural Residential Expansion, Richmond Hill Road, Richmond Hill.

22 March 2016



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Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to enable large lot residential development on 379A and 387 Richmond Hill Road, Richmond Hill (Lot 1 DP 254131 and Lot 2 DP 1182633).

This objective will be achieved through an amendment to Lismore LEP 2012, specifically the maps for land use zones, minimum lot size and height of buildings. The proposed new LEP maps are included in Attachment 1.

Site Context and Setting

The Planning Proposal applies to 379A and 387 Richmond Hill Road, Richmond Hill (Lot 1 DP 254131 and Lot 2 DP 1182633). The combined area of the two lots is approximately 18.85 hectares. Lot 1 is a closed road of approximately 0.77 hectares and is mostly open grassland with scattered camphor laurel and dry rainforest trees. Lot 2 is a split lot with a small piece (3.45 hectares) located east of Richmond Hill Road and a larger piece (14.5 hectares) located west of Richmond Hill Road. The western part of Lot 2 is mostly open grassland with scattered camphor laurel trees, a farm dam and two small wet steep sided gullies. The eastern side is similar but contains some steep land over 25% slope. A single dwelling and associated sheds is located on Lot 2 on the western side. No dwellings or structures exist on Lot 2 on the eastern side. No dwellings or structures exist on Lot 1 but it does contain a small farm dam and pump. Figure 1 shows the site location and constraints of the land.

Lot 1 and the western part of Lot 2 are currently zoned RU1 Primary Production. The eastern part of Lot 2 is currently zoned R5 Large Lot Residential. Figure 2 is the existing Zone Map for the subject land. There is currently no Height of Building control that applies to RU1 zoned land. The current Minimum Lot Size for RU1 land is 40 hectares. The existing R5 zoned land has a Minimum Lot Size of 2 hectares and a Height of Building control of 8.5 metres.

Surrounding land is generally zoned and subdivided for rural residential purposes with a prevailing lot size of about 4000 m². Land immediately to the south of Lot 2 (west side) contains a small Macadamia plantation (about 3 hectares in size) but this is being grown on land zoned R5. Council is currently dealing with an application to remove the plantation and subdivide this land into rural residential lots. The only land in this locality not zoned R5 is the RU1 land immediately to the west of the subject land. This land is part of a larger area of open grazing land. Beyond this land to the west is the R1 General Residential zone which is a new residential area known as “Pineapple Road Urban Release Area”.



Figure 1: 379A and 387 Richmond Hill Road, Richmond Hill (Lot 1 DP 254131 and Lot 2 DP 1182633) showing context and constraints of the subject land.

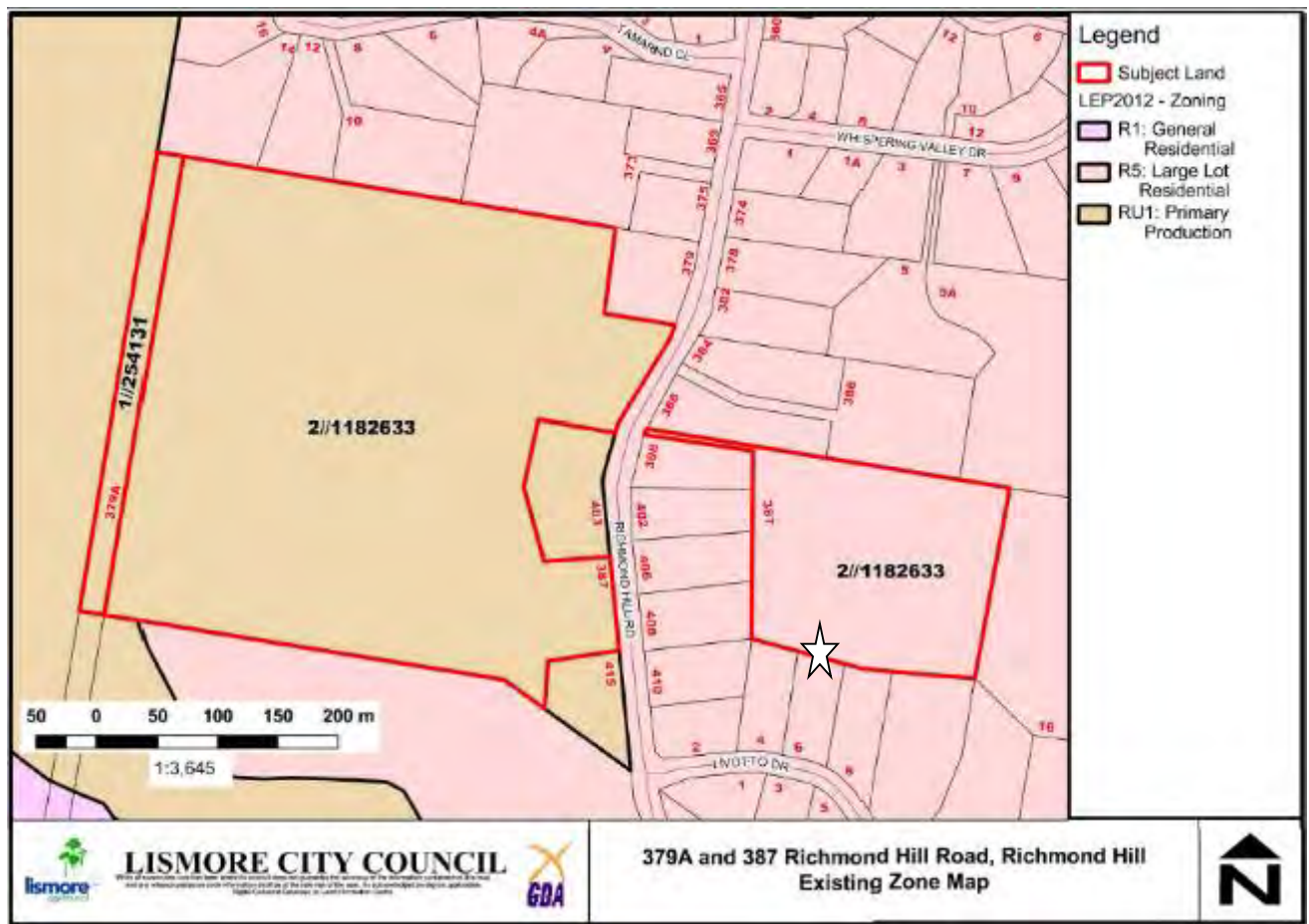


Figure 2: Lismore LEP 2012 – Current zone part RU1 Primary Production and part R5 Large Lot Residential

Part 2 – Explanation of Provisions

It is proposed that Lismore Local Environmental Plan 2012 be amended as follows:

- Amend the Land Zoning Map to change part of the subject land from RU1 Primary Production to R5 Large Lot Residential;
- Amend the Minimum Lot Size Map to change part of the subject land from 40 hectares to 2500 m²;
- Amend the Minimum Lot Size Map to change part of the subject land from 2 hectares to 3 hectares;
- Amend the Height of Building map to change part of the subject land from no maximum building height to a building height of 8.5 metres.

Changing the land use zone for part of the site to R5 Large Lot Residential in conjunction with reducing the Minimum Lot Size will allow subdivision into rural residential lots, each of which can be used for a dwelling. The applicant estimates that the Torrens Title subdivision of the subject land would yield approximately 30 lots on the western side of Richmond Hill Road; however, the actual number of lots will only be determined following a more detailed assessment of site constraints post Gateway determination. No further subdivision will be possible on the eastern side of Richmond Hill Road and the existing small piece will be used for one dwelling. The amendment to the lot size map for this portion of the land will more closely reflect site constraints depicted on Figure 1 above.

Part 3 – Justification

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

The Lismore Growth Management Strategy (GMS) 2015-2035 clearly identifies the subject land on Map 28 “Richmond Hill – Potential Large Lot Residential”. It states on page 88, *“The rezoning of identified village and large lot residential expansion areas will occur by way of landowner initiated planning proposals.”* The Lismore Growth Management Strategy 2015-2035 was adopted by Lismore City Council on 12 May 2015. It was conditionally approved by the Department of Planning and Environment on 11 August 2015. It replaces the Lismore Rural Housing Strategy 2002 in which the subject land was also identified.

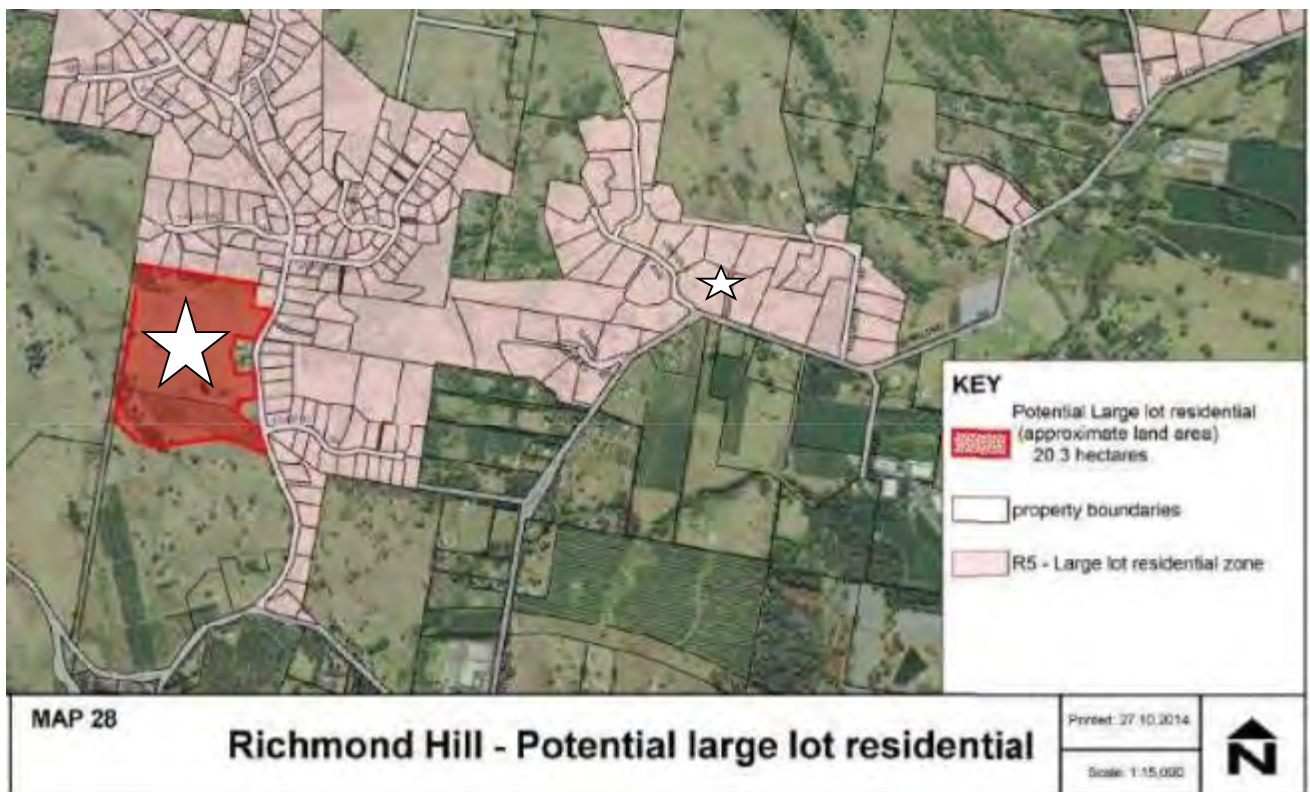


Figure 3: Map 28 from Lismore GMS 2015-2035 – star denotes subject site

It should be noted that Lot 1 DP 254131 is a narrow ex road reserve. It is not actually identified in the Lismore GMS. However, it is only 0.77 hectares (approximately), abuts the western edge of Lot 2 DP 1182633 and is a logical part of the Planning Proposal. Only part of Lot 1 is proposed to be zoned R5 Large Lot Residential (less than half) and its inclusion is of minor significance.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

In order to increase the supply of rural residential land in accordance with Lismore GMS 2015-2035 Council needs to amend its LEP in response to appropriate landowner initiated planning proposals. There is no other way to achieve this.

Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The Far North Coast Regional Strategy (FNCRS) is the overarching framework for the management of growth for the Far North Coast. The FNCRS identifies and promotes a settlement pattern that protects environmental values and natural resources while utilising and developing the existing network of major urban centres, reinforcing village character and requiring efficient use of existing services and major transport routes. The FNCRS does not identify the subject land as a proposed future urban release area.

In relation to rural settlement in non-coastal areas (all of Lismore LGA), the FNCRS states that it should occur in accordance with existing local growth management strategies agreed to by the Department (pages 28 and 30). The rural settlement that arises from this Planning Proposal will be consistent with the local growth management strategy other than the inclusion of the ex-road reserve described as Lot 1 DP 254131. Lot 1 is only 0.77 hectares in area and forms a logical part of the subject land. Only part of it is proposed to be zoned R5 Large Lot Residential (less than half). Its inclusion in the Planning Proposal is of minor significance and is justifiable in the circumstances. It does not warrant an assessment against the Sustainability Criteria in the FNCRS because it is not being promoted as a “stand alone” rural residential area and will not add significantly to the yield of the Planning Proposal.

In March 2016 DPE released the draft North Coast Regional Plan (NCRP) for public comment (until June 2016). The Urban Growth Area maps in this document do not show the subject land as being suitable for urban development or within a priority land release area, so in that regard, it is consistent. In relation to rural residential development the NCRP states that:

“The NSW Government will require that land is only zoned for future rural residential development if it is consistent with a strategy that is agreed between council and the Department of Planning and Environment; and consistent with the Settlement Planning Guidelines (2007).”

This Planning Proposal is substantially consistent with the GMS agreed to by DPE in August 2015. The GMS is consistent with the *Settlement Planning Guidelines* (2007). Accordingly, this Planning Proposal is consistent with the draft North Coast Regional Plan.

Q4. Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

The Lismore Growth Management Strategy 2015-2035 was adopted by Lismore City Council on 12 May 2015. It was conditionally approved by the Department of Planning and Environment on 11 August 2015. This Planning Proposal is consistent with that strategy other than the inclusion of the ex-road reserve described as Lot 1 DP 254131. Lot 1 is only 0.77 hectares in area and forms a logical part of the subject land. Only part of it is proposed to be zoned R5 Large Lot Residential (less than half). Its inclusion in the Planning Proposal is of minor significance and is justifiable in the circumstances.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with applicable State Environmental Planning Policies (SEPPs) or if there is an inconsistency it can be justified. Studies supplied prior to public exhibition will be required to establish if the Planning Proposal can be assessed as consistent or further justify any inconsistency. Refer to the checklist against these SEPPs provided as Table 1.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

The Planning Proposal is consistent with most Section 117 Directions. Where inconsistencies occur, they can be justified given the early stage of the Planning Proposal. Studies supplied prior to public exhibition will be required to establish if the Planning Proposal can be assessed as consistent or further justify any inconsistency. Refer to the checklist against these Directions provided as Table 2.

Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

An ecological assessment has been undertaken for the subject land by the landowner's consultant (February 2016 – see Attachment 2). This assessment found that the subject land has limited ecological values. No threatened fauna were identified on the site. There is no evidence of Koalas using the site even though there is a small patch of Forest Red Gum on the northern boundary of Lot 2 (western part).

A small patch of Lowland Rainforest EEC is located partly on Lot 2 (western part) and partly on Lot 1 in the far south western corner of the subject land. Although it is quite small it is worth retaining and would fit in well with a riparian rainforest restoration corridor proposed on neighbouring land to the west as part of the Pineapple Road Urban Release Area.

The vulnerable plant Hairy Joint Grass was located on the edge of drainage lines in amongst taller wet grassland. These areas are currently grazed regularly and slashed periodically.

Using the vegetation community mapping provided by the applicant (in conjunction with the contour mapping of the site) it is possible to identify three locations where the land should not be zoned R5 Large Lot Residential. Retaining these areas as RU1 Primary Production will not ensure they are protected, but will assist in minimising pressure for rural residential use. These areas all have a history of grazing beef cattle over the last two years. This makes it difficult to meet the DPE requirement that the absence of agriculture is a requirement when applying either an E2 or E3 zone on this land. To avoid unnecessary controversy it is sufficient to leave these areas where the EEC and Hairy Joint Grass are found in the RU1 Primary Production zone until Council establishes a clear position on how it will apply these zones in these circumstances. In each case the land is affected by slopes and drainage that make it unsuitable for rural dwellings.

The ecological assessment is adequate to allow the planning proposal to proceed to public exhibition and no further assessment is required at this stage.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Parts of the subject land are mapped as bush fire prone. A bushfire hazard assessment has not been prepared. Given the neighbouring land uses, absence of substantial sclerophyll forest and site topography it is likely that dwellings will be able to be located and constructed to comply with Planning for Bushfire Protection provisions. However, a study that demonstrates this will be required before that Planning Proposal can be exhibited and before consultation with the Rural Fire Service.

No part of the site is identified as State or regionally significant agricultural land under the Farmland Mapping Project. The nearby macadamia plantation is about to be removed and the land subdivided into rural residential lots. Rural industry conflicts are not anticipated with the low-key agriculture (mostly grazing) that is undertaken to the west of the subject land. Notwithstanding, it is appropriate that a Land Use Conflict Risk Assessment be undertaken prior to public exhibition so that the potential interface with grazing on the western boundary can be addressed.

The site is not flood prone. It is located in the Wilson River drinking water catchment. Storm water controls and onsite effluent disposal will be important issues at the subdivision and dwelling stages of any future development. It is also be appropriate to establish riparian corridors for the gullies that occur on the western part of Lot 2.

Part of Lot 2 (east of Richmond Hill Road) is steep land with slopes over 25%. This land is already zoned R5 Large Lot Residential but not currently developed. Applying a 3 hectare Minimum Lot Size to this part of Lot 2 will provide for one dwelling and no further subdivision (the whole piece is only 3.45 hectares). It is appropriate that a geotechnical report be prepared at the development application stage as the lot is only capable of accommodating one dwelling.

The history of the site for grazing suggests a low probability that it will be contaminated from past land use. However, in order to comply with SEPP 55 it is appropriate that a preliminary contaminated land assessment report be prepared prior to public exhibition so this issue can be addressed.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Lismore Council has used its Lismore Growth Management Strategy 2015-2035 to focus future rural residential development within a 2 km range of small villages, 4 km of larger centres and as in fill areas in existing rural residential locations. This will ensure that new residents can connect with existing social and community services such as halls, schools and local shops. The subject land is a logical infill addition to zoned rural residential land. It is approximately 2.5 km from the Richmond Hill Community Centre and Pre-school. It is also approximately 2.5 km from the Goonellabah shops and services. Overall, no adverse social or economic impacts are predicted as a result of this Planning Proposal a social impact assessment is not warranted.

The applicant has not supplied a European and Aboriginal cultural heritage assessment for the subject land. The site does not contain registered sites or places listed on AHIMs and no obvious features such as dry stone walls. However, it is appropriate that a European and Aboriginal cultural heritage assessment be prepared prior to public exhibition so this issue can be addressed. Consultation with the Ngulingah LALC will also be required.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

A detailed traffic assessment has not been included with the Planning Proposal. Richmond Hill Road is classified as Sub Arterial road. It is constructed to a six (6) metre wide bitumen sealed standard and carries 2,547 vehicles per day (2013). It is estimated to operate a level of service “B”. The Richmond Hill Road/ Bruxner Highway intersection currently experiences significant delays and operates at a much lower level of service. Council and the RMS have concerns about any reduction in the level of service and any increased risks for vehicles using the intersection. Typically a development of this type is likely to add a further 200 vehicles per day to Richmond Hill Road (based on an estimated 30 lots). An 8% increase in traffic could have a significant impact on the operation and safety of this intersection. For this reason a detailed traffic assessment for this intersection is required prior to finalising the Planning proposal. Consultation with Roads and Maritime Services in relation to the Richmond Hill Road and Bruxner Highway intersection is also required.

Reticulated water is available to the site though augmentation and capacity in local reservoirs needs to be confirmed. Use of rainwater tanks is possible if reticulated water is not feasible. On-site wastewater management is anticipated as has been the situation with neighbouring large lot subdivision. A wastewater management study should be conducted to demonstrate that it is feasible to service the proposed development with on-site sewage management systems. This will be required prior to public exhibition. Council will require stormwater to be addressed as a design issue at the subdivision stage.

A section 94 contributions plan for Lismore LGA was adopted by Council in 2014 and is available on its web site. Contributions for public infrastructure will apply to new rural dwellings and new rural lots.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Commonwealth public authorities have not been formally involved in this particular Planning Proposal as it is yet to receive a Gateway Determination. At this early stage it appears unlikely that there will be any issues of interest to Commonwealth authorities.

State authorities were consulted in the preparation of the Lismore Growth Management Strategy 2015-2035, and their views taken into account. This document was approved conditionally by the Department of Planning and Environment on 11 August 2015.

It is proposed that the authorities listed below are consulted in relation to this Planning Proposal, and that this consultation is undertaken concurrent with the public exhibition of the Planning Proposal:

- Roads and Maritime Services,
- Rural Fire Service,
- Department of Primary Industries,
- Office of Environment and Heritage,
- Department of Industry Resources and Energy.

The Planning Proposal will also be referred to Rous Water for comment on matters connected to water supply and the site's location in a Drinking Water Catchment.

Part 4 – Mapping

It is proposed to rezone part of the subject land to R5 Large Lot Residential. The R5 area will be subject to a Minimum Lot Size of 2500 m² (western part) and 3 hectares (eastern part) and a maximum building height of 8.5 metres.

This will be achieved by amending Lismore LEP 2012 map sheets:

LZN_005

LSZ_005

HOB_005

Attachment 1 contains the proposed LEP Maps.

Part 5 – Community Consultation

Council will commence community consultation post-Gateway Determination and when additional studies have been undertaken and supplied to Council. For the purposes of public notification, Council considers that a twenty-eight (28) day public exhibition period is appropriate.

Notification of the exhibited Planning Proposal will include:

- A newspaper advertisement (Local Matters) that circulates in the area affected by the Planning Proposal,
- The web site of Lismore City Council and the Department of Planning and Environment,
- Letter to adjoining land holders,
- Letter to the Ngulingah LALC.

The written notice will:

- Provide a brief description of the objectives or intended outcomes of the Planning Proposal,
- Indicate the land that is the subject of the Planning Proposal,
- State where and when the Planning Proposal can be inspected,
- Provide detail that will enable members of the community to make a submission.

Exhibition Material:

- The Planning Proposal, in the form approved for community consultation by the Director General of the Department of Planning and Environment,
- The Gateway Determination,
- All studies relevant to the site and the Planning Proposal.

The Gateway Determination will confirm the public consultation requirements.

Part 6 – Project Timeline

- Report to Council – **12 April 2016**.
- Gateway determination issued **May 2016**.
- Anticipate that additional studies will be required. These will need to be prepared by the applicant and submitted to Council – **June 2016**
- Timeframe for government agency consultation and public consultation – **July 2016**.
- Timeframe for consideration of submissions – **August 2016**.
- Timeframe for consideration of the Planning Proposal, post-exhibition, by Council – **September 2016**.
- Date of submission to the Department to finalise the LEP – **September 2016**.
- Anticipated date for plan making – **November 2016**.

Conclusion

This Planning Proposal seeks to amend Lismore LEP 2012 to permit rural residential subdivision of Lot 1 DP 254131 and Lot 2 DP 1182633 Richmond Hill Road, Richmond Hill. The preferred method to achieve this will be to amend the zone map to apply a R5 Large Lot Residential zone to part of the subject land. The proposed R5 land will also be subject to a Minimum Lot Size of 2500 m² (west of Richmond Hill Road) or 3 hectares (east of Richmond Hill Road) and a maximum building height of 8.5 metres.

The Planning Proposal is a result of the Lismore Growth Management Strategy 2015-2035, which has been endorsed by Council and the Department of Planning and Environment. The Lismore Growth Management Strategy 2015-2035 was underpinned by extensive work and wide community and agency consultation. This work remains current and relevant to the Planning Proposal. The applicant will have to supply further studies addressing:

- Bushfire hazards,
- Land contamination,
- Wastewater management,
- European and Aboriginal heritage assessment, and
- Traffic impact assessment.

An assessment of the Planning Proposal indicates that it is generally consistent (or justifiably inconsistent) with relevant SEPPs. It is also consistent with most of the relevant s117 Directions and where inconsistencies occur they can be justified. It is consistent with the Far North Coast Regional Strategy and the draft North Coast Regional Plan.

There is sufficient information to enable Council to support the Planning Proposal and forward it to the Department of Planning and Environment for its consideration and Gateway Determination.

TABLE 1 – COMPLIANCE WITH STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy	Requirements	Compliance
SEPP 44 – Koala Habitat Protection	3 Aims, objectives etc (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones. 16 Preparation of local environmental studies The Director General may require that potential or core koala habitat not proposed for environmental protection zoning is the subject of an environmental study.	Consistent. The mapping of ecologically sensitive areas for the Lismore Growth Management Strategy 2015-2035 excluded significant koala habitat from areas mapped as potential rural land sharing communities. The forest vegetation on the subject land has been assessed as containing one small area of Forest Red Gum but there is no evidence of this being used by Koalas. There is no core Koala habitat on the site. The Forest Red Gum area will not be included in an R5 zone in any case. The Planning Proposal is consistent with the aims and objectives of SEPP 44.
SEPP 55 – Remediation of Land	6 Contamination and remediation to be considered in zoning or rezoning proposal. Council is required to consider whether the land is contaminated when rezoning for residential development.	Inconsistent. A preliminary contaminated land assessment has not yet been undertaken. Although the site has no history of land contamination from past uses it is still not consistent with SEPP 55. As part of any Gateway Determination Council requires sufficient information to prove the site has no contamination or if it does it can be rehabilitated to an appropriate standard. This information will be required before the public exhibition takes place.
SEPP (Affordable Rental Housing) 2009	No specific requirement regarding rezoning land.	Consistent.
SEPP (Housing for Seniors or People with a Disability) 2004	No specific requirement regarding rezoning land.	Consistent.
SEPP (Infrastructure) 2007	No specific requirement regarding rezoning land.	Consistent.
SEPP (Rural Lands) 2008	2 Aims of Policy The aims of this Policy are as follows: (a) orderly and economic use and development of rural lands, (b) regard to Rural Planning Principles and the Rural Subdivision Principles, (c) to implement measures designed to reduce land use conflicts, (d) to identify State significant agricultural land, (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.	Consistent. No state or regionally significant agricultural land occurs on the subject land. The site is currently used for cattle grazing. Agriculture in the locality is limited to small scale cattle grazing. Most of the surrounding land is already zoned and used for rural residential living. There is a low probability that additional rural residential dwellings will have a significant impact on rural land or exacerbate the likelihood of conflict given the infill nature of this proposal. The Planning Proposal is consistent with the Rural Planning Principles in

State Environmental Planning Policy	Requirements	Compliance
		clause 7 of the Rural Lands SEPP because: - the proposed use is of benefit to the Lismore LGA economy and will not reduce significantly the current and potential productive and sustainable economic activities in rural areas, - it balances the social, economic and environmental interests of the community and - it is consistent with the Far North Coast Regional Strategy as well as the Lismore Growth Management Strategy. The land is not identified in the biophysical strategic agricultural land (BSAL) mapping for Lismore LGA. The planning proposal is consistent with the SEPP. Because there is going to be a rural / rural residential interface on the western edge of the subject land, a Land Use Conflict Risk Assessment is required as part of any Gateway Determination to ensure conflict is avoided.

TABLE 2 – COMPLIANCE WITH SECTION 117 MINISTERIAL DIRECTIONS

Ministerial Directions	Requirements	Compliance
1 Employment and Resources		
1.1 Business and Industrial Zones	Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	Consistent. This Planning Proposal will not affect the boundaries or extent of business or industrial zones.
1.2 Rural Zones	A planning proposal must not rezone land from a rural zone to a residential zone unless it is justified under clause 5 of the Direction. Such justification includes the identification of the land in a strategy (local or regional).	Inconsistent. This Planning Proposal will rezone part of the subject land from RU1 to R5 Large Lot Residential. This will permit rural residential subdivision of the land down to lot sizes of 2500 m ² . This land is identified in the endorsed Lismore Growth Management Strategy 2015-2035 other than the inclusion of the ex-road reserve described as Lot 1 DP 254131. Lot 1 is only 0.77 hectares in area and forms a logical part of the subject land. Only part of it is proposed to be zoned R5 Large Lot Residential (less than half). Its inclusion in the Planning Proposal is of minor significance and is justifiable in the circumstances. The Planning Proposal is also consistent with the Far North Coast Regional Strategy 2006.
1.3 Mining, Petroleum Production and Extractive Industries	This Direction applies when the planning proposal has the effect of: (a) Prohibiting mining of coal or other minerals, production of petroleum, or winning or obtaining extractive materials; (b) Restricting the potential of State or regionally significant mineral resources.	Inconsistent. Mining or extractive industries will not be able to be carried out once the land is zoned R5. However, no State or regional extractive resources (or buffers) affect the subject land. It is a logical expansion / infill to an existing rural residential area, and there is minimal potential conflict with any future extraction sites in nearby land. It is a minor inconsistency and is justifiable as part of an agreed strategy.
1.4 Oyster Aquaculture	Not applicable.	Not applicable.
1.5 Rural Lands	The planning proposal must be consistent with the Rural Planning Principles listed in SEPP (Rural Lands) 2008 if it impacts on rural zoned land. Rural Planning Principles The Rural Planning Principles are as follows: (a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,	Consistent. The Planning Proposal will not reduce the current and potential productive rural activities in the Richmond Hill locality. It is consistent with the Rural Planning Principles listed in SEPP (Rural Lands) 2008. In preparing its growth management strategy Council has recognised the significant socio-economic benefits of rural land uses. No significant farm land will be lost as a result of this Planning Proposal.

Ministerial Directions	Requirements	Compliance
	(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. Rural Subdivision Principles The Rural Subdivision Principles are as follows: (a) the minimisation of rural land fragmentation, (b) the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses, (c) the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands, (d) the consideration of the natural and physical constraints and opportunities of land, (e) ensuring that planning for dwelling opportunities takes account of those constraints.	Council has identified natural resources, biodiversity, water resources and constrained land in mapping its preferred areas for future rural residential development. Yet it has also still provides for a reasonable supply of rural housing in a range of locations with adequate services and infrastructure. This Planning Proposal will make use of existing infrastructure and services, and will fit well with the Richmond Hill community. It is consistent with the endorsed Lismore Growth Management Strategy 2015-2035 and the Far North Coast Regional Strategy 2006. It is consistent with the Rural Subdivision Principles listed in SEPP (Rural Lands) 2008. By adopting a GMS Council has minimized the pressure for subdivision of other rural land by focusing smaller rural lots in appropriate locations. Land use conflicts are not anticipated but a land use conflict risk assessment will be undertaken to minimize the risk to neighboring rural land. The adoption of a comprehensive GMS that identifies this site is partly in response to existing holdings and surrounding land use. The work done in preparing the GMS includes assessment of the natural and physical constraints of land and this site is largely unconstrained. The studies undertaken to date in conjunction with a series of further studies prior to public exhibition will ensure dwelling opportunities reflect physical and natural constraints.
2 Environment and Heritage		

Ministerial Directions	Requirements	Compliance
2.1 Environment Protection Zones	The planning proposal must include provisions that facilitate protection of environmentally sensitive areas. Must not reduce protection standards for environment protection zones.	Consistent. The Planning Proposal will not remove any environment protection zones or reduce the environment protection standards that applies to the land. The subject land does not contain a small area of EEC (Lowland rainforest) and some patches of hairy Joint Grass. These areas will be excluded from the R5 zone and will remain RU1 Primary Production. It is not currently clear if they can be incorporated into an environment protection zone given the history of agriculture on the site.
2.2 Coastal Protection	Not applicable.	Not applicable.
2.3 Heritage Conservation	The planning proposal must incorporate provisions for conservation of European and Aboriginal heritage items or places.	Inconsistent. Lismore LEP 2012 already contains provisions for the protection of European and Aboriginal heritage items or places. No European or Aboriginal heritage is known to occur on the subject land. No sites, relics or places are registered on the AHIMS site for this land. However, there has not yet been any consultation with the Ngulingah LALC and the applicant has no yet undertaken a European and Aboriginal cultural heritage assessment. This will need to be undertaken prior to the public exhibition of the Planning Proposal. If any Aboriginal items or places are found to occur on this site at a later date, they will be protected by legislation unless the landowners obtain approval through an Aboriginal Heritage Impact Permit. The inconsistency is justifiable at this early stage in the process.
2.4 Recreation Vehicle Areas	Not applicable.	Not applicable.
3 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	The planning proposal must: (a) Broaden the choice of housing types and locations. (b) Make efficient use of existing infrastructure and services. (c) Reduce consumption of land. (d) Housing of good design. (e) Residential development not permitted until land is adequately serviced. (f) Not contain provisions that will reduce residential density.	Not applicable.
3.2 Caravan Parks and Manufactured Home Estates	Retain provisions that permit development of caravan parks.	Not applicable.

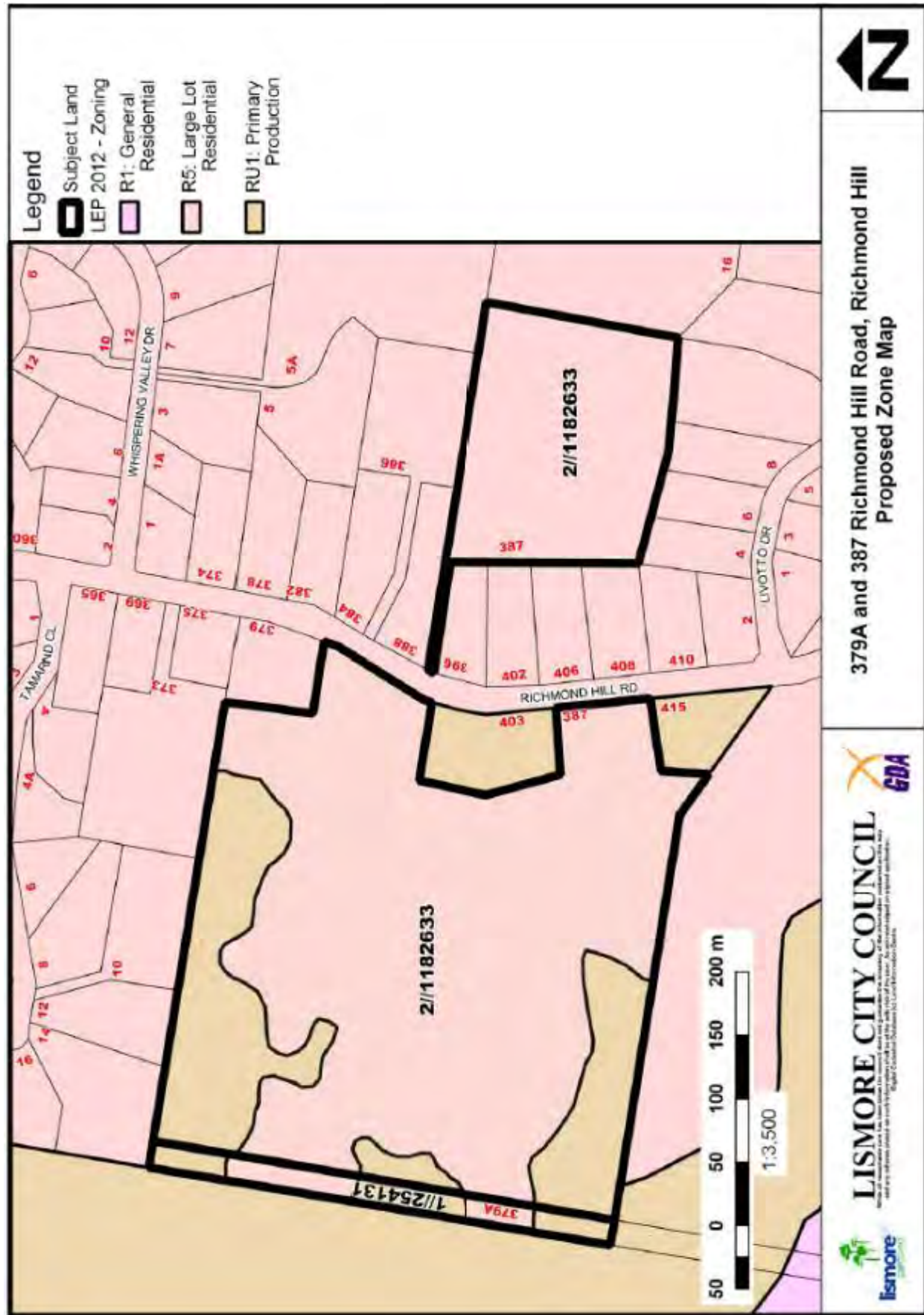
Ministerial Directions	Requirements	Compliance
3.3 Home Occupations	The planning proposal must permit home occupations in dwelling houses without development consent.	Not applicable.
3.4 Integrating Land Use and Transport	The planning proposal must give effect to and be consistent with the aims, objectives and principles of: <i>Improving Transport Choice</i> – Guidelines for planning and development (DUAP 2001), and <i>The Right Place for Business and Services</i> – Planning Policy (DUAP 2001) <i>Improving Transport Choice.</i> This policy aims to better integrate land use and transport planning and development, provide transport choice and manage travel demand to improve the environment, accessibility and livability, reduce growth in the number and length of private car journeys, make walking, cycling and public transport use more attractive. <i>The Right Place for Business and Services</i> This policy aims to encourage a network of vibrant, accessible mixed use centres which are closely aligned with and accessible by public transport, walking and cycling. Objectives include: (a) help reduce reliance on cars and moderate the demand for car travel (b) encourage multi-purpose trips (c) encourage people to travel on public transport, walk or cycle (d) provide people with equitable and efficient access (e) protect and maximise community investment in centres, and in transport infrastructure and facilities (f) foster growth, competition, innovation and investment confidence in centres.	Consistent. Even though it is in a semi-rural area the subject land is within a short drive of schools, halls, shops and other urban services (Goonellabah). Council selected this site in its GMS because it is effectively an infill area and this better integrates land use, transport and services. This Planning Proposal will reinforce the Richmond Hill rural residential area.
3.5 Development Near Licensed Aerodromes	The three objectives of this Direction are to: (a) ensure safe operations of aerodromes; (b) ensure operations are not compromised by development causing obstruction or hazard to flying aircraft; and	Consistent. The Planning Proposal is beyond the 4 km radius of the Lismore Airport that represents the area of concern for Obstacle Height Limitation. It is also well beyond the 20 and 25 or above ANEF contours.

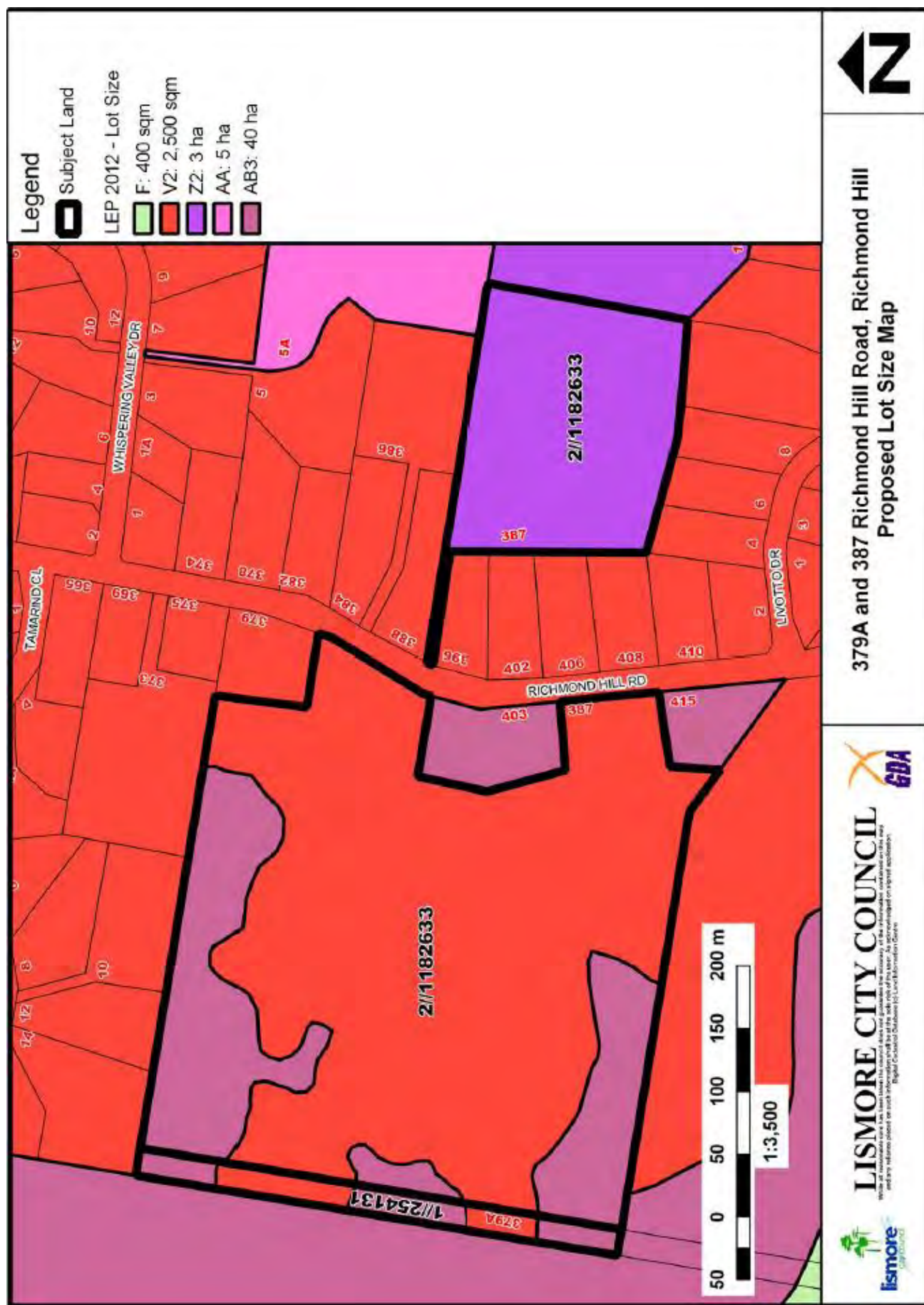
Ministerial Directions	Requirements	Compliance
	(c) ensure development for human occupation is not exposed to Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25 unless appropriate noise mitigation is proposed.	
3.6 Shooting Ranges	Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range that has the effect of permitting more intensive land uses in the area.	Consistent. Shooting ranges are located at Rifle Range Road, Tuncester and Wyrallah Road, Monaltrie. The subject land is not within the buffers to these two ranges.
4 Hazard and Risk		
4.1 Acid Sulfate Soils	Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps. A council shall not prepare a draft LEP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the council has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.	Consistent. LEP 2012 includes provisions for the management of acid sulfate soils. This Planning Proposal does not alter those provisions. The subject land is not affected by acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	Applies to mine subsidence areas. Applies to areas identified as unstable.	Not applicable. No steep, unstable or mine subsidence areas are included on the land proposed to be zoned R5.
4.3 Flood Prone Land	The objectives of this Direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Not applicable. None of the subject land is flood prone.
4.4 Planning for Bushfire Protection	A planning proposal in bushfire prone land: Is to be referred to the Commissioner of the NSW Rural Fire Service following receipt of a Gateway Determination prior to community consultation.	Inconsistent at this stage pending consultation with RFS. Some of the subject land is mapped as Vegetation Category 2. Some of the subject land is within a buffer to this vegetation category.

Ministerial Directions	Requirements	Compliance
	• Have regard to Planning for Bush Fire Protection 2006. • Restrict inappropriate development from hazardous areas. • Ensure bushfire hazard reduction is not prohibited within the APZ.	A bushfire hazard assessment has not been undertaken for the site. It will need to be undertaken before the Planning Proposal can be exhibited or referred to RFS.
5 Regional Planning		
5.1 Implementation of Regional Strategies	The planning proposal must be consistent with the Far North Coast Regional Strategy.	Consistent. The FNCRS requires that rural residential development should be consistent with an agreed local strategy. In this case the Planning Proposal affects a site specifically identified in the Lismore Growth Management Strategy 2015-2035, which was endorsed by DPE on 11 August 2015. That part of the subject land which was omitted from the Lismore GMS is a small ex road reserve on the western edge of the subject land. It is only 0.77 hectares in area and forms a logical part of the subject land. Less than half this area is proposed for inclusion in the R5 zone. Its inclusion in the Planning Proposal is of minor significance and is justifiable in the circumstances.
5.2 Sydney Drinking Water Catchments	Not applicable.	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	The three objectives of this Direction are to ensure the best agricultural land will be available for agriculture; to provide for certainty on the status of land and thereby assist with strategic planning; and to reduce conflict caused by urban encroachment into farming areas. The planning proposal must not rezone land mapped as State or regionally significant farmland under the Northern Rivers Farmland Protection Project. Justification for an inconsistency includes consistency with the Far North Coast Regional Strategy 2006 and identification of the land in a council strategy.	Consistent. None of the subject land is mapped as State or regionally significant farmland under the Northern Rivers Farmland Protection Project.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	Not applicable.
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	Not applicable.
6 Local Plan Making		
6.1 Approval and Referral Requirements	A planning proposal should not contain provisions requiring concurrence, consultation or	Consistent. No such provisions are proposed.

Ministerial Directions	Requirements	Compliance
	referral of a Minister or public authority without approval from the relevant Minister or public authority; and the Director General of DPE. Not identify development as designated development unless justified.	
6.2 Reserving Land for Public Purposes	A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without approval of the relevant public authority and the Director General of DPE.	Not applicable.
6.3 Site Specific Provisions	The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. A planning proposal to allow a particular land use must rezone the site to an existing zone that allows the land use, without additional development standards to those already in use in that zone.	Consistent. The Planning Proposal will include that part of the subject land that can be developed in a R5 Large Lot Residential zone.
7 Metropolitan Planning		
7.1 Implementation of the Metropolitan Strategy	Not applicable.	Not applicable.

ATTACHMENT 1: PLANNING PROPOSAL MAPS





ATTACHMENT 2: LANDOWNER'S ECOLOGICAL ASSESSMENT

Date: 17th February 2016
Our Ref: 14/117

General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Attention: Ms Paula Newman

Dear Sir,

**Re: Gateway Planning Proposal
Lot 2 DP 1182633 & Lot 1 DP 254131 379A & 387 Richmond Hill Road, Richmond Hill**

Further to Council's email of 19 January 2016, please find enclosed an ecological assessment completed by Blackwood Ecological Services (BES) for the subject land at 379A & 387 Richmond Hill Road, Richmond Hill.

BES has identified one threatened flora species, Hairy joint grass as illustrated in **Plate 1** below. No Threatened (TSC Act 1995, EPBC Act 1999) fauna species were recorded by BES during the site assessment. The Koala (Vulnerable, TSC Act 1995, EPBC Act 1999) was recorded along Richmond Hill Road in 2014 during the Pineapple Road Urban Release Area site assessment. A single scat was discovered beneath a Forest red gum tree located along Richmond Hill Road. No other scats were recorded beneath the Koala food trees located within the Urban Release Area indicating a possible low degree of reliance on the site.

BES has identified the subject site has limited habitat value for most fauna groups due to the extent of historical land clearing and disturbance. Seven young Forest red gum trees occur in the north-western corner of the subject site. Koala scat and scratch searches at each of these trees did not record any evidence of Koala use. This area coincides with an area mapped as Primary koala habitat in indicative mapping provided within the Comprehensive Koala Plan of Management for South-East Lismore (KPoM).

In reviewing the site, BES have recommended rezoning of the land should take into account the need to minimise potential future impacts on areas of *Lowland Rainforest* EEC and core areas of Hairy joint grass habitat in drainage lines.

In this regard, we note the Hairy joint grass primarily occurs within shallow grassy drainage lines and adjacent lower slopes currently subject to cattle grazing, occasional slashing and other agricultural practices. These areas are not suitable for future dwelling locations and wastewater management systems, hence the opportunity exists to rezone the watercourse areas where Hairy Joint grass is located with the exiting RU1 land zoning.

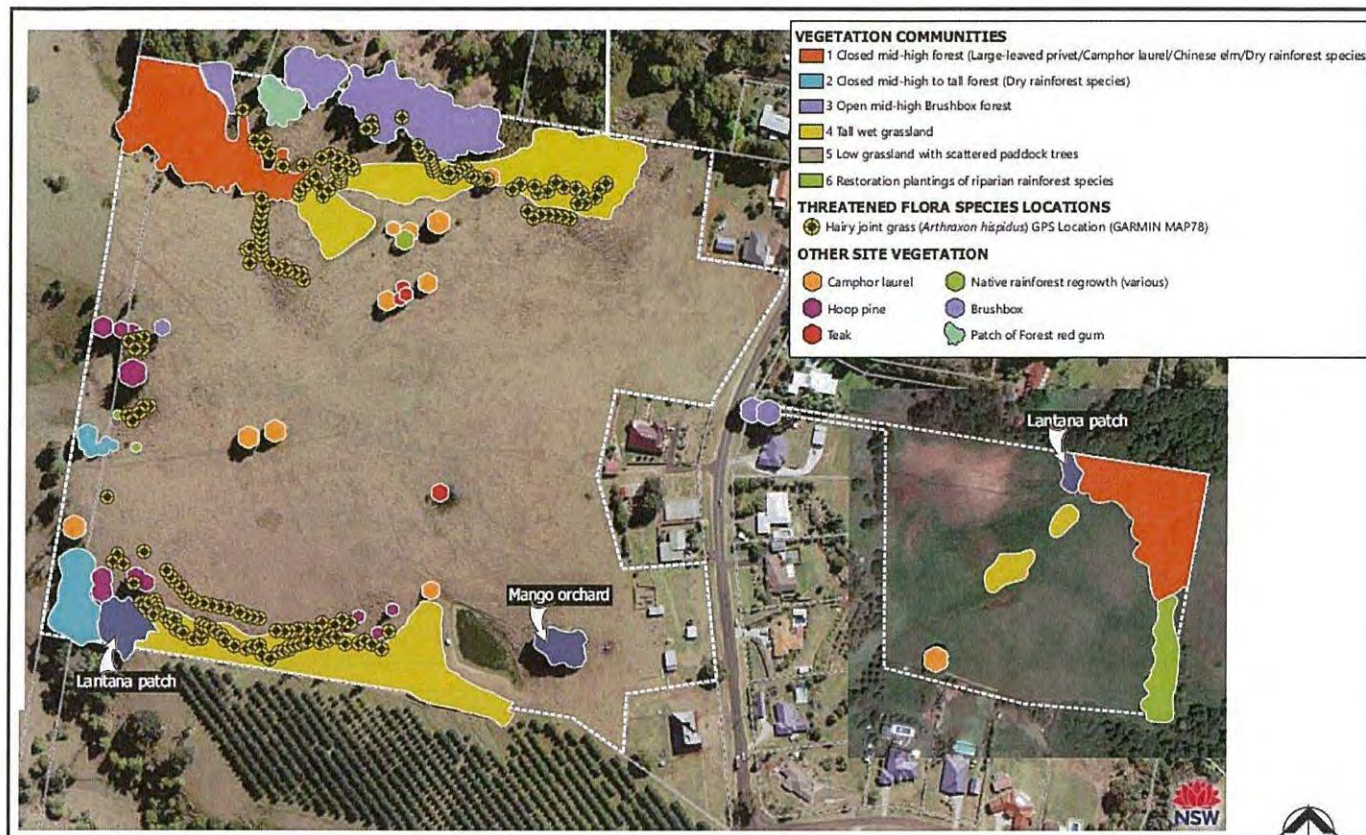


Plate 1: Vegetation mapping by BES (February 2016)

In addition to request for an ecological assessment, we also confirm the Planning Proposal relates to Lot 2 DP 1182633 & Lot 1 DP 254131, being 379A & 387 Richmond Hill Road, Richmond Hill. We have attached amended Plans 2 & 3 from the Planning Proposal to this letter for your records.

Should you have any questions regarding this matter, please do not hesitate contacting Damian Chapelle of this office.

Yours sincerely,

NEWTON DENNY CHAPELLE

Dan Chapelle

DAMIAN CHAPELLE

Town Planner. BTP. CPP.

BLACKWOOD ECOLOGICAL SERVICES



Ecological Assessment Proposed Rezoning Lot 1 DP 254131 & Lot 2 DP 1182633 Richmond Hill Road, Richmond Hill

A Report to Alf Livotto
February 2016



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Document Verification

Project Title:	Rezoning Lot 1 DP 254131 & Lot 2 DP 1182633 Richmond Hill – Ecological Assessment	
Project Number:	1604	
Project File Name:	Ecological Assessment Richmond Hill Rezoning.docx	
Revision	Date	Author:
Draft	15/02/16	Mark Free
Final	17/02/16	Mark Free

A handwritten signature in black ink, appearing to read 'Mark Free', is written over a horizontal line.

Blackwood Ecological Services
PO Box 336
BANGALOW NSW 2479
www.blackwoodecology.com.au



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1 INTRODUCTION

1.1 Background

Blackwood Ecological Services have been engaged by Alf Livotto to complete an Ecological Assessment for the proposed rezoning of land at Lot 1 DP 254131 and Lot 2 DP 1182633, Richmond Hill Road, Richmond Hill.

A Gateway Planning Proposal was prepared for the site by Newton Denny Chapelle in December 2015.

Blackwood Ecological Services completed an Ecological assessment of the Pineapple Road Urban Release Area in 2014. The Pineapple Road Urban Release Area is located to the immediate south and west of the site and consists of a series of land parcels totalling 210 hectares.

1.2 The Subject site

The Subject site refers to the area directly affected by the proposal. The Subject site for this study consists of two areas of land within Lot 1 DP 254131 and Lot 2 DP 1182633, Richmond Hill Road, Richmond Hill. The Subject site is located on either side of Richmond Hill Road with the majority of land occurring on a westerly facing slope of approximately 18ha and the remaining 3.45ha on the eastern side of the road and sloping to the east.

The site is located within the Lismore Koala Planning Area and assessment is to be undertaken in accordance with LCC's Comprehensive Koala Plan of Management (KPoM) for south-east Lismore.

FIGURE 1 shows the location of the Subject site. **FIGURE 2** shows an aerial view of the Subject site.

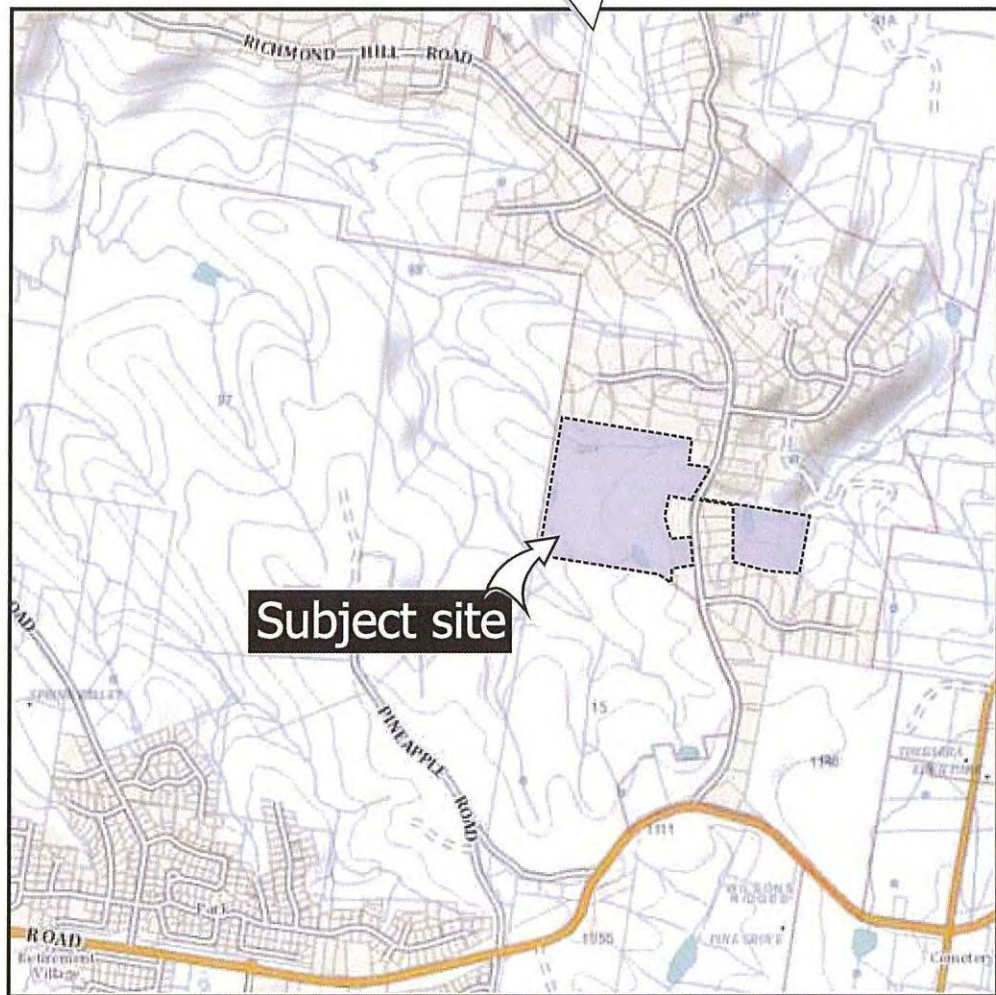
1.3 The Study area

The Study area refers to the Subject site together with any additional areas which are likely to be affected by the proposal, either directly or indirectly. The Study area in this case includes adjoining areas of land and vegetation. The area is characterised by mostly cleared agricultural land and orchards with some scattered patches of regrowth dry rainforest, regrowth dry sclerophyll forest and Camphor laurel. Several low order watercourses and associated gullies are also present. West of Richmond Hill Road, the Subject site drains to the north-west into Lagoon Creek, a tributary of the Wilsons River. East of Richmond Hill Road the site drains into tributaries of the Wilson River that join the main channel east of Boatharbour Nature Reserve.

The wider Study area is characterised by a mosaic of residential development, large rural blocks and agricultural land. Boatharbour Nature Reserve is located about 2.5km to the north-west of the Subject site. This nature reserve protects an area of about 24ha of riverine subtropical rainforest. The Wilsons River is located about 3km to the north of the site. The Wilsons River flows west through Lismore and then south into the Richmond River.

1.4 Proposed development

The proposed development involves the rezoning of the site to allow for future large lot residential subdivision and housing. The land has previously been examined for its potential for





Scale (metres)
0 100 200





development as part of the Lismore Rural Housing Strategy (2002) and Lismore City Council's Growth Management Strategy (2015-2035) for large lot residential land uses.

2 FLORA

2.1 Introduction

This section discusses the methods used in the vegetation assessment and presents the results of the assessment. Relevant databases and reports were reviewed to identify records of locally occurring Threatened and Rare plant species, populations and communities.

2.2 Database searches

2.2.1 NPWS Database search

A search of the NPWS Database revealed records of a number of Threatened flora species within 10km of the Subject site. These species are shown in **TABLE 1**.

TABLE 1
NPWS DATABASE RECORDS OF THREATENED FLORA
SPECIES WITHIN 10 KM OF THE SUBJECT SITE

Botanical name	Common name	NSW Status
<i>Arthraxon hispidus</i>	Hairy Jointgrass	V
<i>Clematis fawcettii</i>	Northern Clematis	V
<i>Corchorus cunninghamii</i>	Native Jute	E1
<i>Desmodium acanthocladum</i>	Thorny Pea	V
<i>Floydia praealta</i>	Ball Nut	V
<i>Geijera paniculata</i>	Axe-Breaker	E1
<i>Gossia fragrantissima</i>	Sweet Myrtle	E1
<i>Hicksbeachia pinnatifolia</i>	Red Boppel Nut	V
<i>Myrsine richmondensis</i>	Ripple-leaf Muttonwood	E1
<i>Oberonia complanata</i>	Yellow-flowered King of the Fairies	E1
<i>Ochrosia moorei</i>	Southern Ochrosia	E1
<i>Randia moorei</i>	Spiny Gardenia	E1
<i>Syzygium hodgekinsoniae</i>	Red Lilly Pilly	V
<i>Thesium australe</i>	Austral Toadflax	V
<i>Tinospora smilacina</i>	Tinospora Vine	E1
<i>Tinospora tinosporoides</i>	Arrow-head Vine	V
<i>Triflorensia cameronii</i>	Cameron's Tarenna	E1

KEY

E1 Endangered

V Vulnerable

2.2.2 Commonwealth EPBC Act (1999) Database search

A search of the Commonwealth EPBC Act (1999) Database revealed potential suitable habitat for a number of Threatened flora species within 5km of the Subject site. These species are shown in **TABLE 2**.

The Commonwealth EPBC Act Protected Matters Report is included in full in **APPENDIX A**.

TABLE 2
COMMONWEALTH EPBC ACT (1999) DATABASE OF THREATENED FLORA
SPECIES WITH POTENTIAL SUITABLE HABITAT
WITHIN 5 KM OF THE SUBJECT SITE

Botanical name	Common Name	Status
<i>Allocasuarina defungens</i>	Dwarf Heath Casuarina	E
<i>Artbraxon hispidus</i>	Hairy-joint Grass	V
<i>Baloghia marmorata</i>	Marbled Balogia	V
<i>Bulbophyllum globuliforme</i>	Miniature Moss-orchid	V
<i>Clematis fawcettii</i>	Northern Clematis	V
<i>Corchorus cunninghamii</i>	Native Jute	E
<i>Cryptocarya foetida</i>	Stinking cryptocarya	V
<i>Desmodium acanthocladum</i>	Thorny Pea	V
<i>Diploglottis campbellii</i>	Small-leaved Tamarind	E
<i>Floydia praealta</i>	Ball Nut	V
<i>Gossia fragrantissima</i>	Sweet Myrtle	E
<i>Hicksbeachia pinnatifolia</i>	Red bopple nut	V
<i>Isoglossa eranthemoides</i>	Isoglossa	E
<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut	V
<i>Marsdenia longiloba</i>	Clear milkvine	V
<i>Myrsine richmondensis</i>	Purple-leaf Muttonwood	E
<i>Ochrosia moorei</i>	Southern Ochrosia	E
<i>Owenia cepiodora</i>	Onionwood	V
<i>Phaius australis</i>	Lesser Swamp-orchid	E
<i>Randia moorei</i>	Spiny Gardenia	E
<i>Streblus pendulinus</i>	Siah's Backbone	E
<i>Syzygium hodgekinsoniae</i>	Red Lilly Pilly	V
<i>Taeniophyllum muelleri</i>	Minute orchid	V
<i>Thesium australe</i>	Austral Toadflax	V
<i>Tinospora tinosporoides</i>	Arrow-head Vine	V

KEY

E Endangered

V Vulnerable

2.3 Site assessment

2.3.1 Introduction

This section discusses flora species and vegetation on the Subject site and the ecological significance of this vegetation. Site surveys across the Subject site were undertaken on the 3rd of February 2016.

The objectives of the site assessment were:

- To identify vegetation communities and flora species present in the area subject to the proposed subdivision.
- To complete targeted searches for any significant flora species known from the locality and considered possible occurrences based on an assessment of site habitats.
- To assess potential impacts on site vegetation.

2.3.2 Vegetation Communities

Six vegetation types were identified within the areas surveyed and are listed in **TABLE 3** below. Their location and extent across the survey area is shown in **FIGURE 3**. A list of plant species recorded on the site is included in **APPENDIX B**. A description and photo of each vegetation community is provided below.

TABLE 3
VEGETATION COMMUNITIES WITHIN THE SUBJECT SITE

Community types
1 Closed mid-high forest (Large-leaved privet/Camphor laurel/Chinese elm/Dry rainforest species)
2 Closed mid-high to tall forest (Dry rainforest species)
3 Open mid-high Brushbox forest
4 Tall wet grassland
5 Low grassland with scattered paddock trees
6 Restoration plantings of riparian rainforest species

2.3.2.1 Community 1 Closed mid-high forest (Large-leaved privet/Camphor laurel/Chinese elm/Dry rainforest species)

Description and Location

This community describes vegetation in the north-western corner of the site within the lower section of gully as well as the north-eastern corner of the Subject site on the banks of a rocky gorge. This community is heavily dominated by the exotic trees Camphor laurel, Chinese elm and Large-leaved privet. Native tree species consist predominantly of common regrowth species including Guioa, Blackwood wattle, Red kamala and Sweet pittosporum.

There is a more significant native component in the north-western corner of the site where other species include Rough-leaved elm, Foambark, Scentless rosewood, Cheese tree, Hard quandong, Flintwood and Muttonwood.

Native vines including Smilax, Water vine, Native yam and Whip vine. Other weed species present include Lantana, which forms dense patches towards some edges, Small-leaved privet, Crofton weed, Umbrella tree, Mistflower, Passionfruit vines and Ochna.

Conservation status

This community is heavily dominated by exotic canopy species and has low native species abundance and diversity. Those native species that do occur are relatively common in regrowth of this type. It is considered to have a low to moderate conservation value.

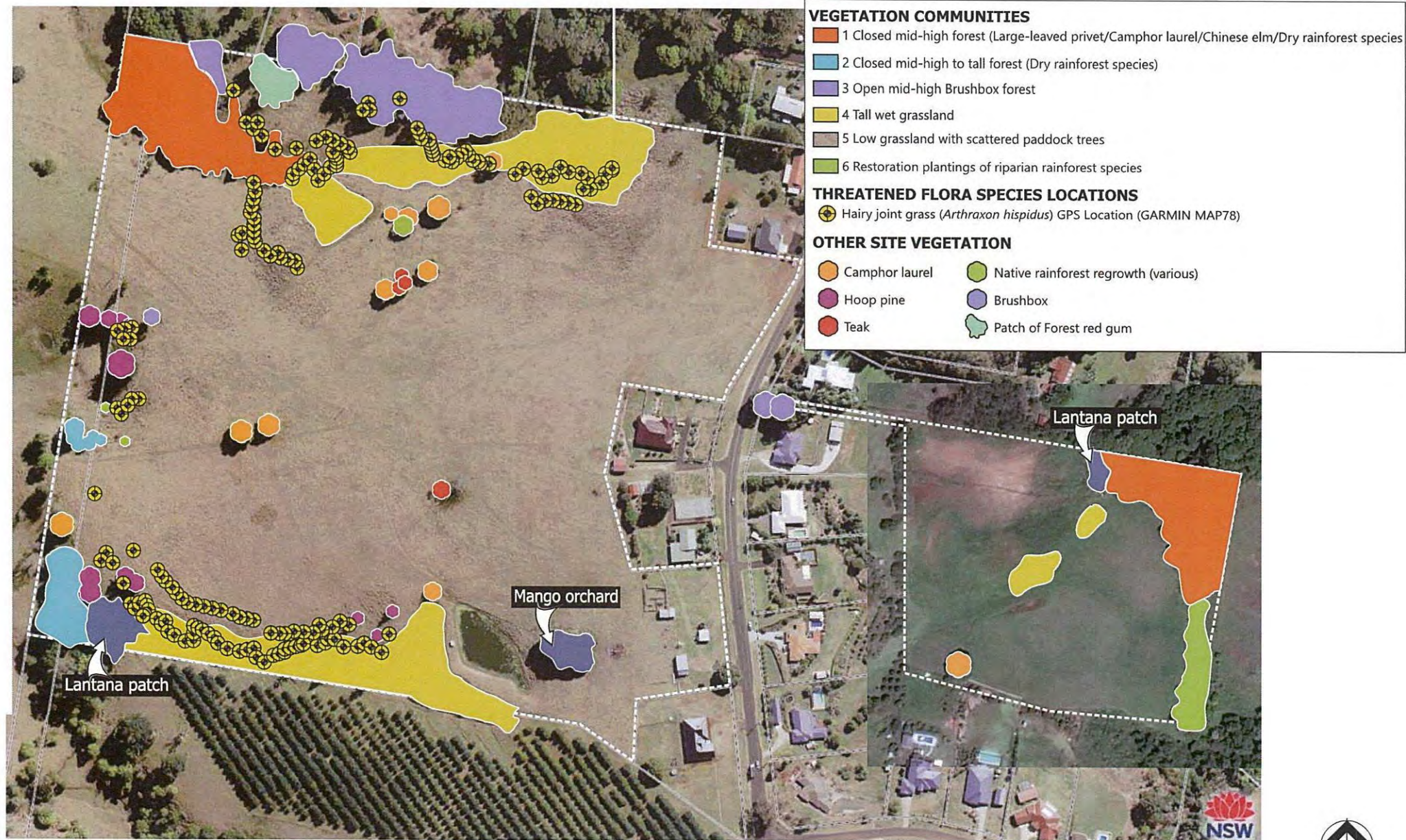




PLATE 1

Area of
Community
One in the
north-
western
corner of
the site

2.3.2.2 Community 2 Closed mid-high to tall forest (Dry rainforest species)

Description and Location

This community describes small patches of vegetation along the western boundary of the site with a closed canopy dominated by native rainforest species typical of dry rainforest. The canopy is dominated by Brush ironbark and/or Hoop pine with Red kamala, Chinese elm, Camphor laurel, Native holly, Whalebone tree and Shiny-leaved canthium. Groundcover is mostly sparse with patches of Mistflower, Basket grass, Native wandering jew and Love flower.

This community is in moderate condition although occurs as small patches with a significant degree of weed invasion.

Conservation Status

This community is generally consistent with Suballiance No. 21 (*Araucaria*) of the *Drypetes-Araucaria* Alliance as described by Floyd (1990). This community occurs on rocky, dry, steep slopes on the edge of the basalt of the Big Scrub which once supported many areas of this suballiance. This community has been extensively cleared and logged for Hoop pine and there are now only two protected remnants remaining in the Lismore LGA. These are located in Rotary Park (10.5 ha) and Wilson Park (19.3 ha).

This suballiance forms part of the *Lowland Rainforest on floodplain in NSW North Coast and Sydney Basin Bioregion* EEC listed under the TSC Act. None of the patches of this community are of sufficient size/quality (>0.1ha for remnant patches, >1ha for predominantly regrowth patches with some residual trees, >2ha for non-remnant patches) to meet the condition thresholds required for it to be included in the definition of Lowland Rainforest of Subtropical Australia which is a federally listed threatened community under the EPBC Act (1999).

2.3.2.4 Community 3 Open mid-high Brushbox forest

Description and Location

This community occurs as two patches along the northern boundary of the site west of Richmond Hill Road. The open canopy consists almost exclusively of Brushbox with the occasional Hoop pine. There is little midstorey with the groundlayer consisting of Ground asparagus, Crofton weed, Prickly rasp fern and pasture grasses.

A small patch of seven Forest red gum trees occurs adjacent to this community type.

Conservation status

A Comprehensive Regional Assessment (CRA) was completed for NSW Forest and Non-forest ecosystems as part of the Regional Forestry Agreement (RFA) process (CRA Unit 1999). The RFA establishes the framework for the management forests in NSW. As part of the CRA, the percentage reservation status of forest and non-forest Ecosystems in the CAR Reserve System was estimated based on vegetation modelling designed to establish the pre-1750 extent of forest ecosystems in the region.

Under the CRA classification, this community is best described by Forest Ecosystem 50 Wet Bangalow-Brushbox, although the associated midstorey is not present. The Regional Forestry Agreement document provides the following information on this ecosystem type:

- 10098 hectares of this ecosystem type remains within the upper north east section of the NSW North Coast Bioregion, representing 625.5% of the estimated 16154 ha pre-1750 extent..
- 20.4% of the existing extent is included in the CAR Reserve system, including 19.2% in Dedicated reserves.
- The ecosystem is considered to be Vulnerable. It has been identified as a priority for conservation on private land.



PLATE 2
Patch of
Brushbox
forest along
the northern
boundary
west of
Richmond
Hill Road

2.3.2.5 Community 4 Tall wet grassland

Description and Location

This community occurs in shallow drainage lines west of Richmond Hill Road as well as in two patches on the eastern side. West of Richmond Hill Road, there is tall dense growth of *Paspalum* with patchy growth of *Persicaria*, Hairy joint grass and *Cyperus* spp. with occasional Willow primrose, Crofton weed, *Schoenoplectus* and Swamp foxtail. The southern extent of this community occurs beneath the large dam on this side of the Subject site.

On the eastern side of Richmond Hill Road, this community occurs as smaller drier patches consisting of *Paspalum*, Pigeon grass, Willow primrose, *Cuphea*, *Juncus usitatus* and *Cyperus* species.

Conservation status

This community type is considered to have low conservation value. It does not occur on the coastal floodplain and so does not support the *Freshwater wetland on Coastal floodplains* EEC.

Where it occurs west of Richmond Hill Road, this community supports extensive patches of Hairy joint grass which is listed as Vulnerable on the NSW TSC Act 1995 and Commonwealth EPBC Act 1999.



PLATE 3

Area of tall grassland along the southern boundary below the dam.

2.3.2.6 Community 5 Low grassland with scattered paddock trees

This vegetation type occurs over the majority of the Subject site and consists of pasture with scattered trees consisting primarily of Camphor laurel with Teak and Hoop pine also present.

Paddock areas are dominated by a diversity of grasses both native and exotic including *Paspalum*, Kikuyu, Couch, Buffalo grass, *Setaria*, Blady grass and Swamp foxtail. The exotic herbs Fireweed, Spear thistle, Cotton bush and Purple verbenas are present.

A small orchard of large Mango trees occurs near the southern boundary west of Richmond Hill Road. A single Macadamia tree occurs in this orchard and is not considered to be a naturally occurring Macadamia.

Conservation Status

This community is highly modified and of minimal conservation value. However, a number of mature native rainforest trees occur in this community and are of some conservation and habitat value.

The lower slopes of this community support some patches of Hairy joint grass.



PLATE 4

Area of open
grassland
looking east
toward
Richmond
Hill Road.

2.3.2.7 Community 6 Restoration plantings of riparian rainforest species

Description and Location

Along the eastern boundary of the Subject site east of Richmond Hill Road, Camphor laurels have been poisoned and an established narrow riparian rainforest planting has been planted although has become infested with several environmental weeds.

Rainforest plantings consists of Red kamala, White cedar, White kamala, Native peach, Steelwood, Three-veined cryptocarya, Flame tree, White beech, Blackwood wattle, Sweet pittosporum, Red cedar, Hoop pine, Celerywood, Firewheel tree and several species of Lilly pilly. Weed species include Lantana, Crofton weed, Winter senna, Blue billygoat weed, Rhodes grass, Paspalum, Devil's apple, Chinese elm, Tobacco bush, Fleabane, Setaria, Dock, Farmer's friends, Ragweed, Barner grass, Large-leaved privet, White passionfruit and Blackberry nightshade.



PLATE 5

Restoration planting along the eastern boundary of the site east of Richmond Hill Road.

Conservation Status

This community type is not considered to be naturally occurring but does have fauna habitat value and will in time develop into a functional although fragmented rainforest community.

2.3.3 Endangered and Threatened Ecological Communities

Vegetation communities on the Subject site were compared with descriptions of vegetation communities listed as Endangered Ecological Communities under the Threatened Species Conservation Act (1995) and Threatened Ecological Communities under the EPBC Act (1999).

Small patches of rainforest vegetation consistent with the description of *Lowland Rainforest in NSW North Coast and Sydney Basin Bioregion* EEC (TSC Act 1995) occur along the western boundary.

Vegetation communities within the site do not comply with the condition thresholds of any Threatened Ecological Communities listed under the EPBC Act.

2.3.4 Significant species recorded

One threatened flora species, *Arthraxon hispidus* (Hairy joint grass), listed as Vulnerable under the TSC Act, was recorded within the Subject site. This species is common on the site west of Richmond Hill Road within areas of taller wet grassland and on the lower hillslopes. As is typical where there this species occurs, it forms clumps to about 0.5m tall beneath taller growth (up to about 1m) of exotic pasture grasses.

Hairy joint grass is relatively common and widespread in the wider Study area, having been recorded recently to the west of Pineapple Road (M. Free, pers. obs. 2015) and at several locations along Tucki Tucki Creek south of the Bruxner Highway (Blackwood ES 2015, M. Free, pers. obs. 2016).

2.3.5 Noxious Weeds

Seven noxious weeds declared for the Lismore City LGA under the *Noxious Weeds Act 1993* were recorded within the study area during the survey. The status and distribution of these weeds at the site are summarised in **TABLE 4**.

TABLE 4
CONTROL CLASS AND DISTRIBUTION OF NOXIOUS WEEDS RECORDED
WITHIN THE SUBJECT SITE

Species	Control Class	Distribution
Camphor laurel <i>Cinnamomum camphora</i>	C4	Present as scattered paddock trees and within areas of closed forest in gully lines.
Lantana <i>Lantana camara</i>	C4	Occurs within areas of closed forest and forms patches of closed shrubland in some locations.
Chinese celtis(elm) <i>Celtis sinensis</i>	C4	Present within areas of closed forest in gully lines.
Large-leaved privet <i>Ligustrum lucidum</i>	C4	Common within areas of closed forest in gully lines.
Small-leaved privet <i>Ligustrum sinense</i>	C4	Present within areas of closed forest in gully lines.
Fireweed <i>Senecio madagascariensis</i>	C4	This species is present within grassland areas of the site.
Annual ragweed <i>Ambrosia artemisiifolia</i>	C5	This species is present within grassland areas of the site.

C4 The growth of the plant must be managed in a manner that reduces its numbers spread and incidence and continuously inhibits its reproduction and the plant must not be sold propagated or knowingly distributed.

C5 The requirements in the *Noxious Weeds Act 1993* for a notifiable weed must be complied with.

3 FAUNA

3.1 Introduction

This section discusses the methods used in the fauna assessment and presents the results of the assessment. Relevant databases were reviewed to identify records of locally occurring Threatened fauna species, populations and communities.

The fauna assessment consisted of:

- A review of relevant databases and literature.
- An assessment of site fauna habitats.
- Koala scat searches around Koala food trees within the Subject site

Site habitats were assessed in terms of their value for native fauna species on the 3rd of February 2016 in conjunction with the flora survey. The assessment focused on identifying habitat features associated with Threatened species known from the locality. Particular attention was paid to habitat features such as:

- The presence of mature trees with hollows, fissures and/or other suitable roosting/nesting places.
- Presence of hollow logs/debris and areas of dense leaf litter.
- The presence of preferred Koala food tree species. Scat searches were undertaken around all Koala food trees located within the Subject site.
- The presence of preferred Glossy black cockatoo feed trees.
- Condition, flow and water quality of drainage lines and bodies of water.
- Areas of dense vegetation.
- Presence of fruiting flora species and blossoming flora species, particularly winter-flowering species.
- Vegetation connectivity and proximity to neighbouring areas of vegetation.
- Presence of caves, hollow trees and/or man-made structures suitable as microchiropteran bat roost sites.

3.2 Database searches

3.2.1 NPWS Database search

A search of the NPWS Database revealed records for a number of Threatened fauna species within 10km of the Subject site. These species are shown in **TABLE 5**.

TABLE 5
NPWS DATABASE RECORDS OF THREATENED FAUNA
SPECIES WITHIN 10 KM OF THE SUBJECT SITE

Common name	Scientific name	NSW Status
Black Bittern	<i>Ixobrychus flavicollis</i>	V
Black-necked Stork	<i>Ephippiorhynchus asiaticus</i>	E1
Common Planigale	<i>Planigale maculata</i>	V
Eastern False Pipistrelle	<i>Falsistrellus tasmaniensis</i>	V
Eastern Long-eared Bat	<i>Nyctophilus bifasciatus</i>	V
Eastern Osprey	<i>Pandion cristatus</i>	V

Common name	Scientific name	NSW Status
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	V
Koala	<i>Phascolarctos cinereus</i>	V
Little Bentwing-bat	<i>Miniopterus australis</i>	V
Little Eagle	<i>Hieraaetus morphnoides</i>	V
Marbled Frogmouth	<i>Podargus ocellatus</i>	V
Masked Owl	<i>Tyto novaehollandiae</i>	V
Pale-vented Bush-hen	<i>Amaurornis moluccana</i>	V
Red Goshawk	<i>Erythrorhynchus radiatus</i>	E4A
Red-tailed Tropicbird	<i>Phaethon rubricauda</i>	V
Rose-crowned Fruit-Dove	<i>Ptilinopus regina</i>	V
Shorter Rainforest Ground-beetle	<i>Nurus brevis</i>	E1
Sooty Owl	<i>Tyto tenebricosa</i>	V
Spotted Harrier	<i>Circus assimilis</i>	V
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	V
Wompoo Fruit-Dove	<i>Ptilinopus magnificus</i>	V

KEY

E1	Endangered
E4A	Critically Endangered
V	Vulnerable

3.2.2 Commonwealth EPBC Act (1999) Database search

A search of the Commonwealth EPBC Act (1999) Database revealed potential suitable habitat for a number of Threatened fauna species within 5km of the Subject site. These species are shown in **TABLE 6**.

The Commonwealth EPBC Act Protected Matters Report is included in full in **APPENDIX A**.

TABLE 6
COMMONWEALTH EPBC ACT (1999) DATABASE OF THREATENED FAUNA
SPECIES WITH POTENTIAL SUITABLE HABITAT
WITHIN 5 KM OF THE SUBJECT SITE

Common Name	Scientific name	Status
Australasian Bittern	<i>Botaurus poiciloptilus</i>	E
Australian Painted Snipe	<i>Rostratula australis</i>	V
Black-breasted Button-quail	<i>Turnix melanogaster</i>	V
Brush-tailed Rock-wallaby	<i>Petrogale penicillata</i>	V
Coxen's Fig-Parrot	<i>Cyclopsitta diophthalma coxeni</i>	E
Eastern Bristlebird	<i>Dasyornis brachypterus</i>	E
Giant Barred Frog	<i>Mixophyes iteratus</i>	E
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	V
Koala (combined populations of Qld, NSW and ACT)	<i>Phascolarctos cinereus</i>	V
Large-eared Pied Bat	<i>Chalinolobus dwyeri</i>	V
Long-nosed Potoroo (SE mainland)	<i>Potorous tridactylus tridactylus</i>	V
New Holland Mouse	<i>Pseudomys novaehollandiae</i>	V
Red goshawk	<i>Erythrorhynchus radiatus</i>	V
Regent honeyeater	<i>Anthochaera phrygia</i>	E
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	V
Swift Parrot	<i>Lathamus discolor</i>	E
Three-toed Snake-tooth Skink	<i>Coeranoscincus reticulatus</i>	V

KEY

E Endangered
V Vulnerable

3.2.3 Significant fauna species

No Threatened (TSC Act 1995, EPBC Act 1999) fauna species were recorded during the site assessment. The Koala (Vulnerable, TSC Act 1995, EPBC Act 1999) was recorded close to the Subject site along Richmond Hill Road in 2014 during the Pineapple Road Urban Release Area site assessment. A single scat was discovered beneath a Forest red gum tree located along Richmond Hill Road. No other scats were recorded beneath the Koala food trees located within the Urban Release Area indicating a possible low degree of reliance on the site.

Two Koala scats were recorded in 2016 within an area of mixed sclerophyll forest below the Pineapple Road reservoir (near the intersection of Richmond Hill Road and the Bruxner Highway).

3.2.4 Fauna habitats

3.2.4.1 Introduction

The Subject site has limited habitat value for most fauna groups due to the extent of historical land clearing and disturbance.

Amphibians

The Subject site provides some habitat for common amphibian species. Dams on the Subject site provide habitat opportunities for frogs as well as Cane toads. In closed forest patches, the absence of dense riparian vegetation, reeds, rushes and leaf litter is likely to limit the diversity of species likely to occur. Common species such as *Crinia signifera*, *Litoria peronii*, *Litoria dentata*, *Litoria nasuta* and *Limnodynastes peronii* are likely to occur as well as the exotic Cane toad.

Reptiles

Areas of closed forest and areas of tall grassland on the site provide some habitat for common reptile species although the diversity of reptile species which may occur is likely to be low. There is a lack of structural complexity and understorey and leaf litter development throughout the site. Reptile species that are likely to occur include the Carpet python; Red-bellied black snake; Brown snake; Yellow-faced whip snake; Eastern water dragon and a number of smaller skinks.

Birds

In general, the site is highly modified and contains a limited diversity of microhabitats due to the lack of vegetation cover and structural and floristic diversity. Camphor laurel and planted riparian rainforest provides some habitat for rainforest birds, but rainforest dwellers such as Catbirds, fruit-doves and the Noisy pitta are unlikely. Grassland birds such as wrens and finches occur in taller grassland, particularly along drainage lines or steeper slopes. There is little foraging habitat for nectar seeking birds.

Mammals

Mammal diversity is likely to be low in the Study area due to the disturbance history and highly modified landscape. The Short-beaked echidna and Northern brown bandicoot and Common brushtail and Ringtail possum may occur in the Study area. Introduced species including the House mouse, Black rat, Cat and Dog are all likely occurrences.

The Subject site does not support any mature trees with large hollows suitable for hollow-dwelling mammals. Flying-foxes will occur in the vicinity from time to time and several species of microchiropteran bat are likely.

3.2.4.2 Koala habitat

Seven young Forest red gum trees occur in the north-western corner of the Subject site. Koala scat and scratch searches at each of these trees did not record any evidence of Koala use.

This area coincides with an area mapped as Primary koala habitat in indicative mapping provided within the Comprehensive Koala Plan of Management for South-East Lismore (KPoM). **FIGURE 4** shows this area.

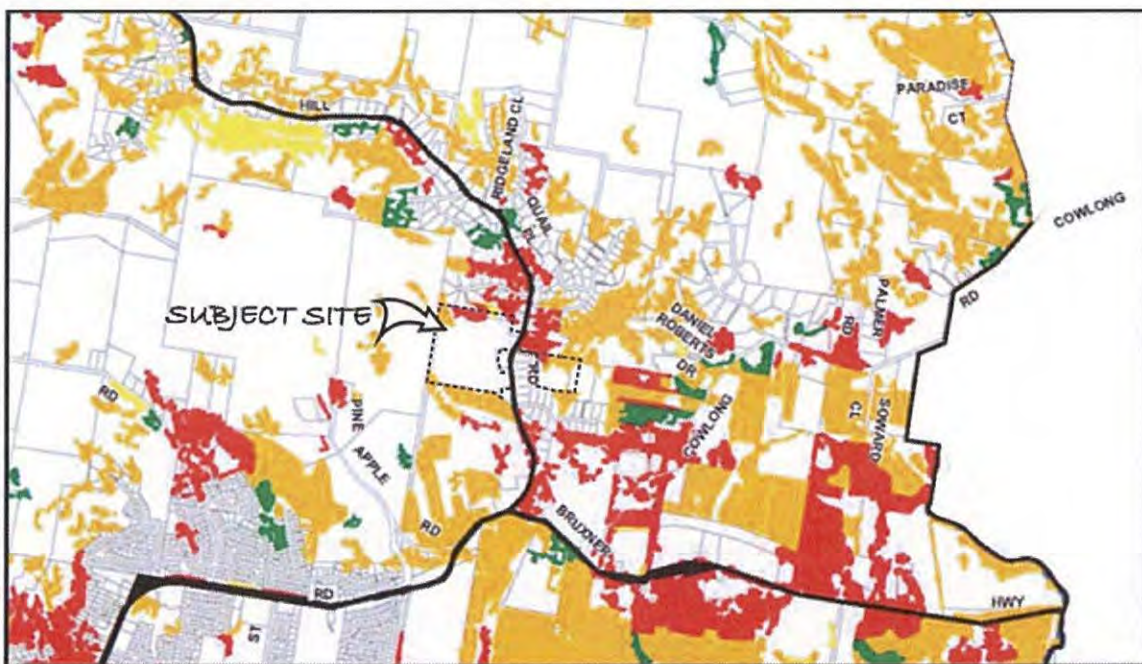


FIGURE 4 EXTRACT FROM COMPREHENSIVE KOALA PLAN OF MANAGEMENT FOR SOUTH-EAST LISMORE (Primary Koala habitat shown in red)

3.2.5 Wildlife corridors and habitat connectivity

3.2.5.1 Site assessment

Movement opportunities for fauna through this highly disturbed landscape are limited. Riparian corridors to the east and west of Richmond Hill Road are compromised by the patchiness of riparian vegetation but do serve to connect some of the larger Camphor laurel forest and rainforest patches. Existing vegetation cover is at its most dense within residential development along Richmond Hill Road and associated streets.

Scattered trees across the site provide stepping stones for birds and bats. Arboreal mammals including the Common brushtail and Ringtail possums as well as the Koala may move between scattered trees, but the distances between trees leaves animals susceptible to predation from cats, dogs, foxes and birds.

On a landscape scale, there are loosely connected vegetated corridors along Richmond Hill Road and a very narrow discontinuous riparian strip along the Wilsons River.

3.2.5.2 Lismore City Council Key Habitats & Corridors Mapping

A mapping extract from the Lismore City Council GIS Key Habitats and Corridors system shows a broad conceptual wildlife corridor along the Richmond Hill ridge, connecting Boatharbour Nature Reserve in the north-west to habitats to the east of the Study area. This corridor takes in the entirety of the Subject site as well as the majority of the existing residential development along Richmond Hill Road.

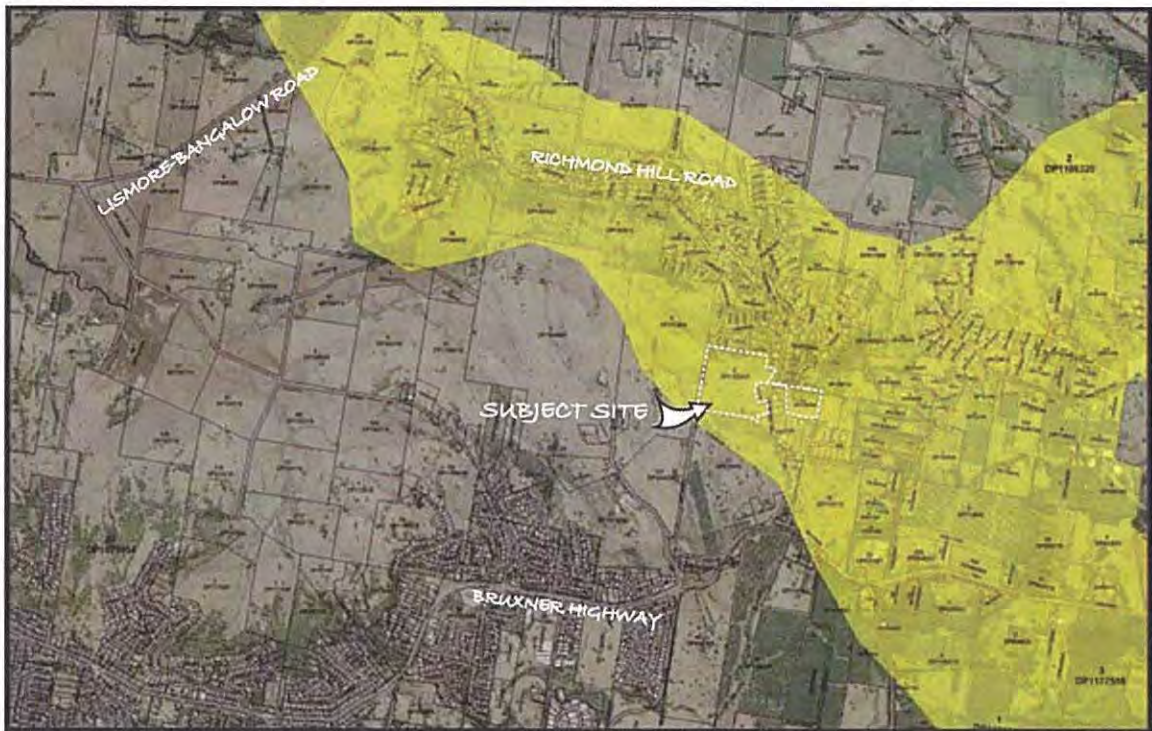


FIGURE 5 EXTRACT FROM LCC GIS – KEY HABITATS AND CORRIDORS

3.2.5.3 Pineapple Road Urban Release Area Restoration Program

A Vegetation Management Plan prepared for the Pineapple Road Urban Release Area (Blackwood ES 2015) provides a preliminary concept of the rehabilitation and revegetation activities to be undertaken as part of the rezoning of the Urban Release Area as a whole. The VMP has been designed to incorporate and link existing areas of native vegetation through the establishment of riparian corridors thereby enhancing fauna movement opportunities.

The proposed concept rehabilitation plan is provided as **APPENDIX C** and includes restoration of the riparian corridor located to the west of the current Subject site. The revegetation strategy developed for the VMP involves:

- Protection and enhancement of existing pockets of native vegetation within the riparian corridor.
- Control of exotic species within the rehabilitation zone
- Planting of locally sourced native species throughout the designated planting area including riparian rainforest planting and Koala feed tree plantings.
- Ongoing weed control, maintenance and monitoring.

Once developed, this restored riparian corridor will provide the most intact fauna movement corridor between the Subject site and habitats around the Wilsons River to the north.

3.2.6 Potential occurrence of Threatened fauna

APPENDIX D lists the threatened fauna species known from the locality and considers the likelihood of these species occurring on the site. This Table includes species from the NPWS and EPBC databases as well as several other species known from other sources. Some of these species, particularly birds and bats, may be occasional or regular visitors to the site depending on seasonal migrations, availability of forage resources and other factors.

Based upon this assessment the following threatened fauna species have some limited potential to occur within the Subject site and surrounding study area:

- Koala
- Little eagle
- Eastern false pipistrelle
- Eastern long-eared bat
- Grey-headed flying-fox
- Little bent-wing bat
- Rose-crowned fruit-dove

4 BIODIVERSITY VALUES, IMPACTS AND AMELIORATION

4.1 Introduction

This section discusses the biodiversity values of the site as well as potential impacts associated with the proposed rezoning and future large-lot residential development of the Subject site. The assessment considers general impacts associated with the future occupation of the site and the development of residential lots and associated infrastructure.

4.2 Summary of biodiversity values

The Subject site has limited biodiversity value due to historical land clearing, fragmentation and ongoing agricultural use. Small patches of dry rainforest along the western boundary of the site are consistent with the description of the Endangered Ecological Community (EEC) *Lowland Rainforest in NSW North Coast and Sydney Basin Bioregion*. Vegetation communities within the site do not comply with the condition thresholds of any Threatened Ecological Communities listed under the EPBC Act.

One threatened flora species, *Arthraxon hispidus* (Hairy joint grass), listed as Vulnerable under the TSC Act, was recorded within the Subject site. This species is common on the site west of Richmond Hill Road within areas of taller wet grassland and on the lower hillslopes. As is typical where there this species occurs, it forms clumps to about 0.5m tall beneath taller growth (up to about 1m) of exotic pasture grasses. No Hairy joint grass was recorded on the section of the Subject site east of Richmond Hill Road, perhaps due to the absence of cattle grazing in this area over the last 16 years (A. Livotto, *pers. comm.*, 2016).

Closed forest areas are dominated by the exotic tree species Camphor laurel, Chinese elm and Large-leaved privet. Patches of Forest red gum and Brushbox occur along the northern boundary west of Richmond Hill Road.

Rezoning of the Subject site should take into account the need to minimise potential future impacts on areas of *Lowland Rainforest* EEC and core areas of Hairy joint grass habitat in drainage lines.

4.3 Potential impacts

4.3.1 Flora

4.3.1.1 Direct removal of vegetation

Rezoning of the Subject site to allow for large-lot subdivision is unlikely to result in the loss of existing patches of native vegetation (including areas of *Lowland Rainforest* EEC) which are restricted to lower gully slopes and along the boundaries with neighbouring lands. Scattered native Hoop pines and Teak trees should also be able to be retained within large-lot subdivision.

The Subject site occurs within a designated 10/50 bushfire vegetation entitlement clearing area allowing for future vegetation removal under the 10/50 Vegetation Clearing Code of Practice for New South Wales (RFS 2015). Trees may only be removed when a trunk is within 10m of the residential accommodation. Due to the highly cleared nature of the site, future large-lot

subdivision is unlikely to result in future conflict with native vegetation as a result of the 10/50 Vegetation Clearing Code of Practice.

4.3.1.2 Indirect physical effects on vegetation adjacent to the subdivision area

Future construction works have the potential to result in indirect impacts on areas of native vegetation located within residential lots. This could occur through accidental damage or excavation of root zones. Due to the highly cleared nature of the site, such indirect physical impacts are unlikely.

4.3.1.3 Creation of edge effects and introduction of weed species to the Study area

The Subject site is already highly modified as a result of past clearing and agricultural practices. The proposed rezoning would not fragment or isolate any areas of native vegetation or increase edge effects on areas of retained vegetation.

4.3.2 Fauna

4.3.2.1 Loss of fauna habitat and degradation of neighbouring areas of habitat

Site habitats are highly modified and have only marginal habitat value for the majority of native fauna. Future large-lot subdivision of the site is likely to retain areas of forested fauna habitat, which are restricted to lower gully slopes and along the boundaries with neighbouring lands. Scattered native Hoop pines and Teak trees should also be able to be retained within large-lot subdivision.

4.3.2.2 Impacts on corridor values

The proposed rezoning of the site is unlikely to have any significant negative impact on fauna movement opportunities or sever any important wildlife corridors. Any future restoration of native communities on the site should consider embellishment of the future riparian corridor to be established to the west of the Subject site as part of the Pineapple Road Urban Release Area.

4.4 Proposed mitigation measures for future construction works

Based on the assessment of the proposed development, a number of mitigation measures are proposed to manage ecological impacts associated with the future development of the site:

- Hairy joint grass on the site primarily occurs within shallow grassy drainage lines and adjacent lower slopes currently subject to cattle grazing, occasional slashing and other agricultural practices. These areas are not suitable for future dwelling locations but future occupation of the site should maintain hydrological conditions in areas supporting Hairy joint grass.
- Opportunities for Koala movement through the site should be generally maintained, although individual areas of the site may be fenced in a way that restricts Koala access. Koala friendly fencing should be utilised around rural residential lots that contain Koala feed trees. Dogs should be confined to fenced yards and kept on leashes when in public areas.
- Traffic speeds should be restricted to 50km/hr or less and Koala signage should be located in areas where Koalas are likely to cross roads.
- Sediment fencing and other sediment control measures should be installed on the downslope edge of construction areas to prevent sedimentation of gully lines. Erosion and sedimentation control measures should not be removed until disturbed areas have stabilised.



- Future assessment for the removal of Koala feed trees and any hollow bearing trees should stipulate the requirement for a suitably qualified and experienced fauna spotter-catcher to be present on site to inspect larger trees and hollow bearing trees prior to removal.
- Any future restoration of native communities on the site should consider embellishment of the future riparian corridor to be established to the west of the Subject site as part of the Pineapple Road Urban Release Area.

4.5 South-east Lismore Koala Plan of Management

4.5.1 Introduction

The provisions and guidelines of the Comprehensive Koala Plan of Management for South-East Lismore (KPoM) are required to be met for any Development Application on land located within the Koala planning area for a land use that requires development consent under the Lismore Local Environment Plan (LEP). The KPoM provides guidelines on how to compensate for the loss of preferred koala food trees and preferred koala habitat.

4.5.1.1 Compensation policy and requirements

Should future development of the Subject site propose removal of Forest red gums along the northern boundary which are mapped as Primary koala habitat, habitat compensation works would need to include either protection, enhancement or creation of Koala habitat on site or on other appropriate land.

5 STATUTORY AND PLANNING ASSESSMENT

5.1 Introduction

This section includes consideration of the Proposed rezoning with regard to:

- Section 5A of the Environment Protection & Assessment Act (1979) (7 part tests);
- The Commonwealth Environment Protection and Biodiversity Conservation Act (1999).
- State Environmental Planning Policies (SEPP)
 - SEPP 14 Coastal wetlands
 - SEPP 26 Littoral rainforests
 - SEPP 44 Koala Habitat Protection

5.2 Section 5A Assessment of Significance

Section 5A of the NSW Environmental Planning and Assessment Act (1979) requires a number of factors to be taken into account in determining the significance of impact of a development on threatened species, populations or ecological communities, or their habitats. The seven factors to be taken into account under the Assessment of Significance are known as the Seven Part Test.

At Development application stage, Assessments of Significance should be completed for Hairy joint grass as well as the following Threatened fauna species considered possible occurrences in the Study area:

- Koala
- Little eagle
- Eastern false pipistrelle
- Eastern long-eared bat
- Grey-headed flying-fox
- Little bent-wing bat
- Rose-crowned fruit-dove

5.3 Commonwealth EPBC Act (1999)

5.3.1 Introduction

Under the environmental assessment provisions of the EPBC Act, actions that are likely to have a significant impact on a matter of National Environmental Significance are subject to a rigorous assessment and approval process. An action includes a project, development, undertaking, activity, or series of activities. An action will require approval from the Minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance.

The Act identifies seven matters of national environmental significance:

- World Heritage properties
- National heritage places
- Wetlands of international importance (Ramsar wetlands)
- Threatened species and ecological communities
- Migratory species
- Commonwealth marine areas
- Nuclear actions (including uranium mining)



The EPBC Act Policy Statement 1.1 Significant Impact Guidelines (DEH 2006) outline an assessment process, including detailed criteria, to assist in deciding whether or not referral to the Minister is required. These guidelines replace the EPBC Act Administrative Guidelines of July 2000.

At Development application stage, an assessment following the guidelines and definitions set out in the EPBC Act Policy Statement 1.1 should be completed for Hairy joint grass, Koala and Grey-headed flying-fox.

5.4 SEPP 14 Coastal Wetlands and SEPP 26 Littoral Rainforests

The Subject site does not occur within or adjacent to any areas of SEPP 14 Coastal wetlands or SEPP 26 Littoral Rainforests and the proposed development will not have any impact on any of these areas in the locality.

6 SUMMARY & CONCLUSIONS

Blackwood Ecological Services have been engaged by Alf Livotto to complete an Ecological Assessment for the proposed rezoning of land at Lot 1 DP 254131 and Lot 2 DP 1182633, Richmond Hill Road, Richmond Hill. A Gateway Planning Proposal was prepared for the site by Newton Denny Chapelle in December 2015. Blackwood Ecological Services completed an Ecological assessment of the Pineapple Road Urban Release Area in 2014. The Pineapple Road Urban Release Area is located to the immediate south and west of the site and consists of a series of land parcels totalling 210 hectares.

The Subject site for this study consists of two areas of land within Lot 1 DP 254131 and Lot 2 DP 1182633, Richmond Hill Road, Richmond Hill. The Subject site is located on either side of Richmond Hill Road with the majority of land occurring on a westerly facing slope of approximately 18ha and the remaining 3.45ha on the eastern side of the road and sloping to the east. The proposed development involves the rezoning of the site to allow for future large lot residential subdivision and housing. The land has previously been examined for its potential for development as part of the Lismore Rural Housing Strategy (2002) and Lismore City Council's Growth Management Strategy (2015-2035) for large lot residential land uses.

Site surveys across the Subject site were undertaken on the 3rd of February 2016. Six vegetation types were identified within the areas surveyed. Closed forest areas in gully lines are dominated by the exotic tree species Camphor laurel, Chinese elm and Large-leaved privet. Patches of Forest red gum and Brushbox occur along the northern boundary west of Richmond Hill Road. Small patches of rainforest vegetation consistent with the description of *Lowland Rainforest in NSW North Coast and Sydney Basin Bioregion* EEC (TSC Act 1995) occur along the western boundary.

One threatened flora species, Hairy joint grass (*Arthraxon hispidus*), listed as Vulnerable under the TSC Act, was recorded within the Subject site. This species is common on the site west of Richmond Hill Road within areas of taller wet grassland and on the lower hillslopes. As is typical where there this species occurs, it forms clumps to about 0.5m tall beneath taller growth (up to about 1m) of exotic pasture grasses. Hairy joint grass is relatively common and widespread in the wider Study area, having been recorded recently to the west of Pineapple Road (M. Free, pers. obs. 2015) and at several locations along Tucki Tucki Creek south of the Bruxner Highway (Blackwood ES 2015, M. Free, pers. obs. 2016).

No Threatened (TSC Act 1995, EPBC Act 1999) fauna species were recorded during the site assessment. The Koala (Vulnerable, TSC Act 1995, EPBC Act 1999) was recorded along Richmond Hill Road in 2014 during the Pineapple Road Urban Release Area site assessment. A single scat was discovered beneath a Forest red gum tree located along Richmond Hill Road. No other scats were recorded beneath the Koala food trees located within the Urban Release Area indicating a possible low degree of reliance on the site.

The Subject site has limited habitat value for most fauna groups due to the extent of historical land clearing and disturbance. Seven young Forest red gum trees occur in the north-western corner of the Subject site. Koala scat and scratch searches at each of these trees did not record any evidence of Koala use. This area coincides with an area mapped as Primary koala habitat in indicative mapping provided within the Comprehensive Koala Plan of Management for South-East Lismore (KPOM).



Rezoning of the Subject site should take into account the need to minimise potential future impacts on areas of *Lowland Rainforest* EEC and core areas of Hairy joint grass habitat in drainage lines.

- Hairy joint grass on the site primarily occurs within shallow grassy drainage lines and adjacent lower slopes currently subject to cattle grazing, occasional slashing and other agricultural practices. These areas are not suitable for future dwelling locations but future occupation of the site should maintain hydrological conditions in areas supporting Hairy joint grass.
- Any future restoration of native communities on the site should consider embellishment of the future riparian corridor to be established to the west of the Subject site as part of the Pineapple Road Urban Release Area.

The Subject site does not occur within or adjacent to any areas of SEPP 14 Coastal wetlands or SEPP 26 Littoral Rainforests and the proposed development will not have any impact on any of these areas in the locality.

7 REFERENCES

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APPENDIX A

COMMONWEALTH EPBC DATABASE PROTECTED MATTERS SEARCH RESULTS



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

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[Summary](#)

[Details](#)

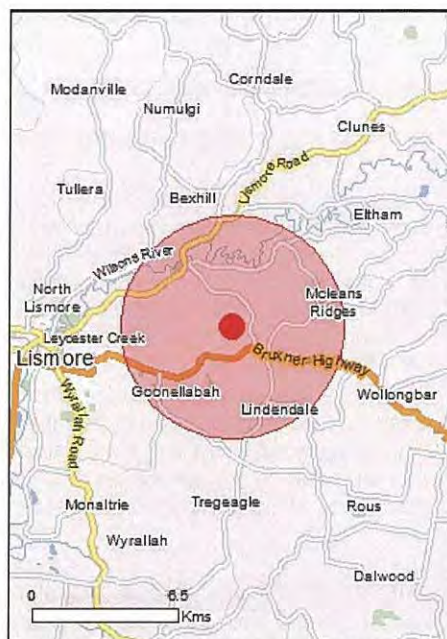
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are
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[Coordinates](#)

Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Areas:	None
Listed Threatened Ecological Communities:	1
Listed Threatened Species:	38
Listed Migratory Species:	12

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As [heritage values](#) of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place and the heritage values of a place on the Register of the National Estate.

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	3
Commonwealth Heritage Places:	None
Listed Marine Species:	15
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Commonwealth Reserves Marine:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<u>Place on the RNE:</u>	7
<u>State and Territory Reserves:</u>	1
<u>Regional Forest Agreements:</u>	1
<u>Invasive Species:</u>	39
<u>Nationally Important Wetlands:</u>	None
<u>Key Ecological Features (Marine)</u>	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [\[Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
<u>Lowland Rainforest of Subtropical Australia</u>	Critically Endangered	Community likely to occur within area

Listed Threatened Species [\[Resource Information \]](#)

Name	Status	Type of Presence
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Birds

Anthochaera phrygia

Regent Honeyeater [82338]	Endangered	Species or species habitat likely to occur within area
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Botaurus poiciloptilus

Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
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Cyclopsitta diophthalma coxeni

Coxen's Fig-Parrot [59714]	Endangered	Species or species habitat likely to occur within area
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Dasyornis brachypterus

Eastern Bristlebird [533]	Endangered	Species or species habitat likely to occur within area
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Erythrorhynchus radiatus

Red Goshawk [942]	Vulnerable	Species or species habitat known to occur within area
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Lathamus discolor

Swift Parrot [744]	Endangered	Species or species habitat likely to occur within area
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Rostratula australis

Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area
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Turnix melanogaster

Black-breasted Button-quail [923]	Vulnerable	Species or species
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Name	Status	Type of Presence habitat likely to occur within area
Mammals		
<u>Chalinolobus dwyeri</u> Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat likely to occur within area
<u>Dasyurus maculatus maculatus (SE mainland population)</u> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area
<u>Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</u> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area
<u>Potorous tridactylus tridactylus</u> Long-nosed Potoroo (SE mainland) [66645]	Vulnerable	Species or species habitat may occur within area
<u>Pseudomys novaehollandiae</u> New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur within area
<u>Pteropus poliocephalus</u> Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area
Plants		
<u>Allocasuarina defungens</u> Dwarf Heath Casuarina [21924]	Endangered	Species or species habitat may occur within area
<u>Arthraxon hispidus</u> Hairy-joint Grass [9338]	Vulnerable	Species or species habitat likely to occur within area
<u>Baloghia marmorata</u> Marbled Baloghia, Jointed Baloghia [8463]	Vulnerable	Species or species habitat likely to occur within area
<u>Bulbophyllum globuliforme</u> Miniature Moss-orchid, Hoop Pine Orchid [6649]	Vulnerable	Species or species habitat may occur within area
<u>Clematis fawcettii</u> Stream Clematis [4311]	Vulnerable	Species or species habitat likely to occur within area
<u>Corchorus cunninghamii</u> Native Jute [14659]	Endangered	Species or species habitat likely to occur within area
<u>Cryptocarya foetida</u> Stinking Cryptocarya, Stinking Laurel [11976]	Vulnerable	Species or species habitat likely to occur within area
<u>Desmodium acanthocladum</u> Thorny Pea [17972]	Vulnerable	Species or species habitat likely to occur within area
<u>Diploglottis campbellii</u> Small-leaved Tamarind [21484]	Endangered	Species or species habitat likely to occur within area
<u>Floydia praealta</u> Ball Nut, Possum Nut, Big Nut, Beefwood [15762]	Vulnerable	Species or species habitat likely to occur within area
<u>Gossia fragrantissima</u> Sweet Myrtle, Small-leaved Myrtle [78867]	Endangered	Species or species habitat likely to occur within area
<u>Hicksbeachia pinnatifolia</u> Monkey Nut, Bopple Nut, Red Bopple, Red Bopple	Vulnerable	Species or species

Name	Status	Type of Presence
Nut, Red Nut, Beef Nut, Red Apple Nut, Red Boppel Nut, Ivory Silky Oak [21189] Isoglossa eranthemoides Isoglossa [16663]	Endangered	habitat likely to occur within area Species or species habitat likely to occur within area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581] Marsdenia longiloba Clear Milkvine [2794]	Vulnerable Vulnerable	Species or species habitat likely to occur within area Species or species habitat likely to occur within area
Myrsine richmondensis Purple-leaf Muttonwood, Lismore Muttonwood [83888]	Endangered	Species or species habitat likely to occur within area
Ochrosia moorei Southern Ochrosia [11350]	Endangered	Species or species habitat likely to occur within area
Owenia cepiodora Onionwood, Bog Onion, Onion Cedar [11344]	Vulnerable	Species or species habitat likely to occur within area
Phaius australis Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area
Randia moorei Spiny Gardenia [10577]	Endangered	Species or species habitat likely to occur within area
Streblus pendulinus Siah's Backbone, Sia's Backbone, Isaac Wood [21618]	Endangered	Species or species habitat likely to occur within area
Syzygium hodgkinsoniae Smooth-bark Rose Apple, Red Lilly Pilly [3539]	Vulnerable	Species or species habitat likely to occur within area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area
Reptiles		
Coeranoscincus reticulatus Three-toed Snake-tooth Skink [59628]	Vulnerable	Species or species habitat may occur within area
Listed Migratory Species		[Resource Information]
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Name	Threatened	Type of Presence
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
<u>Monarcha melanopsis</u> Black-faced Monarch [609]		Species or species habitat known to occur within area
<u>Monarcha trivirgatus</u> Spectacled Monarch [610]		Species or species habitat known to occur within area
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Species or species habitat known to occur within area
<u>Rhipidura rufifrons</u> Rufous Fantail [592]		Species or species habitat known to occur within area
Migratory Wetlands Species		
<u>Ardea alba</u> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<u>Ardea ibis</u> Cattle Egret [59542]		Species or species habitat likely to occur within area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
<u>Rostratula benghalensis (sensu lato)</u> Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land [\[Resource Information \]](#)

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Name
Commonwealth Land - Australian Telecommunications Commission
Commonwealth Land - Commonwealth Bank of Australia
Commonwealth Land - Defence Housing Authority

Listed Marine Species [\[Resource Information \]](#)

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
<u>Anseranas semipalmata</u> Magpie Goose [978]		Species or species habitat may occur within area
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<u>Ardea alba</u> Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
<u>Ardea ibis</u> Cattle Egret [59542]		Species or species habitat likely to occur within area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within

Name	Threatened	Type of Presence area
<u>Haliaeetus leucogaster</u> White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
<u>Hirundapus caudacutus</u> White-throated Needletail [682]		Species or species habitat known to occur within area
<u>Lathamus discolor</u> Swift Parrot [744]	Endangered	Species or species habitat likely to occur within area
<u>Merops ornatus</u> Rainbow Bee-eater [670]		Species or species habitat may occur within area
<u>Monarcha melanopsis</u> Black-faced Monarch [609]		Species or species habitat known to occur within area
<u>Monarcha trivirgatus</u> Spectacled Monarch [610]		Species or species habitat known to occur within area
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Species or species habitat known to occur within area
<u>Pandion haliaetus</u> Osprey [952]		Species or species habitat known to occur within area
<u>Rhipidura rufifrons</u> Rufous Fantail [592]		Species or species habitat known to occur within area
<u>Rostratula benghalensis (sensu lato)</u> Painted Snipe [889]	Endangered*	Species or species habitat may occur within area

Extra Information

Places on the RNE		[Resource Information]
Note that not all Indigenous sites may be listed.		
Name	State	Status
Natural		
<u>Wilsons and Coopers Creek</u>	NSW	Indicative Place
<u>Brockley Scrub No 1</u>	NSW	Interim List
<u>Brockley Scrub No 2</u>	NSW	Interim List
<u>Brockley Scrub No 3</u>	NSW	Interim List
<u>Boatharbour Nature Reserve</u>	NSW	Registered
Historic		
<u>Rochdale Community Centre</u>	NSW	Indicative Place
<u>Tulloona</u>	NSW	Registered
State and Territory Reserves		[Resource Information]
Name	State	
Boatharbour	NSW	

Regional Forest Agreements

[Resource Information]

Note that all areas with completed RFAs have been included.

Name	State
North East NSW RFA	New South Wales

Invasive Species

[Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.

Name	Status	Type of Presence
Birds		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Pycnonotus jocosus Red-whiskered Bulbul [631]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Frogs		
Bufo marinus Cane Toad [1772]		Species or species habitat likely to occur within area
Rhinella marina Cane Toad [83218]		Species or species habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
<u><i>Lepus capensis</i></u> Brown Hare [127]		Species or species habitat likely to occur within area
<u><i>Mus musculus</i></u> House Mouse [120]		Species or species habitat likely to occur within area
<u><i>Oryctolagus cuniculus</i></u> Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
<u><i>Rattus norvegicus</i></u> Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
<u><i>Rattus rattus</i></u> Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
<u><i>Vulpes vulpes</i></u> Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
<u><i>Alternanthera philoxeroides</i></u> Alligator Weed [11620]		Species or species habitat likely to occur within area
<u><i>Anredera cordifolia</i></u> Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
<u><i>Asparagus aethiopicus</i></u> Asparagus Fern, Ground Asparagus, Basket Fern, Sprengi's Fern, Bushy Asparagus, Emerald Asparagus [62425]		Species or species habitat likely to occur within area
<u><i>Asparagus africanus</i></u> Climbing Asparagus, Climbing Asparagus Fern [66907]		Species or species habitat likely to occur within area
<u><i>Asparagus plumosus</i></u> Climbing Asparagus-fern [48993]		Species or species habitat likely to occur within area
<u><i>Cabomba caroliniana</i></u> Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171]		Species or species habitat likely to occur within area
<u><i>Chrysanthemoides monilifera</i></u> Bitou Bush, Boneseed [18983]		Species or species habitat likely to occur within area
<u><i>Chrysanthemoides monilifera subsp. rotundata</i></u> Bitou Bush [16332]		Species or species habitat likely to occur within area
<u><i>Dolichandra unguis-cati</i></u> Cat's Claw Vine, Yellow Trumpet Vine, Cat's Claw Creeper, Funnel Creeper [85119]		Species or species habitat likely to occur within area
<u><i>Eichhornia crassipes</i></u> Water Hyacinth, Water Orchid, Nile Lily [13466]		Species or species habitat likely to occur within area
<u><i>Genista</i> sp. X <i>Genista monspessulana</i></u> Broom [67538]		Species or species habitat may occur within area
<u><i>Hymenachne amplexicaulis</i></u> Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
<u>Lantana camara</u> Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892]		Species or species habitat likely to occur within area
<u>Pinus radiata</u> Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
<u>Protasparagus plumosus</u> Climbing Asparagus-fern, Ferny Asparagus [11747]		Species or species habitat likely to occur within area
<u>Rubus fruticosus aggregate</u> Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
<u>Sagittaria platyphylla</u> Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		Species or species habitat likely to occur within area
<u>Salvinia molesta</u> Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
<u>Senecio madagascariensis</u> Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur within area

Coordinates

-28.80048 153.35303

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World Heritage and Register of National Estate properties, Wetlands of International Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

For species where the distributions are well known, maps are digitised from sources such as recovery plans and detailed habitat studies. Where appropriate, core breeding, foraging and roosting areas are indicated under 'type of presence'. For species whose distributions are less well known, point locations are collated from government wildlife authorities, museums, and non-government organisations; bioclimatic distribution models are generated and these validated by experts. In some cases, the distribution maps are based solely on expert knowledge.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Department of Environment, Climate Change and Water, New South Wales](#)
- [Department of Sustainability and Environment, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment and Natural Resources, South Australia](#)
- [Parks and Wildlife Service NT, NT Dept of Natural Resources, Environment and the Arts](#)
- [Environmental and Resource Management, Queensland](#)
- [Department of Environment and Conservation, Western Australia](#)
- [Department of the Environment, Climate Change, Energy and Water](#)
- [Birds Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [SA Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Atherton and Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [State Forests of NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

APPENDIX B

FLORA SPECIES LIST

Flora species list

379A & 387 Richmond Hill Road, Richmond Hill

The following table presents a list of all flora species recorded within the Subject site during the survey. Where uncertainty exists due to the unavailability of reproductive material, the taxon is preceded by a question mark, or plants are identified to genus level only. Botanical nomenclature follows G.J. Harden (ed) (1990-2002) Flora of New South Wales, UNSW Press, except where recent changes have occurred.

Notes:

* Denotes an introduced species as well as non-local native species.

BOLD Species of conservation significance are bolded.

Noxious weeds declared for the Lismore City Council control area under the *Noxious Weeds Act 1993* are indicated with a 'N' followed by their control class:

(3) Regionally controlled weeds

(4) Locally controlled weeds

(5) Restricted plants

Family	Botanical Name	Common Name	Notes
ADIANTACEAE	<i>Adiantum hispidulum</i>	Rough Maidenhair	
BLECHNACEAE	<i>Doodia aspera</i>	Prickly rasp fern	
DENNSTAEDTIACEAE	<i>Hypolepis muelleri</i>	Harsh ground fern	
	<i>Pteridium esculentum</i>	Bracken fern	
POLYPODIACEAE	<i>Platynerium superbum</i>	Staghorn fern	
	<i>Pyrrosia rupestris</i>	Rock felt fern	
SALVINIACEAE	<i>Azolla filiculoides</i>	Azolla	
THELYPTERIDACEAE	<i>Cyclosorus dentatus</i>	Binung	
Gymnosperms			
ARAUCARIACEAE	<i>Araucaria cunninghamii</i>	Hoop pine	
Monocotyledons			
ARALIACEAE	<i>Polyscias elegans</i>	Celerywood	
ASPARAGACEAE	<i>Asparagus aethiopicus</i> *	Ground asparagus	
COMMELINACEAE	<i>Commelina cyanea</i>	Native wandering jew	
	<i>Tradescantia fluminensis</i> *	Trad	
CYPERACEAE	<i>Cyperus difformis</i>	Rice sedge	
	<i>Cyperus</i> sp.		
	<i>Cyperus polystachyos</i>		
	<i>Schoenoplectus mucronatus</i>		
JUNCACEAE	<i>Juncus usitatus</i>	Common rush	
LOMANDRACEAE	<i>Lomandra longifolia</i>	Spiny-headed matrush	
PHORMIACEAE	<i>Dianella caerulea</i>	Blue flax lily	
POACEAE	<i>Andropogon virginicus</i> *	Whiskey grass	
	<i>Arthraxon hispidus</i>	Hairy joint grass	
	<i>Chloris gayana</i> *	Rhodes grass	
	<i>Cynodon dactylon</i>	Couch grass	
	<i>Cymbopogon refractus</i>	Barbed wire grass	

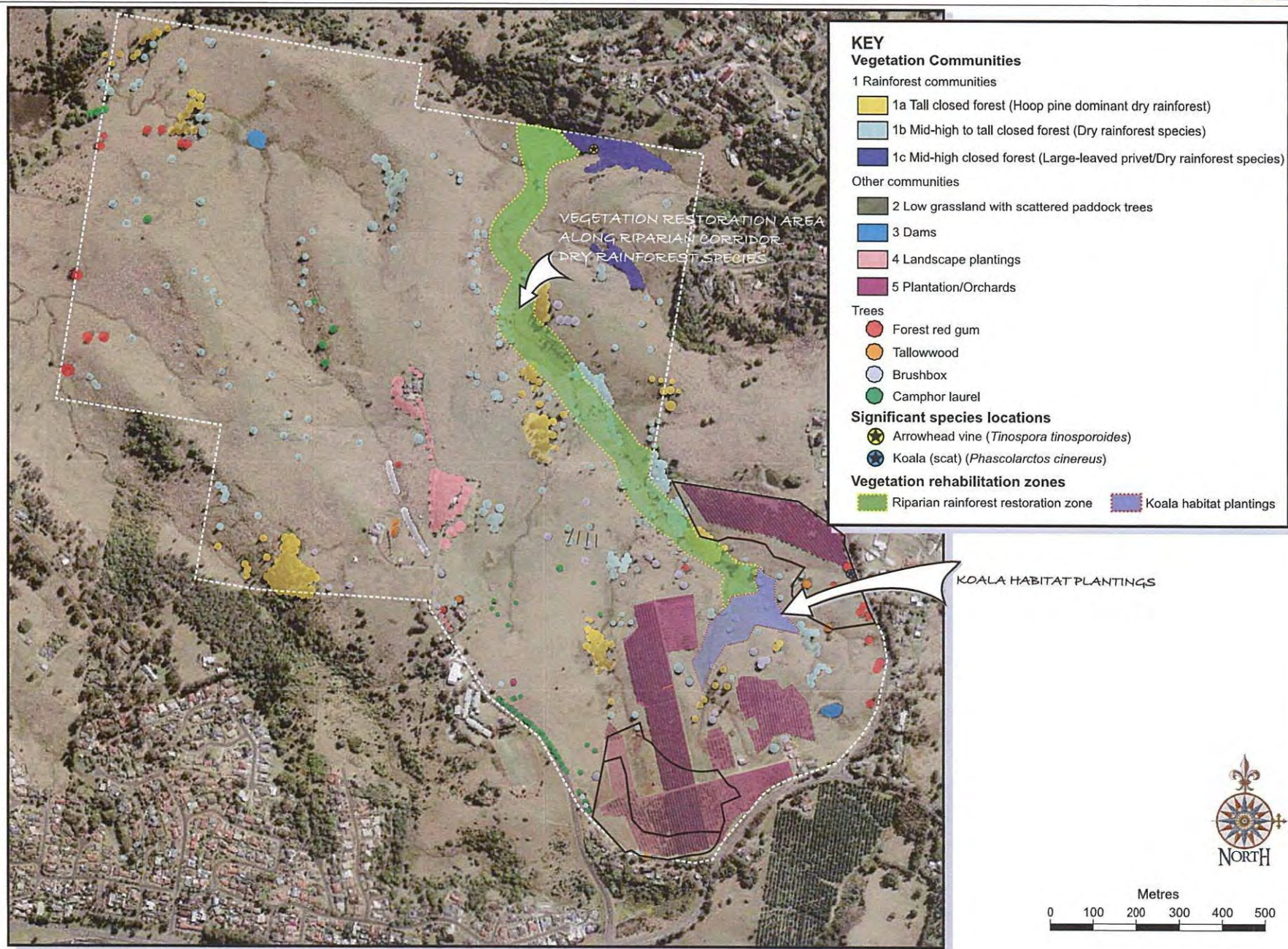
Family	Botanical Name	Common Name	Notes
	<i>Imperata cylindrica</i>	Blady grass	
	<i>Pennisetum purpureum</i>	Elephant grass	
	<i>Oplismenus aemulus</i>	Basket grass	
	<i>Paspalum dilatatum</i> *	Paspalum	
	<i>Pennisetum alopecuroides</i>	Swamp foxtail	
	<i>Pennisetum clandestinum</i> *	Kikuyu	
	<i>Setaria sphacelata</i> *	Setaria	
	<i>Sporobolus fertilis</i> *	Giant Parramatta Grass	N4
	<i>Stenotaphrum secundatum</i> *	Buffalo grass	
SMILACACEAE	<i>Smilax australis</i>	Austral sarsparilla	
TYPHACEAE	<i>Typha</i> sp.	Cumbungi	
Dicotyledons			
ACANTHACEAE	<i>Pseuderanthemum variabile</i>	Love flower	
ANACARDIACEAE	<i>Mangifera indica</i> *	Mango	
APIACEAE	<i>Centella asiatica</i>	Centella	
APOCYNACEAE	<i>Alyxia ruscifolia</i>	Prickly alyxia	
	<i>Hoya australis</i>	Native hoyo	
ARALIACEAE	<i>Schefflera actinophylla</i> *	Umbrella tree	
ASCLEPIADACEAE	<i>Asclepias curassavica</i> *	Redhead cotton bush	
	<i>Gomphocarpus physocarpus</i> *	Balloon cotton bush	
ASTERACEAE	<i>Ageratina adenophora</i> *	Crofton weed	N4
	<i>Ageratina riparia</i> *	Mistflower	N4
	<i>Ageratum houstonianum</i> *	Blue billygoat weed	
	<i>Ambrosia artemisiifolia</i> *	Annual ragweed	N5
	<i>Baccharis halimifolia</i> *	Groundsel	N3
	<i>Bidens pilosa</i> *	Cobblers pegs	
	<i>Cirsium vulgare</i> *	Spear Thistle	
	<i>Conyza bonariensis</i> *	Flaxleaf fleabane	
	<i>Eclipta prostrata</i>	White eclipta	
	<i>Hypochoeris radicata</i> *	Cats ear	
	<i>Senecio madagascariensis</i> *	Fireweed	
BIGNONIACEAE	<i>Pandorea pandorana</i>	Wonga vine	
CONVOLVULACEAE	<i>Dichondra repens</i>	Kidney weed	
ELAEocarpaceae	<i>Elaeocarpus obovatus</i>	Hard quandong	
EUPHORBIACEAE	<i>Alchornea ilicifolia</i>	Native holly	
	<i>Bridelia exaltata</i>	Brush ironbark	
	<i>Macaranga tanarius</i>	Macaranga	
	<i>Glochidion ferdinandi</i>	Cheese tree	
	<i>Mallotus dicolor</i>	Yellow kamala	
	<i>Mallotus philippensis</i>	Red kamala	
FABACEAE	<i>Trifolium repens</i> *	White clover	
FLACOURTIACEAE	<i>Scolopia braunii</i>	Flintwood	
LAURACEAE	<i>Cinnamomum camphora</i> *	Camphor laurel	N4
	<i>Cryptocarya triplinervis</i> var <i>pubens</i>	Three-veined cryptocarya	
LOBELIACEAE	<i>Pratia purpurascens</i>	Pratia	
LUZURIAGACEAE	<i>Geitonoplesium cymosum</i>	Scrambling lily	
LYTHRACEAE	<i>Cuphea carthagenensis</i> *	Cuphea	

Family	Botanical Name	Common Name	Notes
MALVACEAE	<i>Sida rhombifolia</i> *	Paddy's lucerne	
MELIACEAE	<i>Toona ciliata</i>	Red cedar	
MENISPERMACEAE	<i>Stephania japonica</i> var. <i>discolor</i>	Snake vine	
MIMOSACEAE	<i>Acacia melanoxylon</i>	Blackwood wattle	
MORACEAE	<i>Machura cochinchinensis</i>	Cockspur	
	<i>Streblus brunonianus</i>	Whalebone tree	
MYRTACEAE	<i>Acmena smithii</i>	Lilly pilly	
	<i>Eucalyptus tereticornis</i>	Forest red gum	
	<i>Lophostemon confertus</i>	Brushbox	
	<i>Psidium guajava</i> *	Common guava	
	<i>Rhodamnia rubescens</i>	Scrub turpentine	
	<i>Syzygium leuhmannii</i>	Riberry	
MYRSINACEAE	<i>Myrsine bowittiana</i>	Brush muttonwood	
NYMPHAEACEAE	<i>Nymphaea</i> sp.	Water lily	
OCHNACEAE	<i>Ochna serrulata</i> *	Ochna	
OLEACEAE	<i>Ligustrum lucidum</i> *	Large-leaved privet	N4
	<i>Ligustrum sinense</i> *	Small-leaved privet	N4
ONAGRACEAE	<i>Ludwigia octovalvis</i>	Willow primrose	
	<i>Ludwigia peploides</i>	Water primrose	
PASSIFLORACEAE	<i>Passiflora subpeltata</i> *	Corky passionfruit	
PITTOSPORACEAE	<i>Pittosporum undulatum</i>	Sweet pittosporum	
POLYGONACEAE	<i>Persicaria attenuata</i>	Smartweed	
	<i>Persicaria strigosa</i>	Smartweed	
PROTEACEAE	<i>Grevillea robusta</i>	Silky oak	
	<i>Stenocarpus sinuatus</i>	Firewheel tree	
	<i>Macadamia</i> sp.	Plantation macadamia	
ROSACEAE	<i>Rubus rosifolius</i>	Native raspberry, rose leaf bramble	
RUBIACEAE	<i>Psychodax odorata</i> subsp. <i>australiana</i> forma <i>australiana</i>	Shiny-leaved canthium	
RUTACEAE	<i>Flindersia australis</i>	Teak	
SAPINDACEAE	<i>Guioa semiglanca</i>	Guioa	
	<i>Jagera pseudorhus</i>	Foambark	
SOLANACEAE	<i>Solanum capsicoides</i> *	Devil's apple	
	<i>Solanum mauritianum</i> *	Wild tobacco tree	
	<i>Solanum nigrum</i> *	Blackberry nightshade	
STERCULIACEAE	<i>Brachychiton acerifolius</i>	Flame tree	
ULMACEAE	<i>Aphananthe philippinensis</i>	Rough-leaved elm	
	<i>Celtis sinensis</i> *	Chinese celtis	
	<i>Trema tomentosa</i>	Native peach	
VERBENEACEAE	<i>Gmelina leichhardtii</i>	White beech	
	<i>Lantana camara</i> *	Lantana	N4
	<i>Verbena bonariensis</i> *	Veined verbena	
VITACEAE	<i>Cissus antarctica</i>	Water vine	
	<i>Cayratia clematidea</i>	Slender grape	



APPENDIX C

PINEAPPLE ROAD URBAN RELEASE AREA VEGETATION MANAGEMENT PLAN OVERVIEW





APPENDIX D

LIKELIHOOD OF OCCURRENCE OF THREATENED FLORA AND FAUNA SPECIES

TABLE D1
LIKELIHOOD OF OCCURRENCE OF THREATENED FAUNA SPECIES

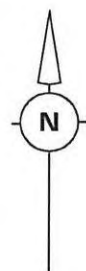
Species	Notes	Likelihood of occurrence on site	Potential for impact?
Amphibians			
Giant barred frog	Giant Barred Frogs forage and live amongst deep, damp leaf litter in rainforests, moist eucalypt forest and nearby dry eucalypt forest, at elevations below 1000 m. They breed around shallow, flowing rocky streams from late spring to summer.	Unlikely. Not recorded within 10km of the subject site.	No
Reptiles			
Three-toed snake-tooth skink	The Three-toed Snake-tooth Skink occurs in the coast and ranges from the Macleay valley in NSW to south-eastern Queensland. It is very uncommon south of Grafton. Rainforest and occasionally moist eucalypt forest, on loamy or sandy soils. The Three-toed Snake-tooth Skink lives in loose soil, leaf litter and rotting logs, and feeds on earthworms and beetle grubs.	Unlikely. Not recorded within 10km of the subject site.	No
Forest and woodland birds			
Black-breasted button-quail	There are few reliable records of this species in NSW. It prefers drier rainforests and viney scrubs, often in association with a deep moist leaf-litter layer.	Unlikely. Not recorded within 10km of the subject site.	No
Coxen's Fig-Parrot	Limited to about five populations scattered between Bundaberg in Queensland and the Hastings River in NSW. Usually recorded from drier rainforests and adjacent wetter eucalypt forest.. Also found in the wetter lowland rainforests that are now largely cleared in NSW. The bird shows a decided preference for fig trees, but also feeds on other fruiting rainforest species.	Unlikely. Species has not been recorded within a 10km area around the site on the NSW Atlas database.	No
Eastern bristlebird	Occurs in vegetation with a dense ground cover, typically high elevation open forest or woodland with a dense tussock-grass or sedge understorey adjacent to rainforest or wet eucalypt forest.	Unlikely. Not recorded within 10km of the subject site.	No
Little eagle	Occupies open eucalypt forest, woodland or open woodland. Sheoak or acacia woodlands and riparian woodlands of interior NSW are also used. Nests in tall living trees within a remnant patch, where pairs build a large stick nest in winter.	Possible	Minor
Marbled frogmouth	On the east coast of NSW, this species is restricted to lower altitude sub-tropical rainforests.	Unlikely.	No

Species	Notes	Likelihood of occurrence on site	Potential for impact?
Masked owl	Lives in dry eucalypt forests and woodlands from sea level to 1100 m. A forest owl, but often hunts along the edges of forests, including roadsides. Pairs have a large home-range of 500 to 1000 hectares. Roosts and breeds in moist eucalypt forested gullies, using large tree hollows or sometimes caves for nesting.	Unlikely	No
Red goshawk	Red Goshawks inhabit open woodland and forest, preferring a mosaic of vegetation types, a large population of birds as a source of food, and permanent water, and are often found in riparian habitats along or near watercourses or wetlands. In NSW, preferred habitats include mixed subtropical rainforest, Melaleuca swamp forest and riparian Eucalyptus forest of coastal rivers.	Unlikely	No
Regent honeyeater	The Regent Honeyeater mainly inhabits temperate woodlands and open forests of the inland slopes of south-east Australia. In NSW the distribution is very patchy and mainly confined to the two main breeding areas (at Capertee Valley and the Bundarra-Barraba region) and surrounding fragmented woodlands. In some years non-breeding flocks converge on flowering coastal woodlands and forests where they prefer Swamp mahogany and Spotted gum forests.	Unlikely. Not recorded within 10km of the subject site.	No
Rose-crowned fruit-dove	The Rose-crowned fruit dove prefers tall tropical and subtropical evergreen or semi-deciduous rainforest, especially with a dense regrowth of vines.	Possible	Minor
Spotted harrier	Occurs in grassy open woodland including acacia and mallee remnants, inland riparian woodland, grassland and shrub steppe. It is found most commonly in native grassland, but also occurs in agricultural land, foraging over open habitats including edges of inland wetlands. Builds a stick nest in a tree and lays eggs in spring (or sometimes autumn), with young remaining in the nest for several months. Preys on terrestrial mammals (eg bandicoots, bettongs, and rodents), birds and reptile, occasionally insects and rarely carrion.	Unlikely	No
Swift parrot	This migratory species is very rarely recorded in the locality.	Unlikely. Not recorded within 10km of the subject site.	No
Sooty Owl	The Sooty owl occurs in rainforests, particularly rainforest gullies overtopped by eucalypts, along the eastern scarp of the Great Dividing Range.	Unlikely	No
Wompoo fruit dove	This species is primarily associated with large undisturbed patches of tropical or subtropical evergreen rainforest.	Unlikely.	No
Wetland birds			

Species	Notes	Likelihood of occurrence on site	Potential for impact?
Australasian Bittern	The Australasian bittern generally prefers freshwater habitats although it may also use dense saltmarsh vegetation in estuaries and flooded grasslands.	Unlikely. Not recorded within 10km of the subject site.	No
Australian painted snipe	This species prefers the fringes of swamps, dams and nearby marshy areas where there is a cover of grasses, lignum, low scrub or open timber.	Unlikely. Not recorded within 10km of the subject site.	No
Black bittern	This species occupies forested fresh rivers, tidal creeks and coastal inlets.	Unlikely	No
Black-necked stork	The Black-necked stork is an occasional visitor to the area uses grassland and wetland habitats in the locality during periods of inundation.	Unlikely.	No
Pale-vented bush hen	The Bush hen is normally associated with moist stands of deep rank grass along permanent running streams	Unlikely	No
Oceanic and coastal birds			
Eastern osprey	Ospreys forage in coastal rivers and streams. They prefer to nest closer to coastal waterbodies. Ospreys are likely to forage along the nearby beach and at Taylors Lake but are unlikely to have any degree of reliance on site habitats.	Unlikely	No
Terrestrial mammals			
Brush-tailed rock wallaby	Typically occupy north-facing cliffs in dry eucalypt forest and woodland. The species is highly territorial and remain in the same site permanently.	Unlikely. Not recorded within 10km of the subject site.	No
Common planigale	This species occupies a wide range of habitats including rainforest, sclerophyll forest, grasslands, marshlands, rocky areas and even some suburban areas.	Unlikely	No
Koala	There is a well known Koala population resident in the surrounding area.	Possible	Minor
Long-nosed potoroo	This species occurs in coastal heathland habitats at several locations along the Far North Coast.	Unlikely. Not recorded within 10km of the subject site.	No
Spotted-tail quoll	Recorded across a range of habitat types, including rainforest, open forest, woodland, coastal heath and inland riparian forest, from the sub-alpine zone to the coastline. Quolls are rarely recorded in the locality.	Unlikely. Suitable habitat is not present.	No

Species	Notes	Likelihood of occurrence on site	Potential for impact?
New Holland Mouse	Across the species' range the New Holland Mouse is known to inhabit open heathlands, open woodlands with a heathland understorey, and vegetated sand dunes.	Unlikely. No suitable habitat is present and species has not recorded within 10km of the subject site.	No
Bats			
Eastern false pipistrelle	This bat prefers moist habitats, with trees taller than 20 m. Generally roosts in eucalypt hollows, but has also been found under loose bark on trees or in buildings.	Possible	Minor
Eastern long-eared bat	This species typically roosts in old growth trees with hollows. It may occasionally roost in dense forested vegetation and dead rainforest foliage. The Study area may be used for foraging by this species.	Possible	Minor
Grey-headed flying fox	This species occurs in subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps. Urban gardens and cultivated fruit crops also provide habitat for this species.	Likely to foraging throughout the Study area during flowering and fruiting of site vegetation. No roost sites were observed within the Subject site or immediate vicinity.	Minor
Large-eared pied bat	This species is found in well-timbered areas containing gullies. Roosts in caves (near their entrances), crevices in cliffs, old mine workings and in the disused, bottle-shaped mud nests of the Fairy Martin, frequenting low to mid-elevation dry open forest and woodland close to these features.	Unlikely. This species was not recorded on the Atlas of NSW Wildlife and the site contains no roost sites and only marginal forage habitat.	No
Little bent-wing bat	This species generally roosts in caves and tunnels during the day and forages for insects beneath the canopy of forested habitats at night.	Possible	Minor
Invertebrates			

Species	Notes	Likelihood of occurrence on site	Potential for impact?
Shorter rainforest ground beetle	Low elevation rainforest, predominantly drier rainforests. Little is known of its detailed habitat requirements apart from the fact that adults live in burrows.	Unlikely. Currently the only known populations occur in very isolated patches of forest near Mallanganee, west of Casino. The Rotary Park (Lismore) population is now believed to be extinct.	No



0 25 50 75 100 125

1cm = 25m
1:2500

LEGEND

- SITE BOUNDARY
- EXISTING DRIVEWAY
- BUSHFIRE PRONE LAND BUFFER
- BUSHFIRE PRONE LAND CATEGORY 1
- BUSHFIRE PRONE LAND CATEGORY 2
- STREAM / CREEK
- 30m ECOLOGICAL BUFFER
- 25% SLOPE

NOTE:
This preliminary layout has been completed in accordance with the instructions provided by A Livotto. In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the conclusions reached within this report may be modified by the author upon the completion of the final design plans & site inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this report.



- (X) RESTRECTION ON THE USE OF LAND - DP1007583
- (M) LAND EXCLUDES MINERALS - SEE CROWN GRANT(S)
- (N) -RESTRICTION ON USE 6 & 7 REFERRED TO IN DP1044221 - BENEFITED BY EASEMENT FOR SERVICES 7 WIDE & V.A.R. - DP1044221
- (H) EASEMENT FOR DRAINAGE OF WATER BY OPEN DRAIN 5 WIDE (DP1003812)

REV	DATE	AMENDMENT
A	24.11.15	
B	20.01.16	LOT 1 DP 254131
C		
D		
E		

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 28.10.15

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NDS
Newton Denny Chapelle
Surveyors Planners Engineers

Email: office@newtondennychapelle.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASINO 100 Barker St. Casino 2470 PH: 6662 5000

ABN: 86 220 045 469

PLAN 2 - CONSTRAINTS ANALYSIS

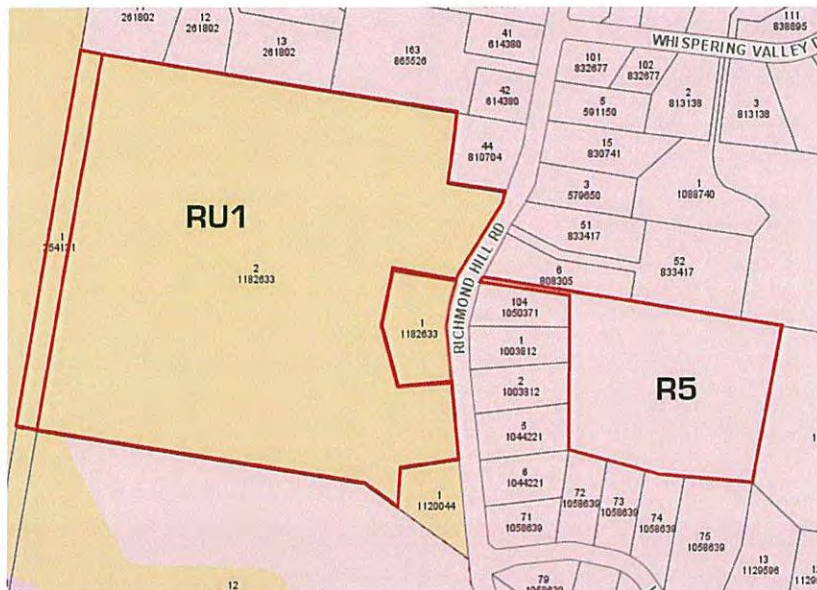
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REV B

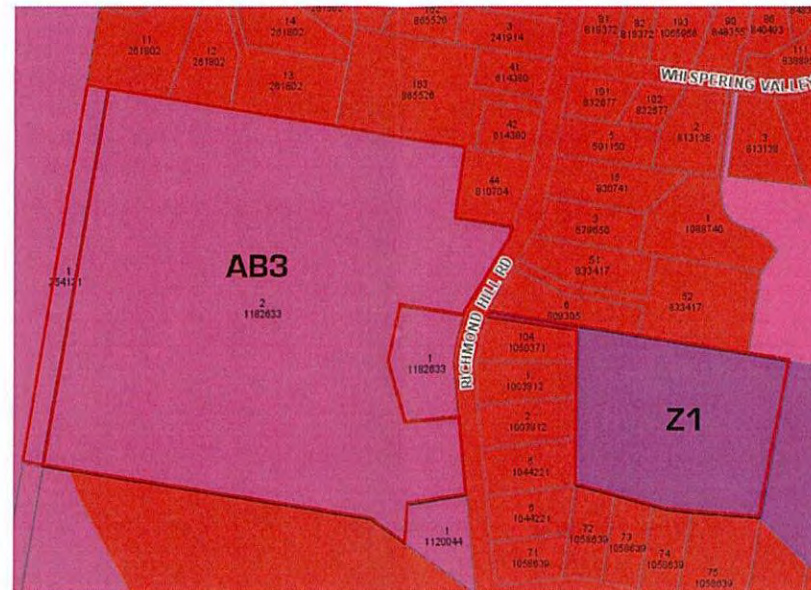
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RICHMOND HILL ROAD
RICHMOND HILL NSW

DATE: 24.11.15
SCALE: 1 : 2500 @ A3

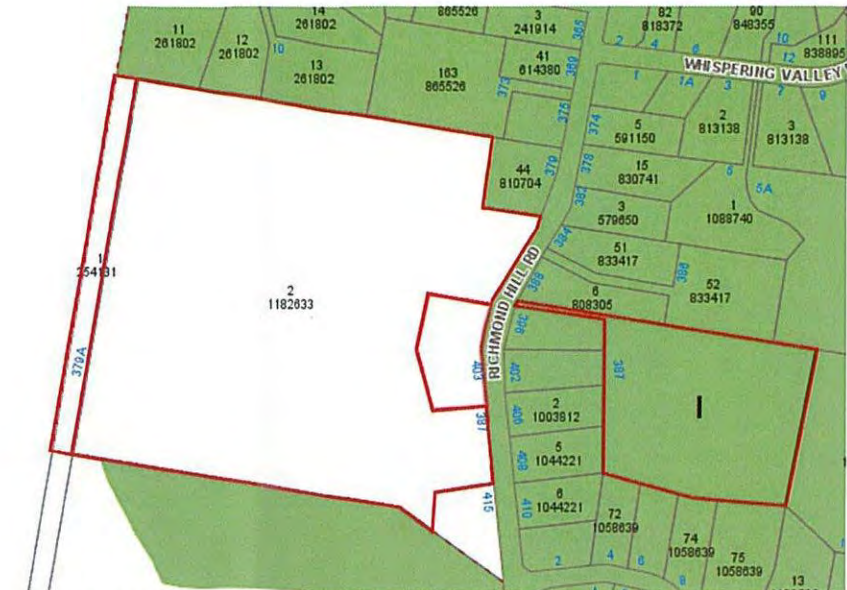
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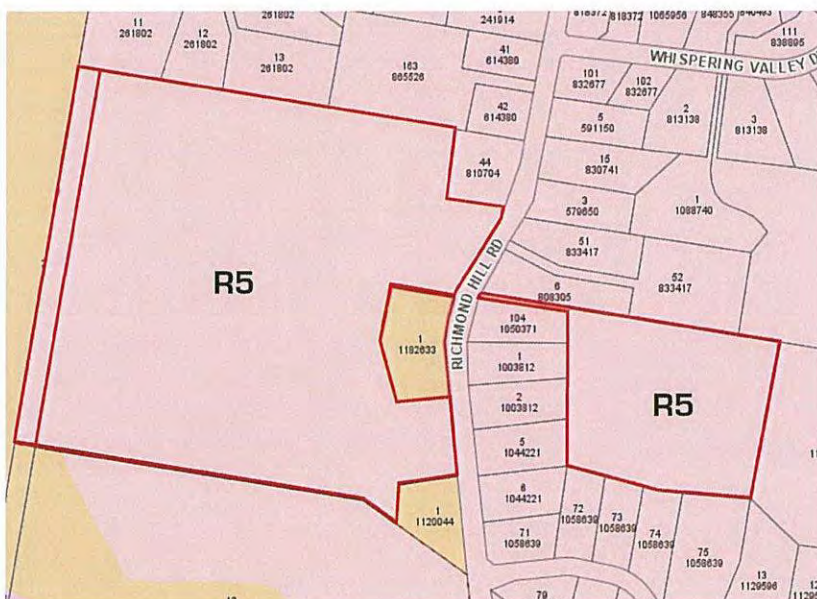
EXISTING LAND ZONE -
LISMORE LOCAL ENVIRONMENT PLAN 2012



EXISTING LOT SIZE -
LISMORE LOCAL ENVIRONMENT PLAN 2012

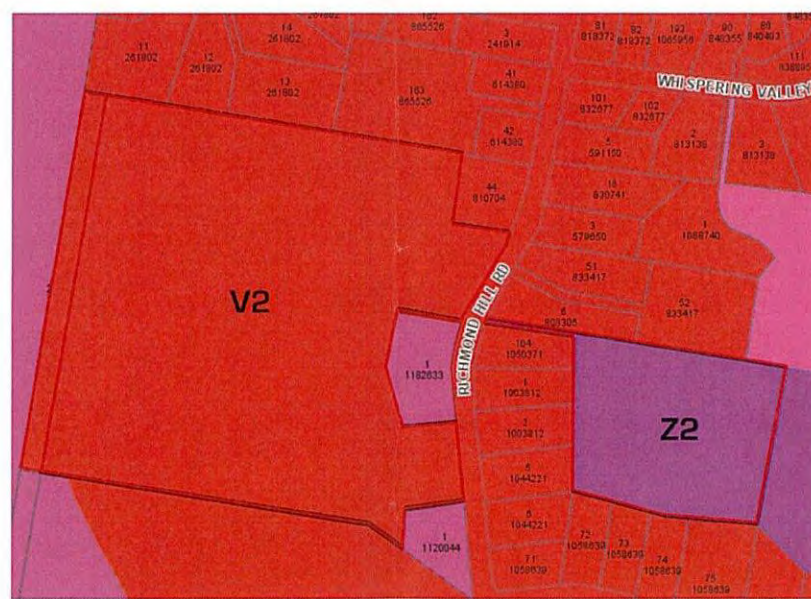


EXISTING HEIGHT OF BUILDING -
LISMORE LOCAL ENVIRONMENT PLAN 2012



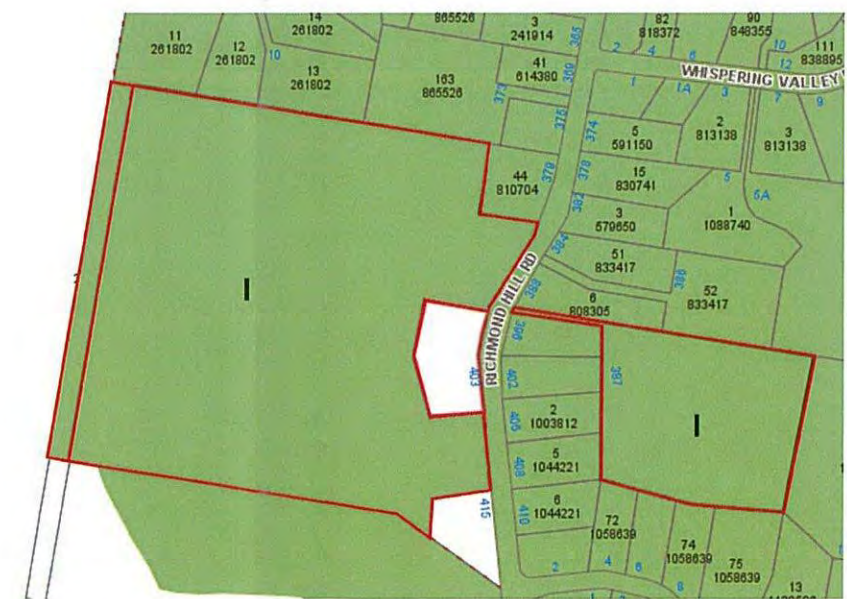
PROPOSED LAND ZONE -
LISMORE LOCAL ENVIRONMENT PLAN 2012

RU1	PRIMARY PRODUCTION
R5	LARGE LOT REDIDENTIAL



PROPOSED LOT SIZE -
LISMORE LOCAL ENVIRONMENT PLAN 2012

AB3	40ha	Z2	3ha
Z1	2ha	V2	2500m ²



PROPOSED HEIGHT OF BUILDING -
LISMORE LOCAL ENVIRONMENT PLAN 2012

I	8.5m
	No Height Restriction

REV	DATE	AMENDMENT
A	24.11.15	
B	20.01.16	LOT 1 DP 254131
C		
D		
E		

SOURCE PLAN: <http://mapping.lismore.nsw.gov.au/intramaps80/default.htm?project=LismorePublic> - accessed 25.11.15
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NDS
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASINO 100 Barker St. Casino 2470 PH: 6662 5000
ABN: 86 220 045 469

PLAN 3 - LEP AMENDMENTS

CLIENT: MR A LIVOTTO

REV B

LOCATION: LOT 2 DP 1182633 & LOT 1 DP 254131
RICHMOND HILL ROAD
RICHMOND HILL NSW

DATE: 24.11.15 REF: 14/117
SCALE: 1 : 2500 @ A3 DRAWN: bk

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