

# LOCAL ENVIRONMENTAL STUDY



Bellarwi Road  
West Wyalong



Prepared for S Donaldson  
Rev 2.0 – Aug 2019



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# Local Environmental Study

## Bellarwi Road, West Wyalong

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## 1 INTRODUCTION

A local environmental study has been conducted over the subject land in the preparation of a planning proposal to ensure the proposal has strategic environmental merit when measured against State, regional and local plans and strategies, as well as known environmental attributes and constraints of the site.

The planning proposal will seek to amend the minimum lot size applying to the subject land to enable rural dwellings to be established and comprising a minimum lot size of 40 hectares.

## 2 THE SUBJECT LAND & LOCALITY

The subject land involves the following parcels in the locality of Bellarwi Road, West Wyalong:

- Lot 171 DP775929
- Lot 174 DP812471
- Lot 373 DP753135
- Lot 386 DP753135
- Lot 392 DP753135
- Lot 404 DP753135

The land comprises a total area of approximately 220 hectares (ha), as shown in the figure below.



**Figure 1:** Subject Land (Source: SIX Maps 2019)

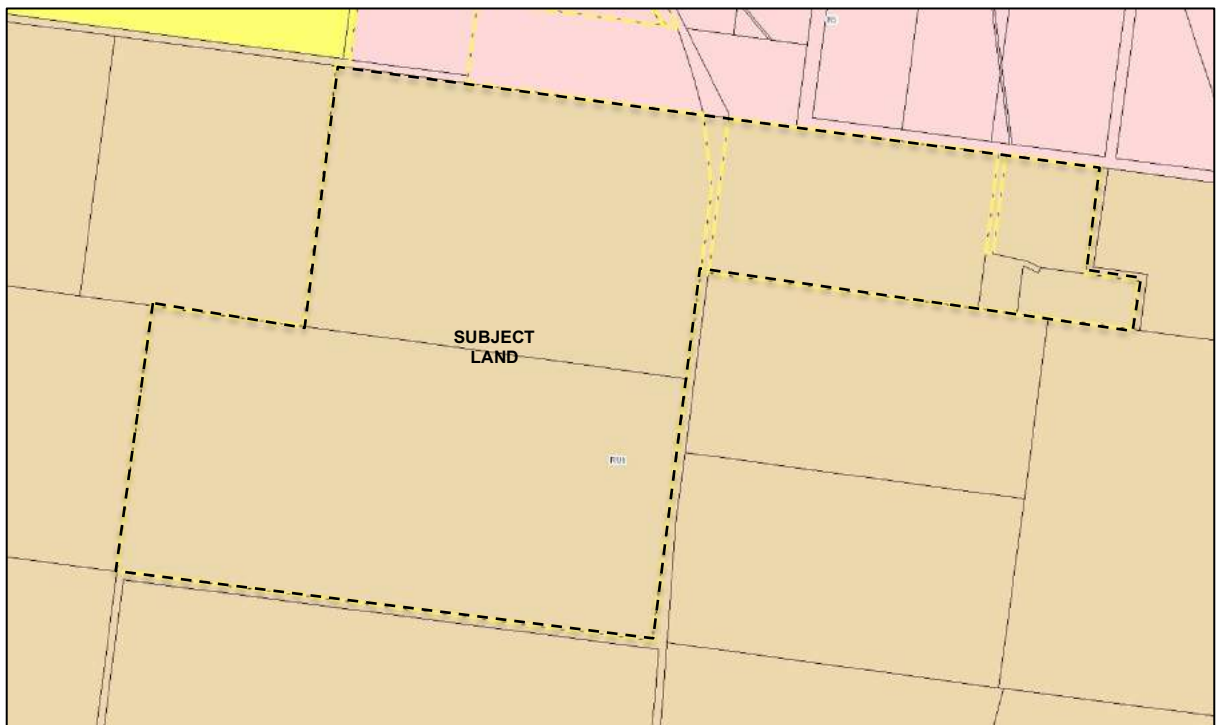
The land is located on the southern edge of the current urban area boundary, approximately 3.0 kilometres by road south of the town centre/main street CBD and Council Chambers, as indicated in the figure below.

The subject land is currently zoned RU1 Primary Production, with a Minimum Lot Size provision of 200ha under the Bland Local Environmental Plan 2011 (LEP2011).

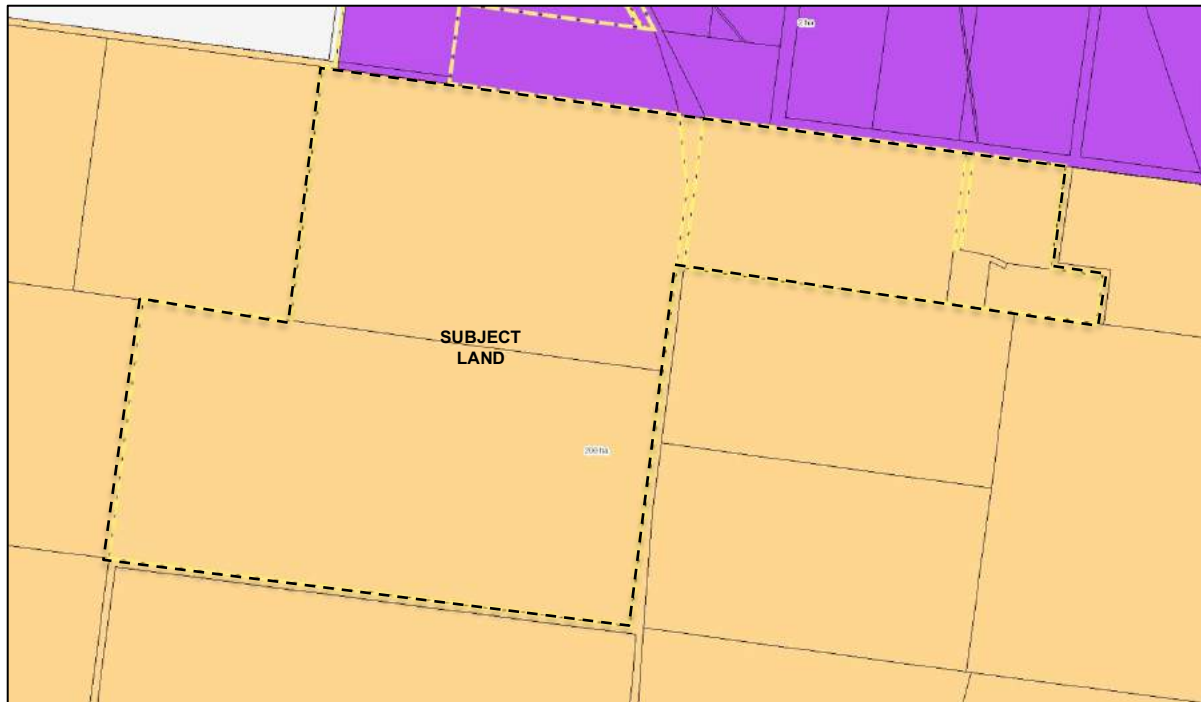




**Figure 2:** Location Map (Source: Google Maps 2019)



**Figure 3:** Existing Zoning (Source: ePlanning Spatial Viewer – LEP2011)



**Figure 4:** Existing Minimum Lot Size (Source: ePlanning Spatial Viewer – LEP2011)

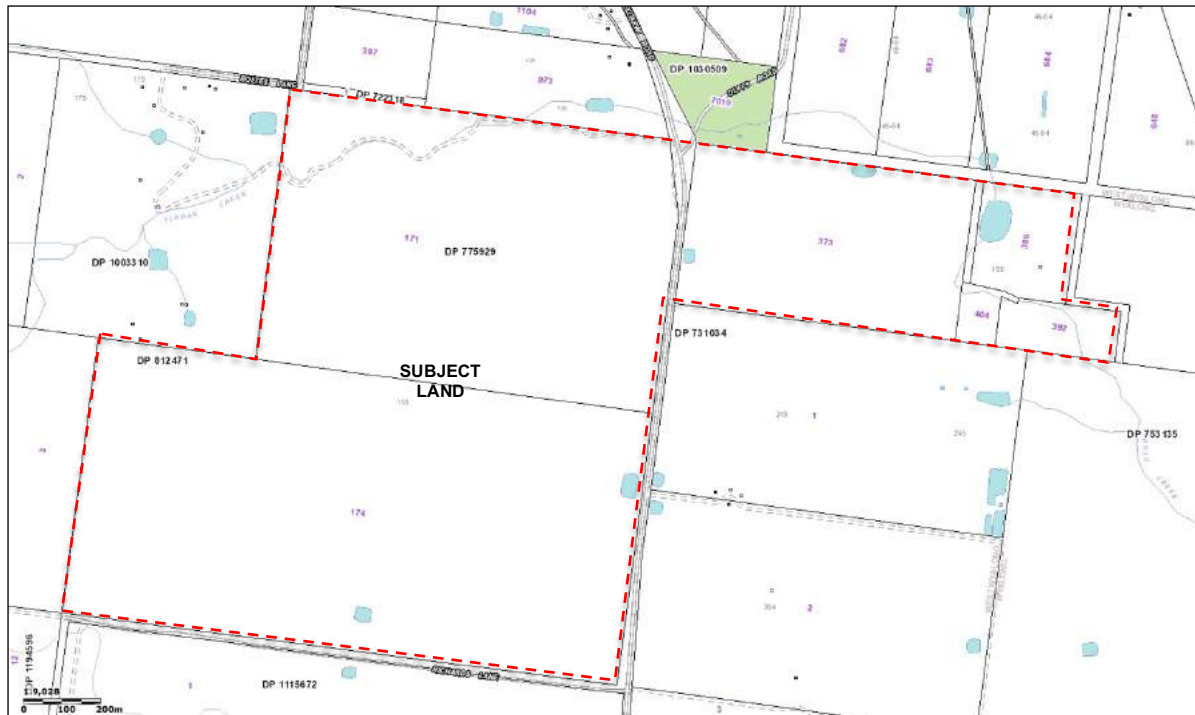
The subject land is located partly on the western and partly on the eastern side of Bellarwi Road, immediately south of existing large lot residential land (R5). Other RU1 Primary Production land borders the site to the east, south and west. The existing primary access thoroughfare is via Bellarwi Road. Lot 171 also has access to Boltes Lane at its northwestern corner. Richards Lane provides a secondary access road to the southern boundary of Lot 174.



**Figure 5:** Aerial Map (Source: SIX Maps 2019)

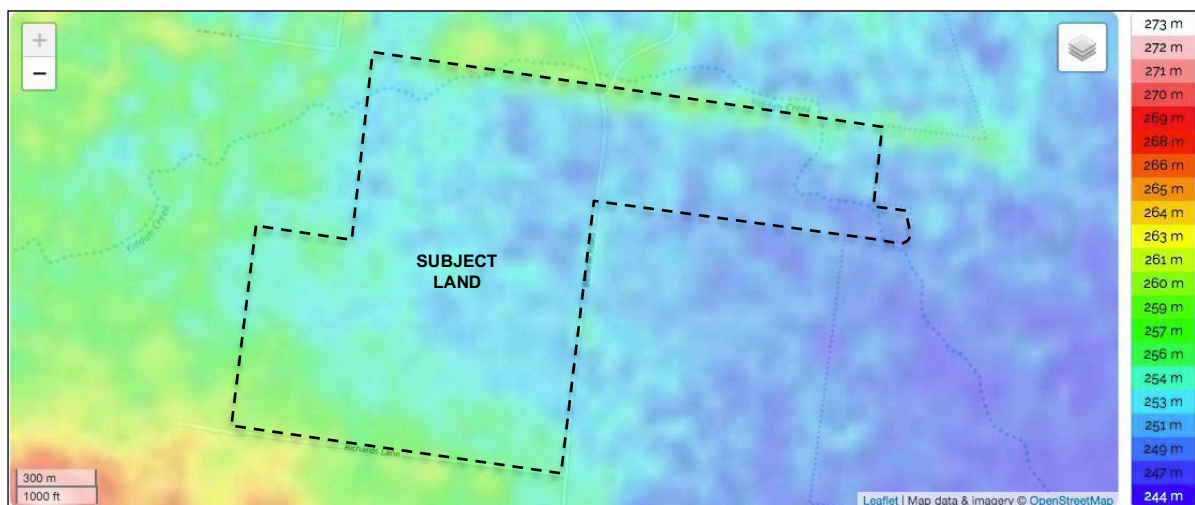
An ephemeral creek line known as Yiddah Creek traverses the land in a general west-east direction, as shown in the topographic features map below.





**Figure 6:** Topographical Features Map Extract (Source: SIX Maps 2019)

The land is predominantly flat, having an approximate elevation of 261m – 251mAHD across the site. The land falls gently to the east, across Bellarwi Road towards the creek alignment. A topographical elevations map extract is provided in the figure below.



**Figure 7:** Topographic Elevations Map (Source: Topographic-map.com 2019)

Bellarwi Road is a sealed public road that traverses the land in a generally north-south direction and provides access for this land, and surrounding land, to and from the West Wyalong town centre.

The surrounding land to the west, south and east has a character and amenity typical of primary production land, including onsite dams and border natural vegetation. Large lot residential properties including existing dwellings characterise land use between the site and north towards the town centre. Stands of natural vegetation follow the creek alignment and provide a natural rural backdrop to the local area. The West Wyalong airfield is located to the northwest of the subject land.

The site is generally cleared and currently improved for agricultural purposes. Existing dams provide water supply to the properties and are located to capture the natural runoff during



storm events. The land is generally vacant of building structures, with remnants of old structures located in the proximity of the dam located on Lot 386.

The images below illustrate the various parcels of land and the character of the locality.



**Figure 8:** View E from Bellarwi Rd across Lot 373 (Source: SP 2018)



**Figure 9:** View SW from Bellarwi Rd across Lot 171 to Lot 174 (Source: SP 2018)



**Figure 10:** Bellarwi Rd looking N towards creek causeway adjacent Lots 171, 174 & 373 (Source: SP 2018)





**Figure 11:** Existing dam on Lot 386 - looking SE across Lots 404 & 392 (Source: SP 2018)



**Figure 12:** View from existing dam looking W across Lot 373 (Source: SP 2018)



**Figure 13:** Entrance to Lot 171 from Boltes Lane - looking S (Source: SP 2018)

### 3 STRATEGIC OVERVIEW

#### 3.1 Relevant Strategic Plans

The proposed minimum lot size amendment is consistent with the goals and directions contained in the following State, regional and local strategic planning documents:

##### NSW STATE PLAN 2021:

Relevant goals include the following extracted from the NSW State Plan 2021.

- *Drive economic growth in regional NSW*
- *Protect our natural environment*
- *Increase opportunities for people to look after their own neighbourhoods and environments*
- *Make it easier for people to be involved in their communities*

In 2017, the NSW Premier reinforced the delivery of the State Plan by advising on 12 critical priorities including the following relevant areas.

- *Making housing more affordable through faster housing approvals and facilitating dwelling capacity through rezoning proposals.*
- *Building infrastructure through increasing housing supply.*

##### RIVERINA MURRAY REGIONAL PLAN 2036:

*"The Riverina Murray Regional Plan 2036 (the Plan) establishes a framework to grow the region's cities and local centres, supports the protection of high-value environmental assets and makes developing a strong, diverse and competitive economy central to building prosperity and resilience in the region. The Plan will guide the NSW Government's land use priorities and decisions over the next 20 years."*

Relevant goals include the following.

- *Direction 22: Promote the growth of regional cities and local centres – increase the supply of housing*
- *Direction 23: Build resilience in towns and villages – help contribute to growth and prosperity, facilitate drivers of population change.*
- *Direction 25: Build housing capacity to meet demand - single detached dwellings, with some larger residential lots and rural lifestyle options. As the population grows and changes, there will be demand for new housing and a greater variety of housing. Making more housing available in existing urban areas will be more sustainable because it takes advantage of existing infrastructure and services.*
- *Direction 26: Provide greater housing choice*
- *Direction 27: Manage rural residential development – identify suitable locations to avoid fragmentation of productive agricultural land, minimise environmental impact and land use conflicts.*

In relation to Bland Shire in general, the plan identifies the following as key priorities:

- *Support agriculture, including broadacre cropping and grazing, and agribusiness diversification.*
- *Support the mining and resources sector and associated businesses.*
- *Leverage opportunities from the shire's location to support diverse industries, including freight and logistics industries.*
- *Support tourism opportunities in the shire.*

The proposal is not inconsistent with these priorities and will assist in providing greater diversity in living lifestyle to meet the needs of the population that will be stimulated from local economic growth.



**BLAND LOCAL ENVIRONMENTAL PLAN 2011:**

The Bland LEP2011 reflects the current strategic land use planning direction for the Shire. Its particular aims are:

- (a) to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,*
- (b) to encourage a range of housing, employment, recreation and facilities to meet the needs of existing and future residents of Bland,*
- (c) to promote the efficient and equitable provision of public services, infrastructure and amenities,*
- (d) to conserve, protect and enhance the environmental and cultural heritage of Bland,*
- (e) to promote the twin townships of West Wyalong and Wyalong as the major commercial and community service centres for Bland,*
- (f) to encourage the sustainable growth of the villages of Bland.*

The proposal has potential to support the intent of the particular aims by:

- Creating large parcels of rural land that can continue to be utilised for productive agricultural activities whilst offering an alternative choice of lifestyle living in close proximity to existing town services and facilities.
- Utilising land for more efficient development in a location that does not detrimentally impact on existing natural and agricultural resources.
- Creating additional parcels of land with dwelling potential that may contribute to the sustainable growth of the township, promoting economic and social well being for the local community.

**COMMUNITY PLAN FOR BLAND SHIRE 2011-2016**

The current Community Plan has been prepared by Council in consultation with the local community and is aimed at delivering common goals to achieve community aspirations. In implementing the Community Plan, the initial priorities and objectives are identified as:

- *Strengthening and building community capacity*
- *Planning and Leadership*
- *Partnerships and Advocacy*
- *Providing community services and events*
- *Facilitating engagement with the community*
- *Ensuring we are a sustainable community*

The five key strategies and initiatives that are directing the Shire include:

- 1. Growing our population and jobs*
- 2. Pride in our shire*
- 3. Telling our stories*
- 4. Connected and accessible*
- 5. Giving life to the plan*

In relation to the subject of Environmental Wellbeing, the proposal best aligns with achieving the recommendation of:

*"Develop and implement environmental management plans. Promote sustainable living to all residents"*

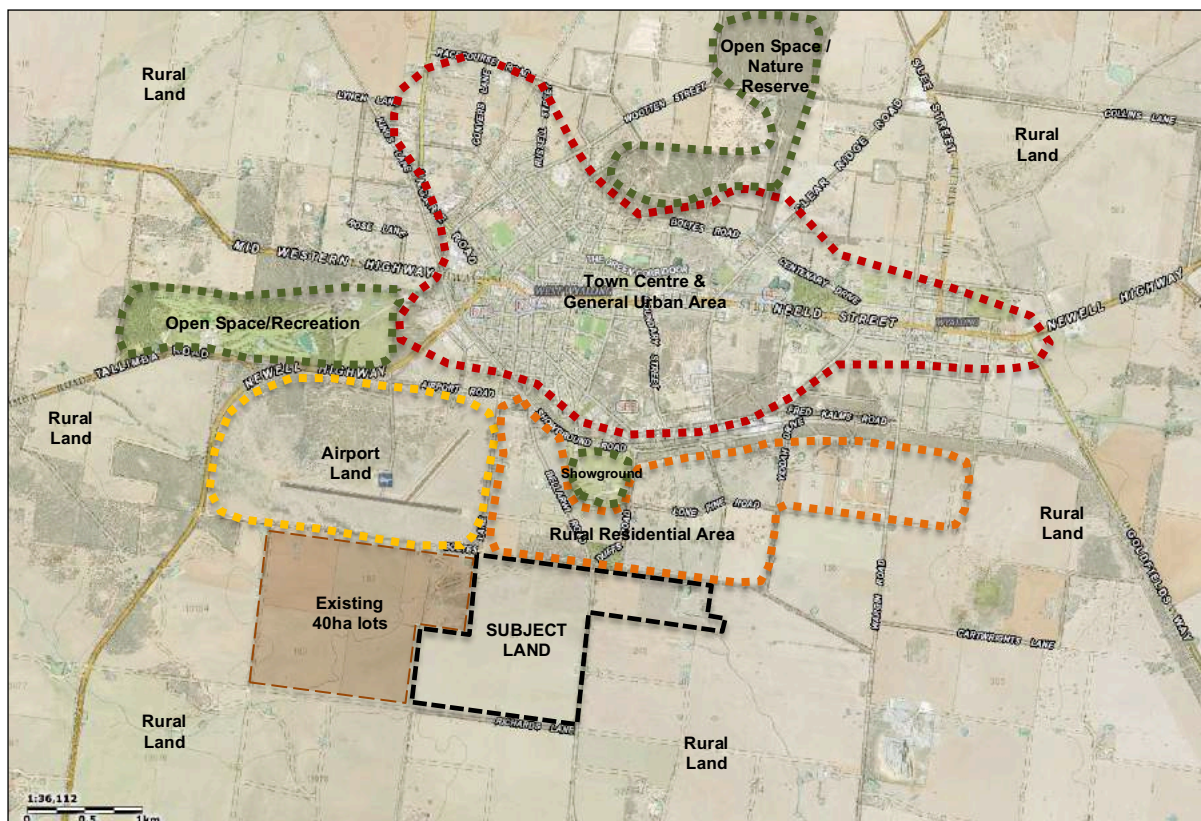
Relevant existing program: *"Local Environmental Plan"*

Proposed Program/Initiative: *"Make changes to LEP"*

### 3.1.1 Strategic Analysis

The proposal is strategically appropriate due to its connection to the surrounding land use structure and environmental attributes. In particular:

- The subject land area is located in a key transitional area between an established large lot residential area and existing agricultural land. The subdivision pattern of the immediate area indicates rural residential lots to the north, large 40ha lots to the west, large parcel of land for airport purposes to the northwest, and general rural lots to the east and south.
- The proposed lot size minimum will enable the continuance of agricultural activities with the benefit of lifestyle choice.
- The land is adjacent to an earlier 40ha subdivision created under a previous plan that has provided an alternative lifestyle choice and has successfully coexisted with adjoining landuses with no known issues of land use conflict.
- The current LEP has limited choice of lot size opportunities beyond the 2.0ha minimum that is generally applied to Large Lot Residential zones. The introduction of a 40ha minimum lot size will achieve the objective of promoting lifestyle choice.
- The subject land area will potentially create the opportunity for 5 additional lots with dwelling potential, which is sufficient to meet the current demands of the local population.
- The proposal will contribute to the dwelling lot land use mix with minimal impact on general residential land as the primary delivery of sustainable residential living development in the local area.
- The proposal will access existing infrastructure services and have minimal impact on the sustainable delivery and maintenance of those services.



**Figure 14:** Strategic Analysis Map (Source: SP 2019)

### 3.1.2 Landuse Considerations

#### Population Growth & Residential Landuse Mix:

From the 2001 to 2011 census periods the Bland Shire experienced a -1.0% average decrease in population. However, the period between the 2011 and 2016 census saw the local population increase to 5,995, which can be directly attributed to the expansionary phase of the Evolution Cowal Mine and the employees living in the Bland Shire. (Source: Submission to Productivity Commission 2017-BSC)

This population growth is expected to continue into the foreseeable future, based on discussions with Council and the local community. The proposal will assist in providing lifestyle choices for the growing population.

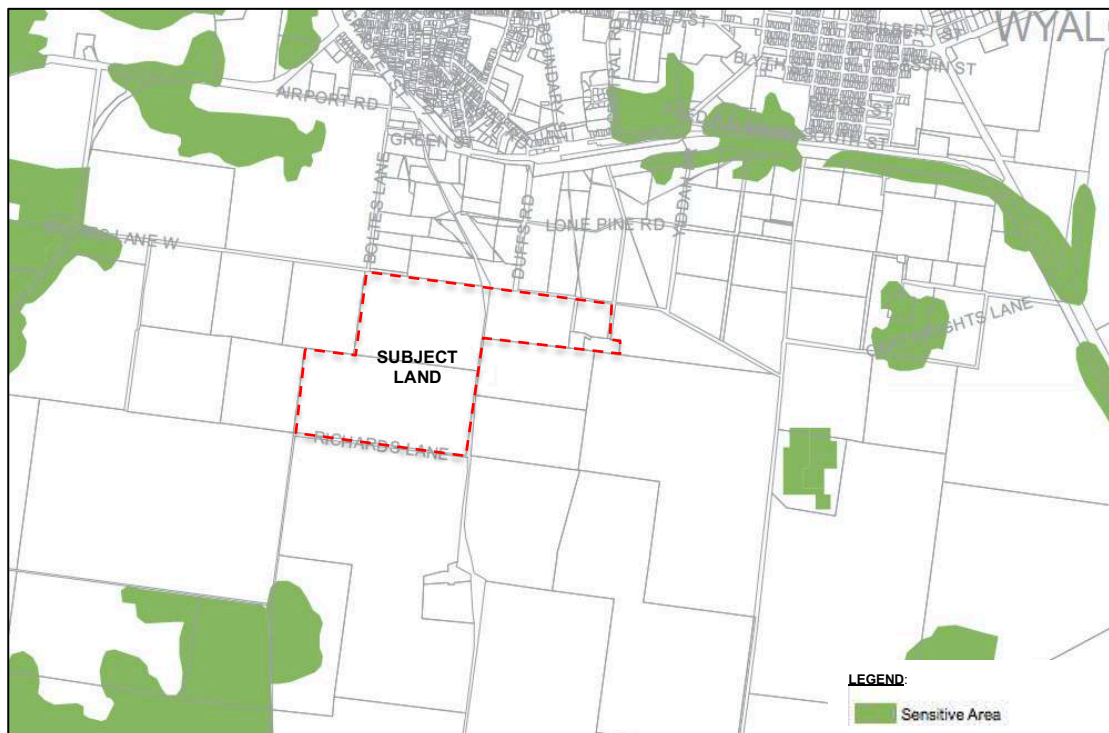
#### Airport Land

The West Wyalong Airport is located to the northwest of the subject land. There is sufficient separation from the airport to avoid future development impacting on existing and future airspace operations. The proximity of the airport does not preclude consideration of the planning proposal, however, any future development will need to take into consideration any potential impact on the ongoing operation of the airport.

## 3.2 Environmental Context

### 3.2.1 Natural Resource Sensitivity

The subject site is not mapped as being sensitive to terrestrial biodiversity, wetlands or groundwater vulnerability, as can be determined by available mapping resources (LEP2011).

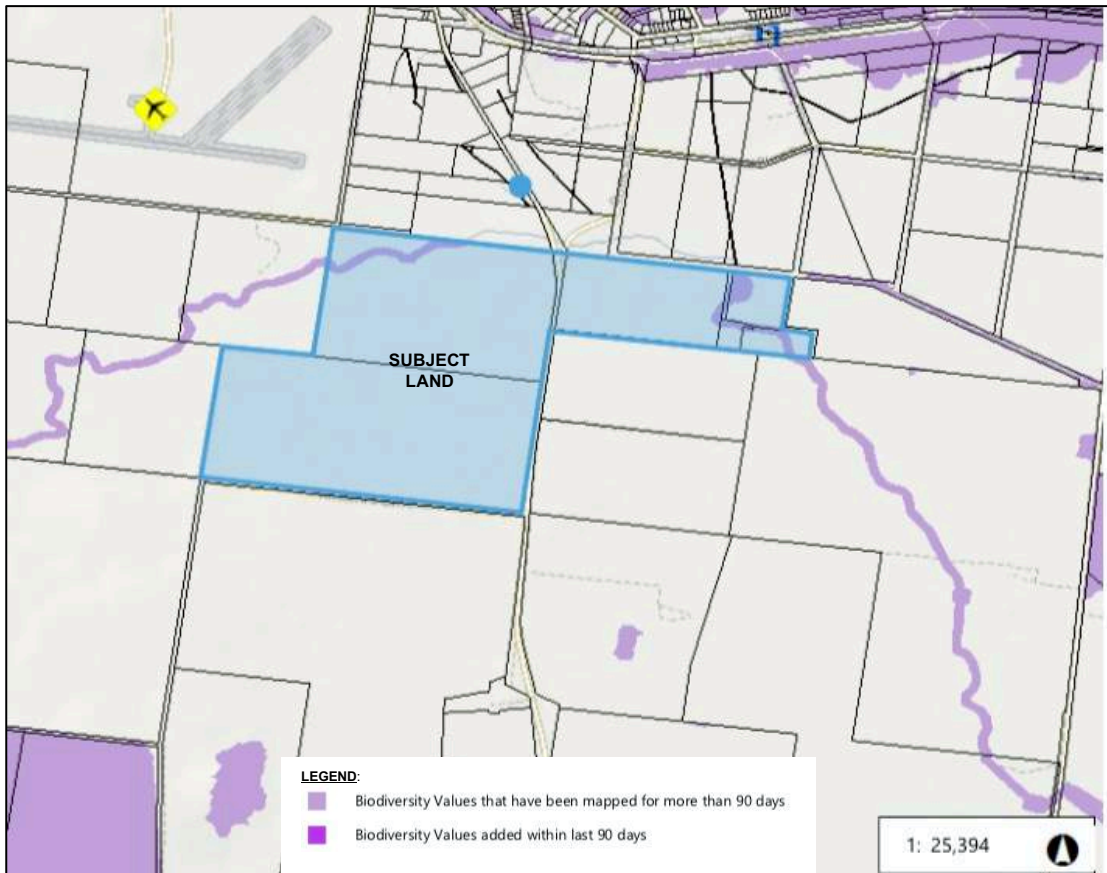


**Figure 15:** Terrestrial Biodiversity map extract (Source: Bland LEP2011)

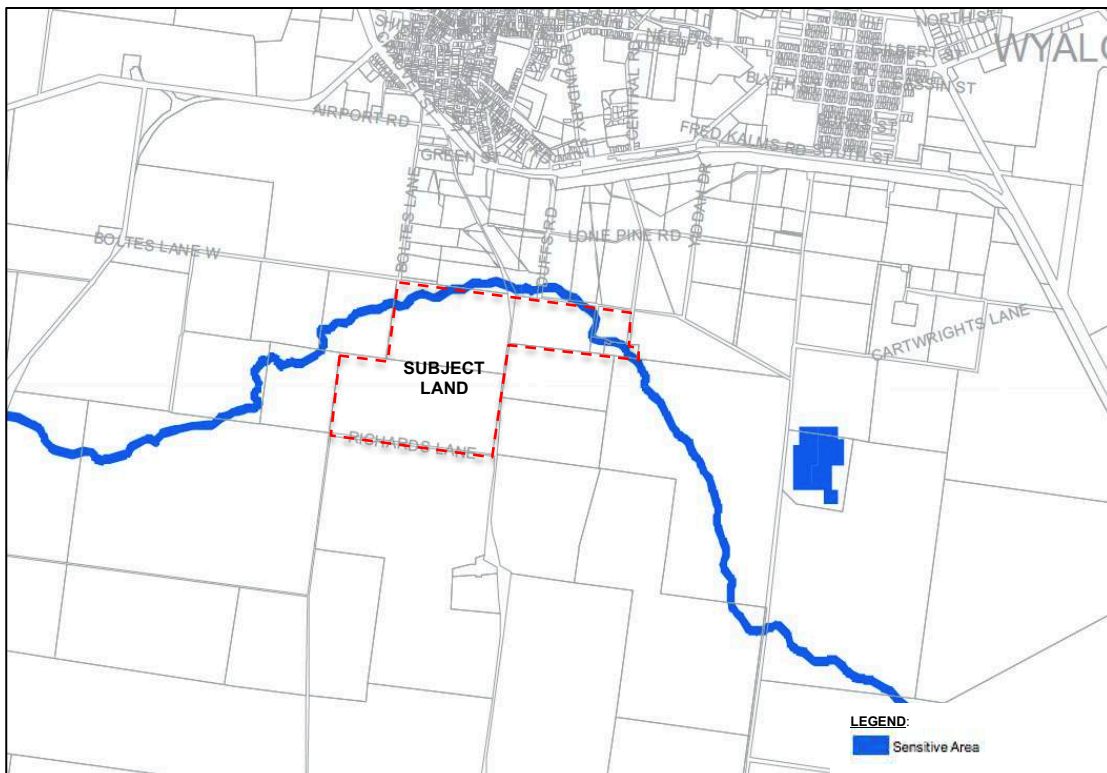
However, any future development of the area will potentially require a Biodiversity Development Assessment Report to be prepared and submitted with a development application, particularly where clearing of native vegetation is involved. The triggered area includes the alignment of the existing Yiddah Creek watercourse, as shown in the figure below.



Whilst this does not preclude the consideration of a the subject planning proposal, it is a noteworthy development consideration under the Biodiversity Conservation Act 2016. A Biodiversity Offset Threshold Map and advisory table is attached to this LES.



**Figure 16:** BOS map extract (Source: OEH 2019)



**Figure 17:** Watercourse map extract (Source: Bland LEP2011)

The land is identified on the Watercourse Map under Bland LEP2011 as being traversed in sections by Yiddah Creek. This creek watercourse is considered a sensitive area under the LEP provisions and any development on the land must consider any potential adverse impact on environmental quality and water extraction, as listed under relevant provisions of the LEP.

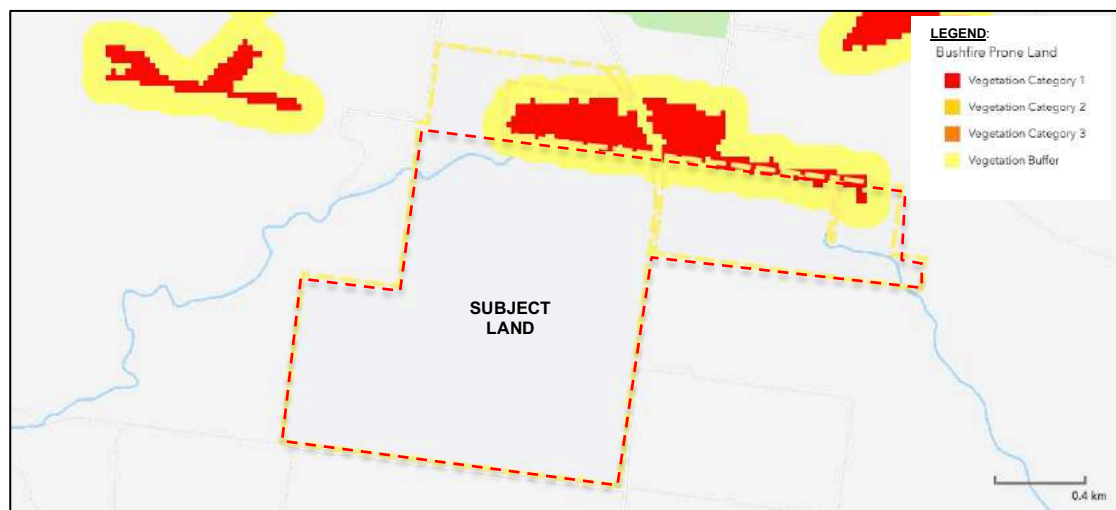
The planning proposal does not involve development that would be detrimental to the environmental health of the watercourse as the minimum lot size proposed would continue to allow sufficient site area to mitigate and potential impact. Dwelling development would be subject to satisfying the current provisions of the LEP.

### 3.2.2 Natural Hazards

#### Bushfire

Parts of the subject lots included in the planning proposal fall within an identified bushfire risk area, as shown on mapping under the LEP and Rural Fire Service (RFS). A full copy of the individual bushfire mapping reports are attached to this LES.

Bushfire hazard relates primarily to the tree creek corridor as shown in other mapping and aerial photos. Whilst part of the land is identified as bushfire prone (Vegetation Category 1 and Vegetation Buffer), this does not preclude consideration of the intent of the planning proposal. Any future development of the land would be required to take into consideration the potential impacts of bushfire hazard.



**Figure 18:** Bushfire Prone Land map extract (Source: ePlanning Spatial Viewer – LEP2011)

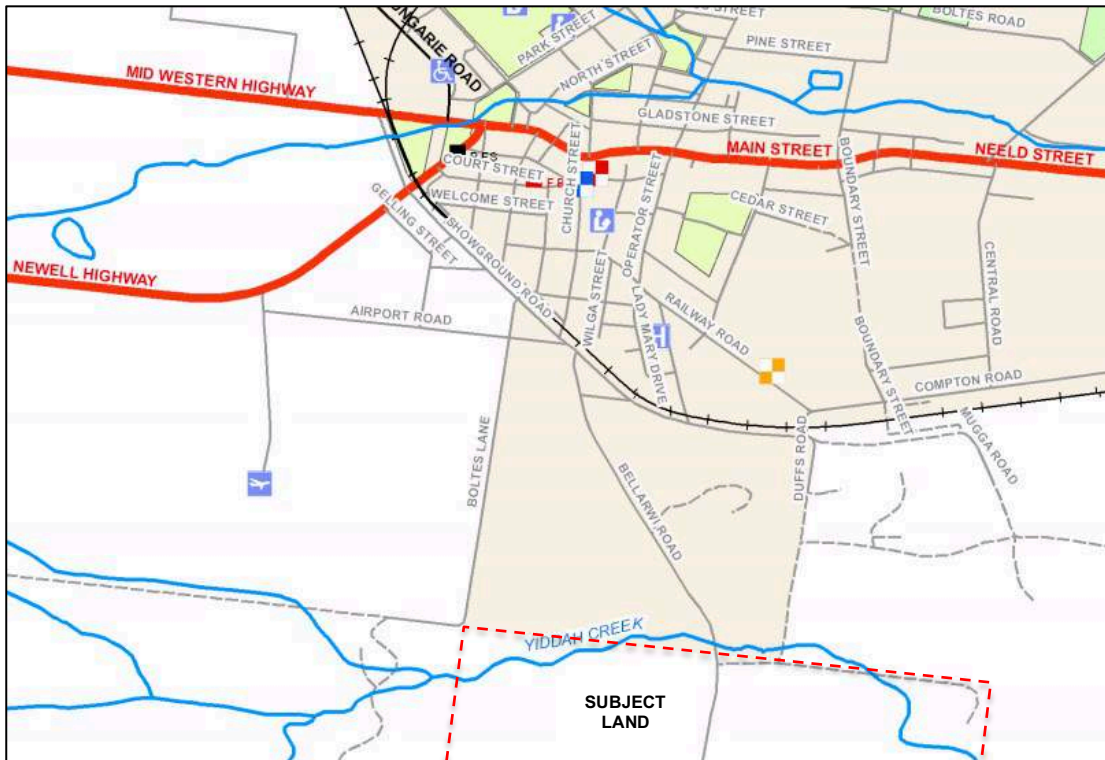
#### Flooding

The subject land is not identified as prone to riverine or overland flooding on available LEP mapping. There is no flood planning map included in the current LEP. A flooding planning level, however, has been defined in the LEP as the level of a 1:100 ARI flood event plus 0.5 metre freeboard. Any future development would be required to take this into consideration and also satisfied relevant clauses in the LEP relating to the consideration of flood hazard impact and management of risk.

NSW SES has prepared a Local Flood Plan for Bland Shire that includes a description of localised flash flooding that may occur in the West Wyalong local area. The SES plan comments that West Wyalong can experience flash flooding in times of extreme rainfall resulting in minor inundation of properties and town roads along the storm water drain system. The main stream system is shown in mapping attached to the plan. An extract is included in the figure below.

There are no significant flooding matters that would preclude consideration of the subject planning proposal. As Yiddah Creek is identified as a main stream system and

traverses part of the property, flooding would be an area of consideration at the development application stage.

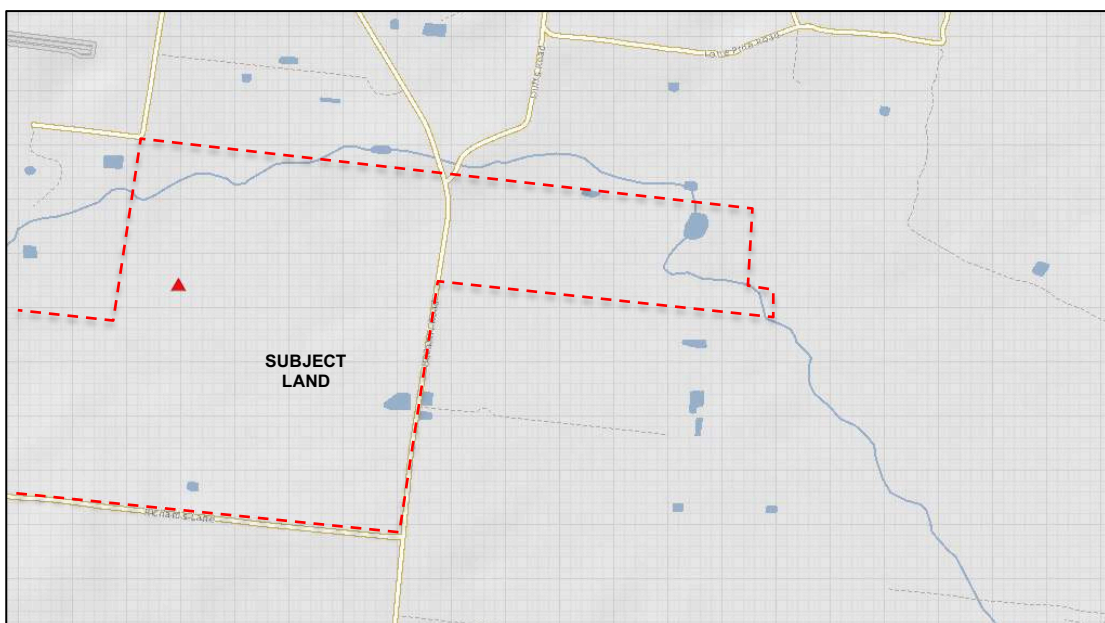


**Figure 19:** Extract from SES Local Flood Plan Map – West Wyalong (Source: SES 2013)

### 3.2.3 Flora and Fauna

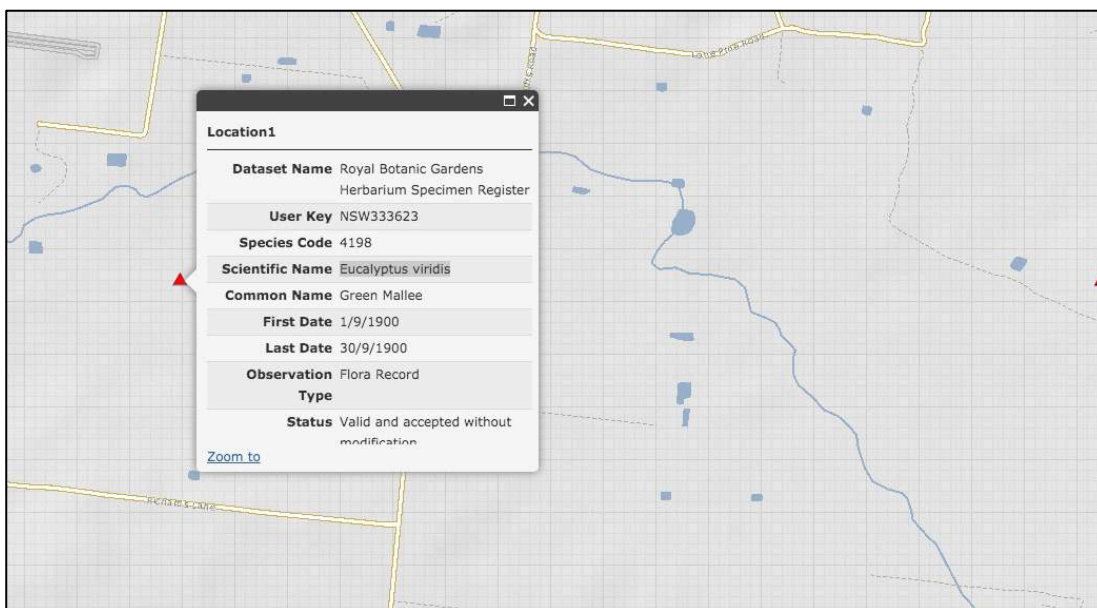
The subject land is generally cleared of mature vegetation, apart from areas of natural vegetation along the creek corridor. Wildlife Atlas (OEH) mapping confirms that there is evidence of Green Mallee species in the general area of Lots 171 & 174.

There are no significant known flora and fauna sightings that would preclude the consideration of the subject planning proposal. Any further development of the land would be required to consider the potential impacts on local flora and fauna.



**Figure 20:** Wildlife Atlas Map Extract (Source: OEH 2019)





**Figure 21:** Wildlife Atlas Map Extract – Species Identification (Source: OEH 2019)

### 3.2.4 Land Contamination

Consideration of site contamination is a statutory requirement when considering planning proposals and development applications. Relevant guidelines prepared under State Environmental Planning Policy No.55 (SEPP55) provide an outline of matters to be considered in this respect.

The history of land use of the subject land needs to be considered as an indicator of whether land contamination is a potential issue. Where there is no reason to suspect contamination after acting substantially in accordance with the SEPP55 Guidelines, the proposal may be processed in the usual way. However, where there is an indication that the land is, or may be, contaminated, the appropriate procedures outlined in the SEPP55 Guidelines should be followed.

The following information is provided to assist in an initial evaluation of the proposal in relation to land contamination.

**Table 1: Contaminated Land Consideration – Initial Evaluation Data**

Initial Evaluation Data	
<b>Consideration of readily available information:</b>	<b>Response</b>
a) <i>current zoning</i>	RU1 Primary Production
b) <i>permissible uses</i>	Agricultural uses, dwellings and associated uses. See land use guide in LEP for further permissible uses.
c) <i>records from previous rezonings or rezoning requests</i>	No previous rezoning or requests known.
i. <i>history of land uses including:</i>	Post European settlement – grazing and cropping activities over majority of land parcels. There is evidence on historic survey plans that part of Lot 386 was used for processing of tailings from earlier gold mining in the local area, dating from around the late 19 <sup>th</sup> and early 20 <sup>th</sup> century. The activity appears to have been isolated to a small part of the subject area and anecdotal evidence indicates that the processing ceased around mid 1910s. A large dam occupies most of this lot and there is no obvious remains of this activity today. The current landowners have managed the property for over 40 years for broader agricultural purposes.
ii. <i>development applications &amp; building applications</i>	No available development or building applications.

Initial Evaluation Data	
d) <i>aerial photo history</i>	Historical aerial photos of this area prior to 2005 were unavailable at the time of preparing this report. Available relevant aerial photos are provided below.
e) <i>property file information &amp; site owner information</i>	The land has been used for agricultural activities for primarily grazing stock. The current landowner is aware from anecdotal information that part of Lot 386 around the area of the existing large dam was the site of tailings processing from early 1900's gold mining activity in the local area. However, family knowledge is that the majority of the property has only ever been used for livestock (sheep) grazing on self-sown pasture requiring no chemical use. They have owned the land for over 40 years and during that time have primarily used the land for the grazing of horses. There has been no spraying of the paddocks or the storage of spray or chemicals on this land.
f) <i>knowledge of council staff</i>	To be determined by Council during its initial evaluation of the proposal.
g) <i>adjoining property information</i>	Adjoining properties have also conducted agricultural activities and well as hobby farming activities. Airport land activities occur on land to the northwest.
h) <i>site inspection information including photographs</i>	See photographs below. There are no obvious signs or evidence of site contamination or contaminating activities on the land based on the recent site inspection. The existing activities include grazing stock and cropping, as well as the storage of disused agricultural equipment. The property appears well managed.
<b>Checklist questions (from SEPP55 Guidelines)</b>	<b>Response</b>
a) <i>Are there any previous contaminated land investigations available for the site? If so, what were the results?</i>	No, there are no previous contaminated land investigations available for the site.
b) <i>Is there any history of activities, as listed in Table 1 of the Guidelines, on the land, past or present?</i>	Currently the land is used for agricultural purposes including cropping and grazing. Agricultural uses are listed in Table 1. Historic Crown survey plans indicate that part of Lot 386 was used for processing of tailings from earlier gold mining in the local area, dating from around the late 19th and early 20th century. See discussion above.
c) <i>Was the land at any time zoned for industrial, agricultural or defence purposes?</i>	The land has historically been zoned for rural purposes.
d) <i>Is there any history of licences, past or present, regulating the use of activities listed Table 1 of Guidelines over the land?</i>	No.
e) <i>Are there any land use restrictions on the land relating to possible contamination (eg EPA or other authority)?</i>	No.
f) <i>Does site inspection data suggest a history of any activities listed in Table 1 of Guidelines?</i>	Yes, there have been agricultural activities over the land, however there are no obvious signs of gross contaminating activities across the site and the landowner is unaware of any areas of contamination on the land. See discussion above in relation to historic use of part of Lot 386.
g) <i>Is there any information concerning contamination impacts on land immediately adjacent the site that could affect the site?</i>	No.



**Figure 22:** Site Photos Lot 386 & 373 (Source: SP 2018)



**Figure 23:** Site Photos Lot 171 (Source: SP 2018)



**Figure 24:** 2005 Aerial Photo (Source: Google Earth 2019)



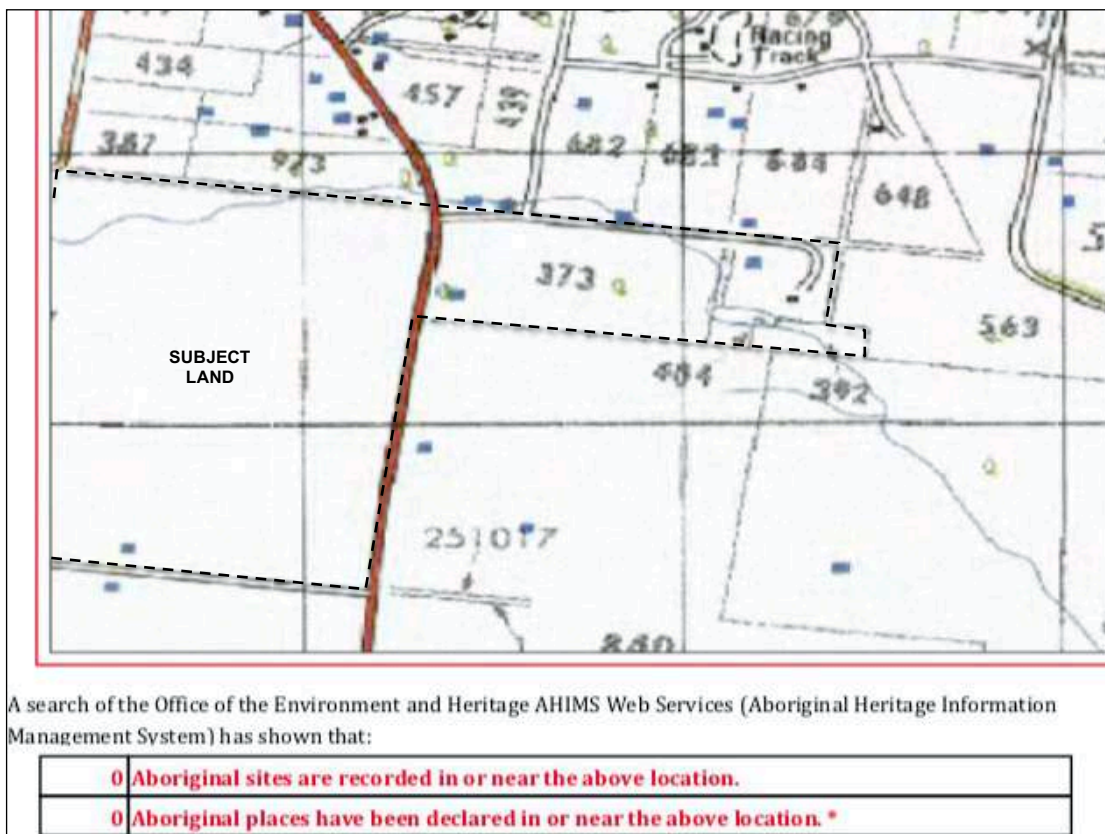


**Figure 25:** 2017 Aerial Photo (Source: Google Earth 2019)

### 3.2.5 Heritage

An AHIMS search indicates that there are no items of Aboriginal Cultural Heritage on the subject land and the land is not located in the vicinity of any other significant Aboriginal Cultural Heritage sites, as shown in the AHIMS Search extract below. A detailed record of AHIMS searches for this property is included in the LES attachments.

Council records indicate there are no post European settlement 'Heritage Items' on the subject land.



**Figure 26:** AHIMS Map Extract (Source: AHIMS 2019)

### 3.3 Infrastructure & Essential Services

Investigation was undertaken into the provision of essential infrastructure services to the subject land, with a focus on the necessary services to provide satisfactory accessibility for future development of large rural 40ha lots with the potential for a rural dwelling. The results are summarised in mapping extracts below.



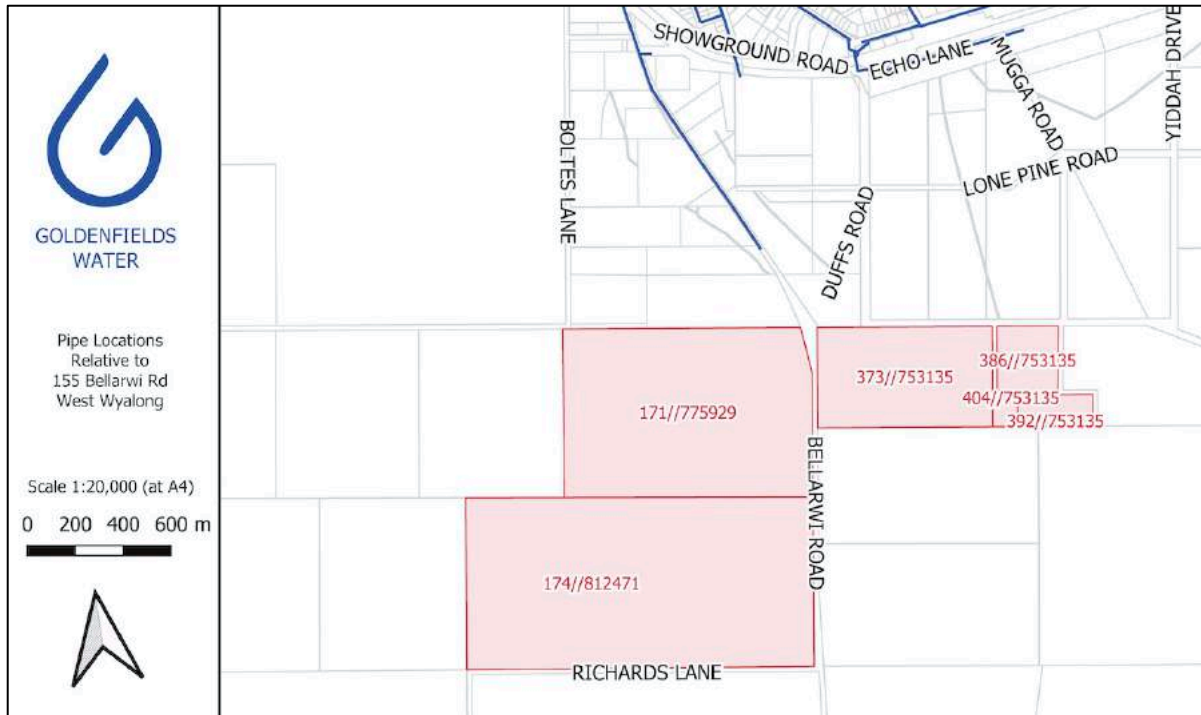
**Figure 27:** Electricity Network (Source: Essential Energy DBYD2019)

There are no major impediments to accessing the existing electricity & communication networks. Future development will be required to ensure adequate provision in accordance with local authority requirements.



**Figure 28:** Telstra Network (Source: Telstra DBYD2019)

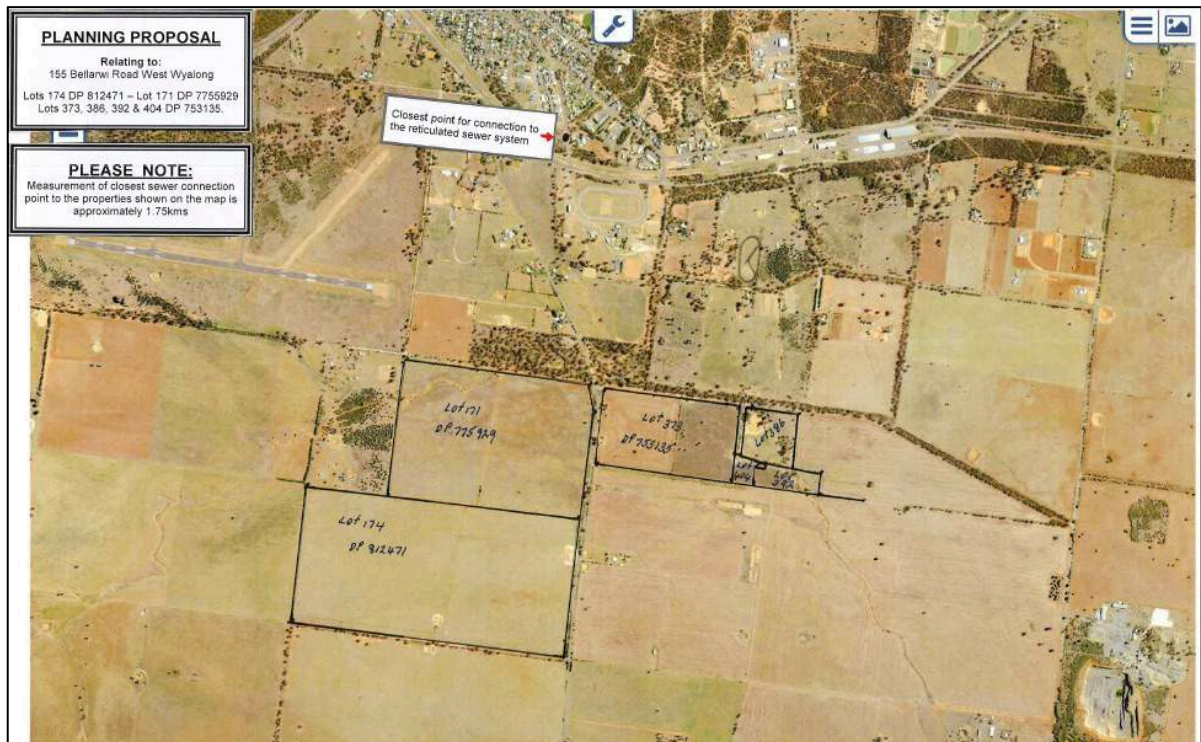




**Figure 29:** Water Supply Network (Source: Goldenfields Water 2019)

Both water supply and sewer reticulation networks are not available to the property boundaries of the subject land. It would be feasible to extend the existing water supply network to future properties, however, because of the semi-rural nature of 40ha lots, it is quite acceptable to have alternate onsite tank and dam water supply arrangements for future development.

It would be unusual to expect reticulated sewer to be networked to the subject land. Onsite septic systems, or other recognised onsite treatment systems, would be acceptable on 40ha lots to service future development of the land.



**Figure 30:** Sewer Network (Source: BSC 2019)



The subject land is in close proximity to local town support services including emergency, postal, community, health and school services, as shown in the locality plan in the introductory pages of this LES.

The above investigations confirm that, for the scale and density involved with the planning proposal, public infrastructure and services are generally available to the site and/or may be established to adequately service the proposed development in a sustainable and coordinated manner.

#### **4 CONCLUSION**

The local environmental study over the subject land has concluded that:

- The proposal has strategic merit when measured against current planning provisions and the strategic land use direction of the township and surrounding land;
  - There are no significant environmental constraints on or near the site that would limit the development of land for 40ha subdivision including the opportunity for a rural dwelling on each future parcel of land;
  - The site has adequate essential infrastructure to accommodate further subdivision development on the land; and
  - Intensifying development of the land, in the form of 40ha lots and associated rural dwellings, will not detrimentally impact the immediate local character and amenity of the area.
-

**18073: Document History**

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	20/03/19	Garry Salvestro Director	GS	Preliminary Draft
Rev 1.1 – Edited Draft	08/08/19	Rhiana Turner Assistant Planner	RT	Internal review
Rev 1.2 – Final Draft	08/08/19	Garry Salvestro Director	GS	For client review
Rev 2.0 – Final	09/08/19	Garry Salvestro Director	GS	For lodgement with Council

**Salvestro Planning**

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WAGGA WAGGA NSW 2650

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Email: [admin@salvestroplanning.com.au](mailto:admin@salvestroplanning.com.au)  
Website: [www.salvestroplanning.com.au](http://www.salvestroplanning.com.au)

**Disclaimer**

*While every reasonable effort has been made to ensure that this document is correct at the time of printing, Salvestro Planning and its employees make no representation, undertake no duty and accept no responsibility to any third party who use or rely upon this document or the information contained in it.*

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**LES ATTACHMENT 1: PROPERTY REPORT – NSW PLANNING**



# Property Report

155 BELLARWI ROAD WEST WYALONG 2671



## Property Details

Address:	155 BELLARWI ROAD WEST WYALONG 2671		
Lot/Section	1/-/DP722318	1104/-/DP753135	171/-/DP775929
/Plan No:	174/-/DP812471	373/-/DP753135	386/-/DP753135
	387/-/DP753135	392/-/DP753135	404/-/DP753135
	644/-/DP753135		
Council:	BLAND SHIRE COUNCIL		

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Bland Local Environmental Plan 2011 (pub. 9-12-2011)
Land Zoning	R5 - Large Lot Residential: (pub. 9-12-2011)
	RU1 - Primary Production: (pub. 9-12-2011)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	2 ha
	200 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Riparian Lands and Watercourses	Watercourse

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



# Property Report

155 BELLARWI ROAD WEST WYALONG 2671

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

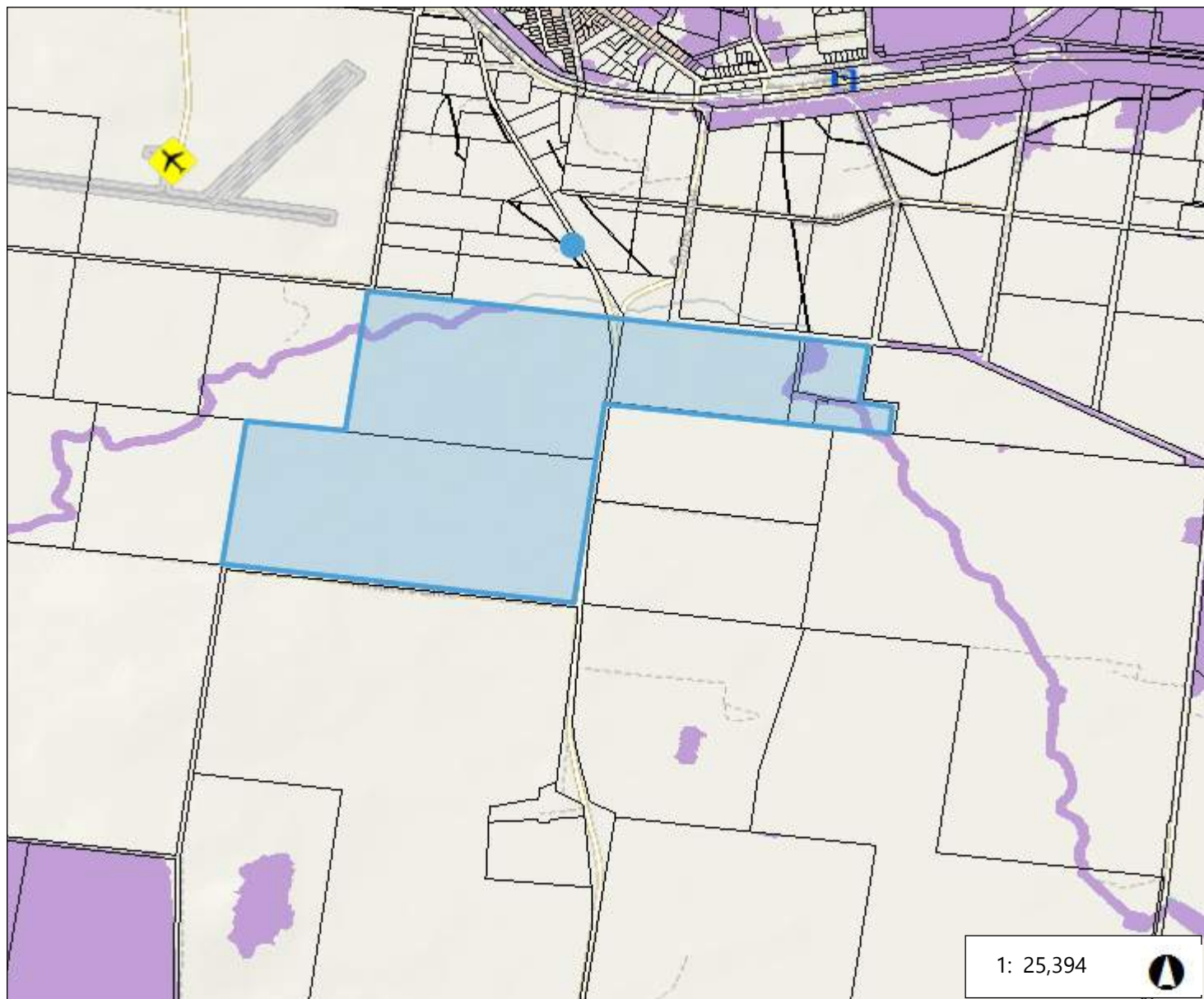
Bushfire Prone Land	Vegetation Buffer
	Vegetation Category
Local Aboriginal Land Council	WEST WYALONG

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



**LES ATTACHMENT 2: BOSET REPORT**

## Biodiversity Offset Scheme (BOS) Entry Threshold Map





1.3 0 0.65 1.3 Kilometers

GCS\_GDA\_1994

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Legend

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

### Notes

© Office of Environment and Heritage |  
NSW Environment & Heritage

## Biodiversity Values Map and Threshold Report

### Results Summary

<b>Date of Calculation</b>	05/08/2019 5:39 PM	<b>BDAR Required*</b>
<b>Total Digitised Area</b>	219.48 ha	
<b>Minimum Lot Size Method</b>	Lot size	
<b>Minimum Lot Size</b>	1.63 ha	
<b>Area Clearing Threshold</b>	0.5 ha	
<b>Area clearing trigger</b> Area of native vegetation cleared	Unknown <sup>#</sup>	Unknown <sup>#</sup>
<b>Biodiversity values map trigger</b> Impact on biodiversity values map(not including values added within the last 90 days)?	yes	yes
<b>Date of the 90 day Expiry</b>	N/A	

\*If BDAR required has:

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

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

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

## Disclaimer

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

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

## Acknowledgement

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

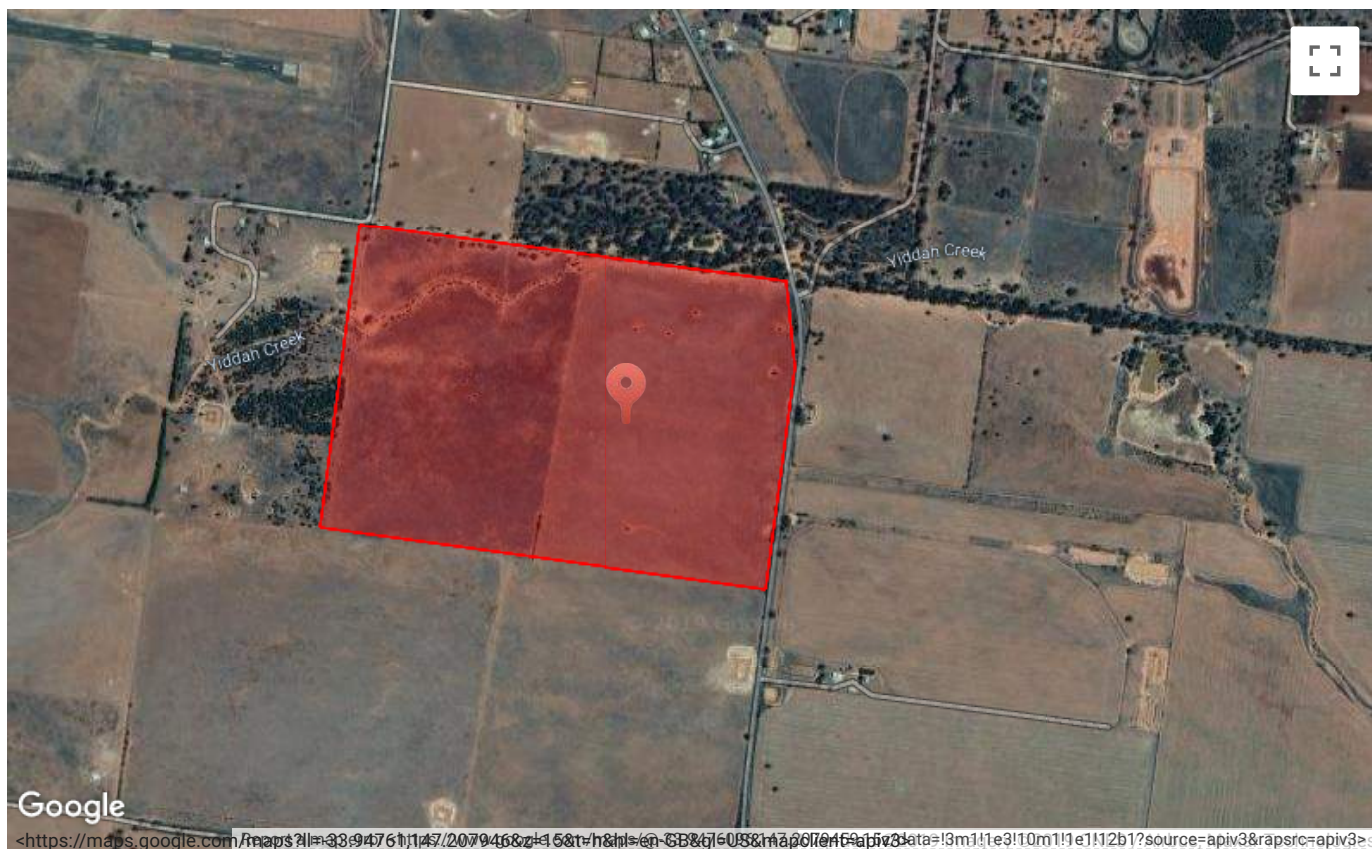
Signature \_\_\_\_\_ Date: 05/08/2019 05:39 PM



### **LES ATTACHMENT 3: BUSHFIRE REPORTS**

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

Your Property



### Your search result

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



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

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

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

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



#### STEP 1: DISCUSS

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



#### STEP 2: PREPARE

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



#### STEP 3: KNOW

Know the bush fire alert levels.



#### STEP 4: KEEP

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

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

- As your property is bush fire prone you should consider reviewing your household insurance to check you are covered for the cost of complying with the necessary bush fire protection measures.

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

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

### Planning development on your property?

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

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

---

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

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

New Search

Print



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Think about where you work, travel or holiday. These areas may be at risk of a bush fire.

Remember, discuss with your family about what to do if a bush fire were to happen near you. It may save your life, your community and your family.

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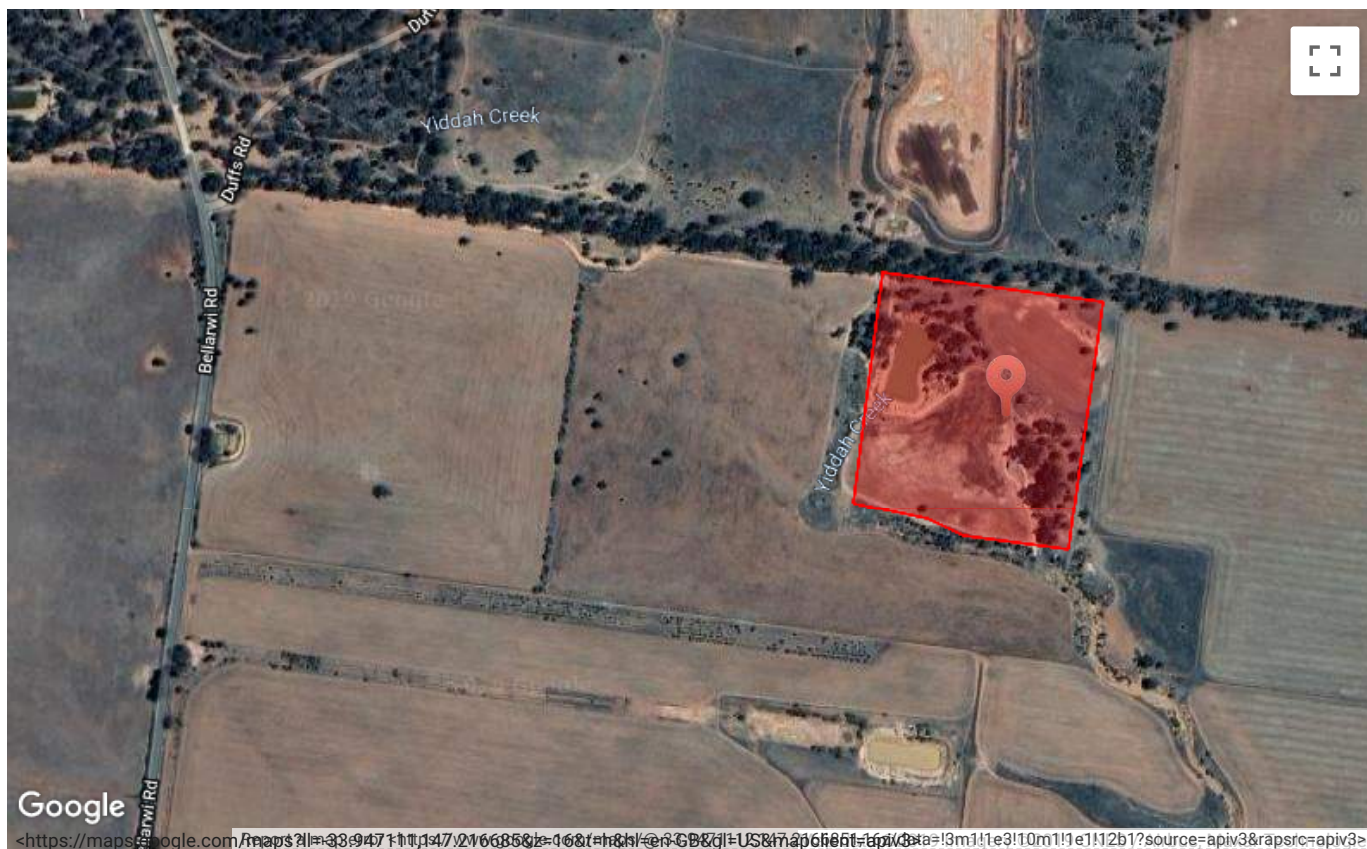
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New Search

Print

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New Search

Print

## **LES ATTACHMENT 4: HISTORIC SURVEY PLANS**



Wyalong. Bland Shire

PLAN OF PORTION 373

County of Gipps  
Land District of Wyalong

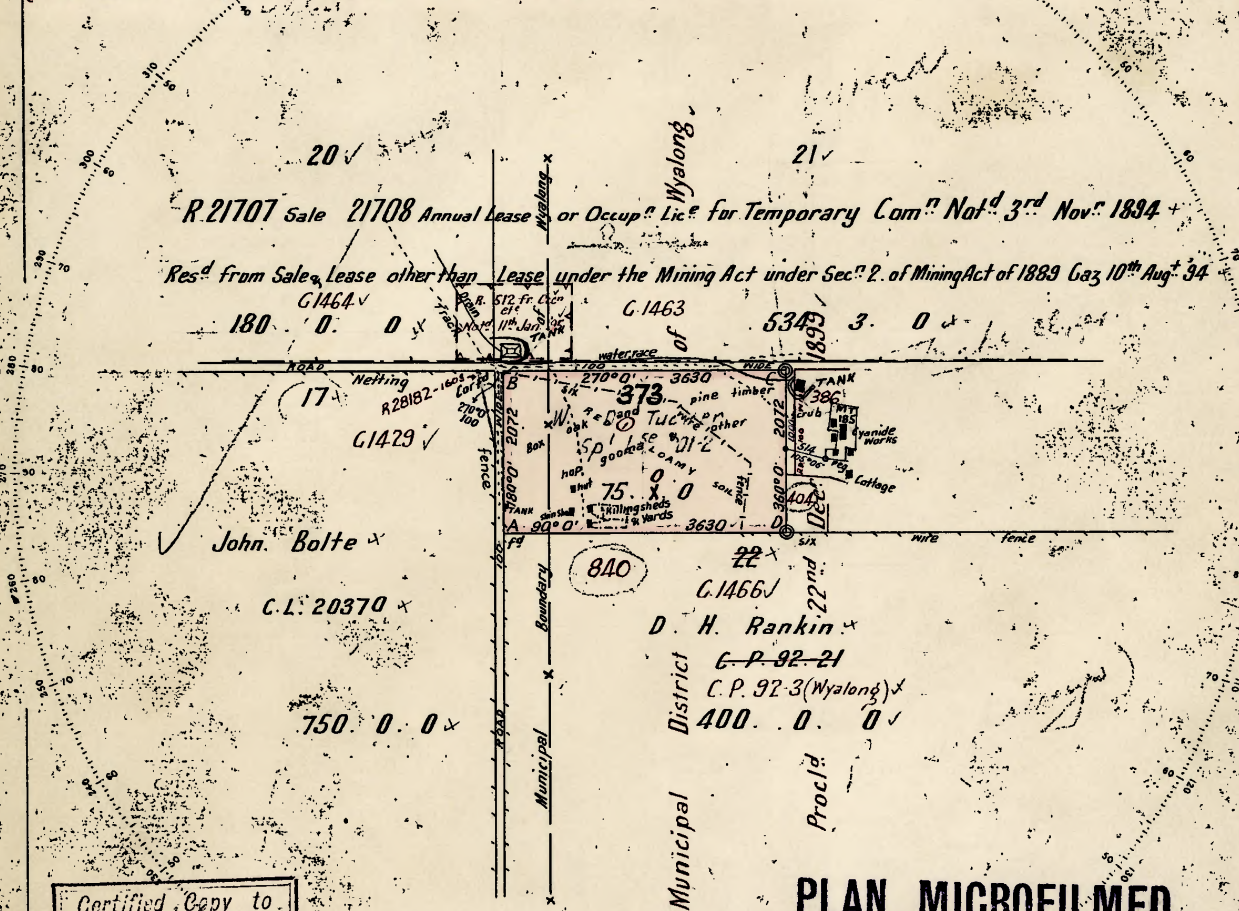
Parish of Wyalong  
Land Board District of Forbes

Resumed Area N<sup>o</sup>

Pastoral Holding Central Division

Applied for under the 90<sup>th</sup> Section of the Crown Lands Act of 1884 by William Dixon Tucker

Por<sup>n</sup> 373. Sp<sup>l</sup> Lease 01.2 of 15<sup>th</sup> Oct<sup>r</sup>. Granted 12<sup>th</sup> Dec 02 N<sup>o</sup> 3871 (from 1<sup>st</sup> July 02 to 31<sup>st</sup> Dec 1917 7272  
Within Res 19891 from Cond Sale Procl<sup>d</sup> 14<sup>th</sup> Mar 1894 Revoked 31<sup>st</sup> July 1912 Within the  
Partly within Municipal Dist of Wyalong Procl<sup>d</sup> 22<sup>nd</sup> Dec 1899 now Bland Shire  
Por. 373 now OCP 11-33 of 10<sup>th</sup> July by William Dixon Tucker, Sec<sup>n</sup> 11 Act 08.  
now Ernest Amos Messiter Sale completed S. 49-10872. Bourke, Gump, Dowling  
and Gipps Gold Field  
Proclaimed 15<sup>th</sup> Oct. 1880.



Certified Copy to  
Head Office 13. 8. 02

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

Permanent Marks

Azimuth taken from Por 22  
Field Book Vol 7531 Folio 13

Gaspie 20 lks South from corner C  
do 20 lks North do do D

Reference to Corners

Corner	Bearing	From	Links	N <sup>o</sup> on Tree
A	61° 30'	Box	174	22. 373
B	14° 25'	Box	110 3	373
C	353° 30'	Box	74 1/2	373
D	35° 47'	Box	45	373

Reference to Traverse

Line	Bearing	Distance

I hereby certify that I in person made and on the 4<sup>th</sup> April, 1902, completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of licensed Surveyors and the practice of the Department of Lands.

E. J. Webb Licensed Surveyor  
Transmitted to the District Surveyor with my letter of 21<sup>st</sup> April 1902-22

Voucher N<sup>o</sup> 02 23 Passed L8. 11. 20 26 17. 7. 02  
Calculation Book N<sup>o</sup> Folio  
Checked and Charted S. Phillips 4<sup>th</sup> July 1902  
Examined A. W. Anderson 31<sup>st</sup> July 1902  
Plan approved 31<sup>st</sup> July 1902

Value of Improvements Tank £10  
Fencing 11.2.0. Hut £6. Sheds £3  
Killing pens & sheds £10

Scale 20 Chains to an Inch.

A. J. Webb

C 1916 1871



## MUNICIPALITY

c 10 386

See Mines Maps for Application under Mining Acts affecting Portion

Report LB 14-4809  
MS 14-12038

## County of Gipps ..... Parish of Wyalong

Land Board District Forbes

Central Division

RESUMED AREA N°

PASTORAL HOLDING

Applied for under the Section of the Crown Lands Act of by

Within the

Sp. L. 13/8 - William Graf 8<sup>th</sup> Oct. - Term 10-14 to 31-12-24. Gld. Gaz. 14<sup>th</sup> July, 1915

*F. Bourke Cooper Dowling*

Within Res. 19891 from Conditional Sale, Notified 14<sup>th</sup> March 1894 Revoked 15<sup>th</sup> Dec. 1922

2nd. Cinn. Cold Field

A.C.P. 19-25 Nov. 25 by Albert <sup>130</sup> ~~Sprent~~ Thomson (Sec 130)

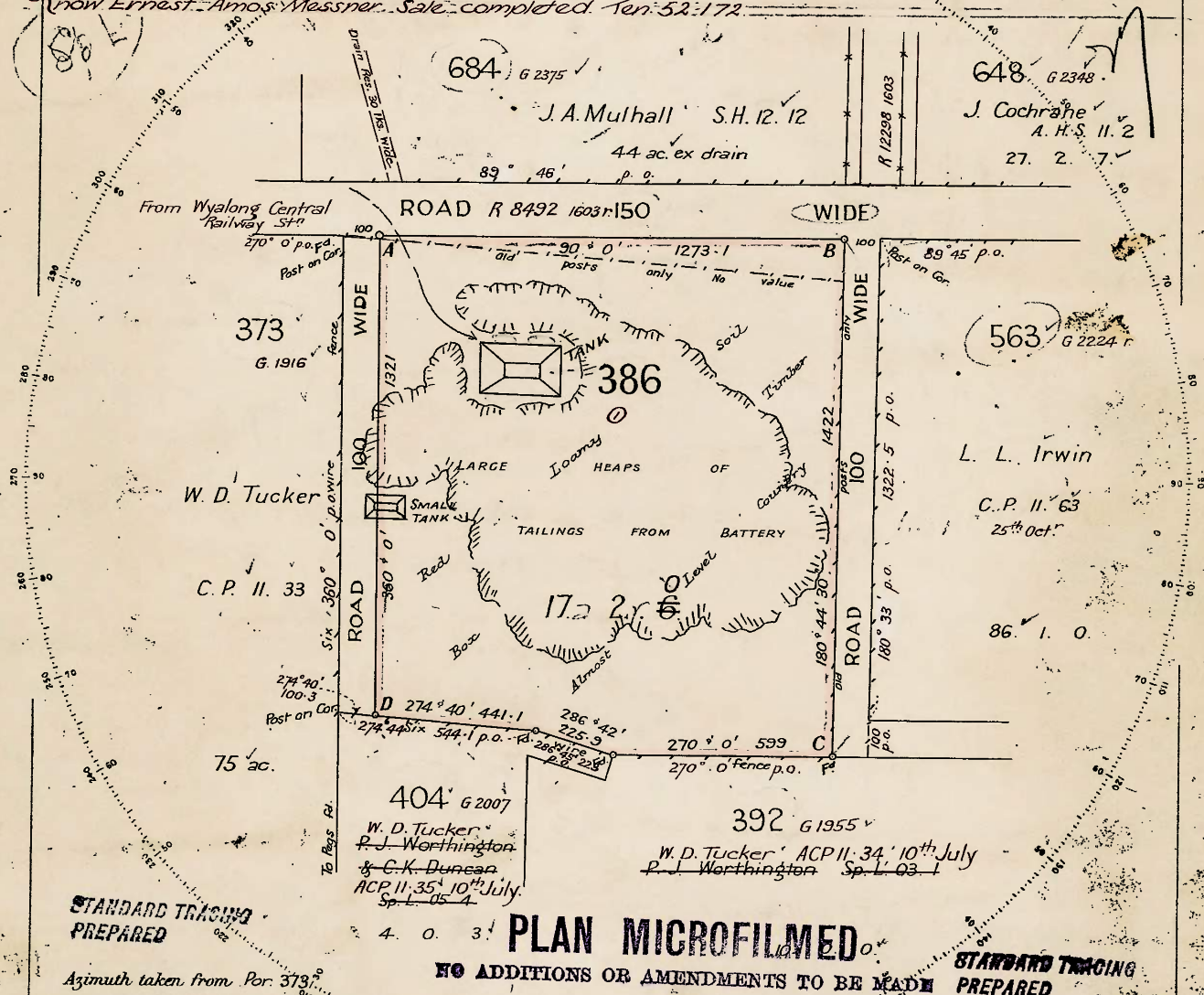
and Gipps Gold Field  
S. 15th 2-1 1880

A.C.P. 22.34 Sep. 29<sup>th</sup> Albert Spruet Thomsen. (Sec. 190)

Proclaimed 15th. Oct. 1880.

now Ernest Amos Messner. Sale completed. Ten: 52:172

Proclaimed 15th. Oct. 1880.



STANDARD TRACKING  
PREPARED

Azimuth taken from Por. 373<sup>0</sup><sub>1/2</sub>  
Field Book Vol. 76/6 Folio 38

### Reference to Corners

Corner	Bearing	Frame	Links	N° on Tree
A.	173 ° 15'	Box Stump	2.6	386
B	18 ° 13'	Box	121.8	GL 135. 306
C.	138 ° 30'	Box	116.0	GL 135. 386
D.	195 ° 4'	Box	13.4	386.

### Reference to Traverse

Line	Bearing	Distance
<p>Station on Head Office Map</p> <p>Widened Survey 1915</p> <p>Examined 11.15</p>		

I hereby certify that I in person made and on the 3<sup>rd</sup> October, 1914 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

*Thos. Holland* Licensed Surveyor  
Transmitted to the District Surveyor with my letter of 26<sup>th</sup> November. N<sup>o</sup> 14/122.

Voucher No 14-157 Passed  $f_{3.17.7}$   $44B$  26 1/2  
Calculation Book No 2165 Folio 23  
Checked and Charted D. M. Mulley 16<sup>th</sup> March 1915.  
Examined ~~at~~ *at* ~~Bar~~ 26 March 1915  
Plan approved *J. H. Crocker*

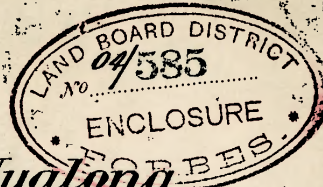
**Draftsman-in-Charge**

Scale 4 Chains to an Inch.

By Staff Sgt. Maitland { Old fencing: no value  
Tank #225 Fencing (1/2 Val.)  
21. 3 - 1914



35

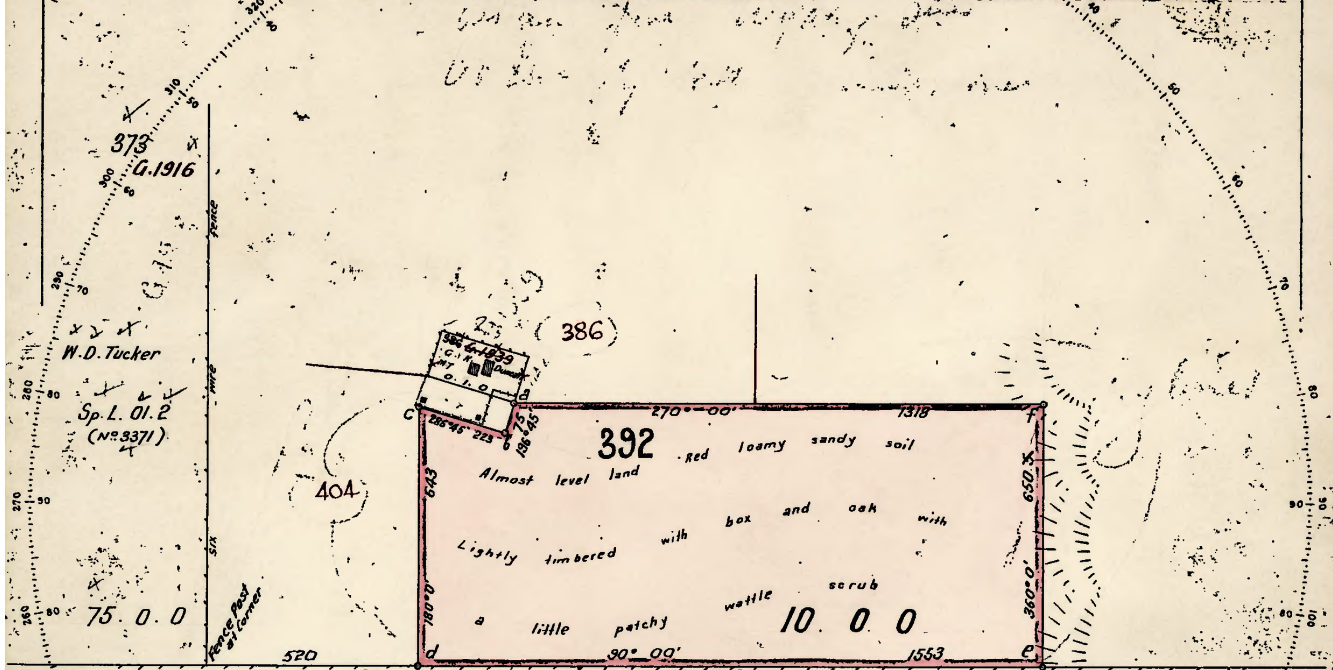


County of Gipps Parish of Wyalong  
Land District of Wyalong Land Board District of Forbes

Resumed Area No. Pastoral Holding, Central Division.

Applied for under the 90<sup>th</sup> Section of the Crown Lands Act of 1884 by Percy James Worthington  
 Port<sup>n</sup> No 392, Sp. L. 03.1 of 20<sup>th</sup> June No 4083<sup>ss</sup> Granted<sup>per</sup> 16<sup>th</sup> July 04 Ms Lse 04 6435.

Por. N. 392. Sp. 1. 03.1 of 20. June No. 406. <sup>1</sup>Parted with 10. July of Ms. Lse 046433. <sup>2</sup>Within the boundaries of the  
 Within Res. 19891 from Cond. Sale Not. 14<sup>th</sup> March 1894. Revoked 28<sup>th</sup> August 1912.  
 Within Municipal District of Wyalong Proc. 12<sup>nd</sup> Dec. 99. and Cooper, Dowling  
 (Por. 392. now ACP 11/34. of 10<sup>th</sup> July by William Dixon Tucker. Sec. II Act 08. — and Gipps Gold Field  
 now Ernest Amos Messner. Sale completed. S. 49-10873. Proclaimed—15th. Oct. 1880,



22 840  
G. 1466

~~D.~~ ~~H.~~ Rankin

~~C.P. 92. 3~~

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

*Azimuth taken from Por 22*  
*Field Book Vol 7088 Folio 68*

### Reference to Corners

Corner	Bearing	From	Links	N <sup>o</sup> on Tree
1/a		Stake		386. 392 <sup>N</sup>
1/b		Stake		392
1/c	45° 21'	Box	48.6	392
1/d	337° 0'	Box	57.7	392
1/e	325° 50'	Ironbark	23	392
1/f	136° 56'	Box	58.4	392

### Reference to Traverse

[illegible]

on the 7<sup>th</sup> October 1903 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of licensed Surveyors and the practice of the Department of Lands.

A. Maitland Licensed Surveyor

Transmitted to the District Surveyor with my letter of 9<sup>th</sup> November 03. 27

Voucher N<sup>o</sup> 04.2 Passed £5:3:6 *DD*

Calculation Book №2247Folio 5

Checked and  
Examined

Plan approved 8th March 1904

Value of Improvements half value of  
fencing £15.2

Scale 4 Chains to an Inch.

G.1955/871



Bland Shire Gaz 20.9.35

No. 2724

27 SEP 1961

ORRE

County of Gipps Parish of Wyalong

Land District of Wyalong

Land Board District of Forbes

Central Division

Applied for under the 30<sup>th</sup> Section of the Crown Lands Act of 1884 by Percy James Worthington &

For 404 Sp. L. 05 <sup>4</sup>/<sub>14</sub> of 8<sup>th</sup> May. For Agriculture and Grazing 17.12.06 to 31.12.18. Approved, G27. 21.3.06 George Kilgour Duncan

~~Within R/19891 from Cond. Sale notified 14<sup>th</sup> Mch. 94 Revoked 14<sup>th</sup> August 1912~~ Within the boundaries of the  
~~do Myalong Municipal District procl. 22<sup>nd</sup> Dec. 99~~ Bourke, Cooper, Dowling

① Por. 404 - now ACP 11-35 of 10<sup>th</sup> July by William Dixon Tucker - Sec. 11 Act 08 - and Gipps Gold Field  
 now Ernest Amas - Messrs Sale - completed S 49-10874 - Proclaimed 15th. Oct. 1880.

**NO ADDITIONS OR AMENDMENTS TO BE MADE**

*Azimuth taken from A.D*

*Field Book Vol. 7641 Folio. 19*

### Reference to Corners

Corner	Bearing	From	Links	N° on Tree
✓ A	35° 47'	Box	45.	373. 404
✓ B	337° 0'	Box	57.7	392. 404
C	260° 14'	Box Stake - p-o	42.3	G.L 135 404 386-392
✓ D	263° 53'	Box	105.6	G.L 135 404

### Reference to Traverse

Line	Bearing	Distance
7		
<p>GR. 4</p> <p>EXHIBIT</p> <p>23-11-5</p> <p>STANDARD TRACING PREPARED</p>		

I hereby certify that I in person made and on the 26<sup>th</sup> July 1905 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

*Pennepack* Surveyor  
Transmitted to the District Surveyor with my letter of 19<sup>th</sup> September 05 N 77

Voucher No. 1 Passed Staff  
Calculation Book No. 1 folio  
Checked and Chartered Wm. E. Jones 17<sup>th</sup> Oct 05  
Examined and Wm. E. Jones 17<sup>th</sup> Oct 05  
Plan approved 17 Oct 05

Improvements: Fencing £4. 8. 0.

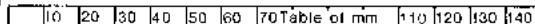
Scale 4 Chains to an Inch.

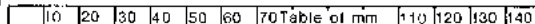
~~Draftsman in Charge~~

Lithographed and Printed at the Department of Lands, Sydney, N. S. W. 1805

Cat. N<sup>o</sup> **G 2007** 1871







**LES ATTACHMENT 5: AHIMS SEARCH RESULT**

Rhiana Turner  
16 Fitzmaurice Street  
Wagga Wagga New South Wales 1650  
Attention: Rhiana Turner  
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 171, DP:DP775929 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.**

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



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *



**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Rhiana Turner  
16 Fitzmaurice Street  
Wagga Wagga New South Wales 1650  
Attention: Rhiana Turner  
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 174, DP:DP812471 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.**

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



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

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Rhiana Turner  
16 Fitzmaurice Street  
Wagga Wagga New South Wales 1650  
Attention: Rhiana Turner  
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 373, DP:DP753135 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.**

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



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Rhiana Turner

Date: 05 August 2019

16 Fitzmaurice Street

Wagga Wagga New South Wales 1650

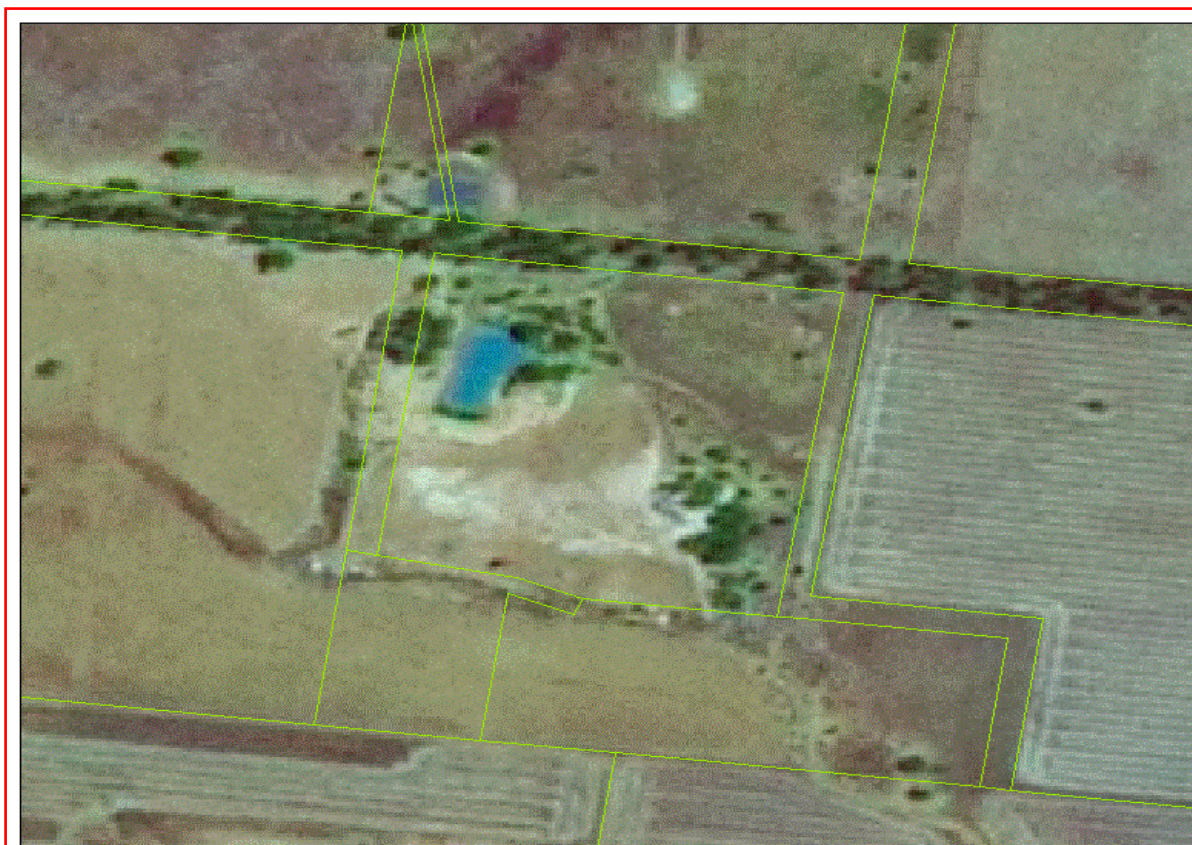
Attention: Rhiana Turner

Email: admin@salvestroplanning.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 386, DP:DP753135 with a Buffer of 200 meters,  
conducted by Rhiana Turner on 05 August 2019.**

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



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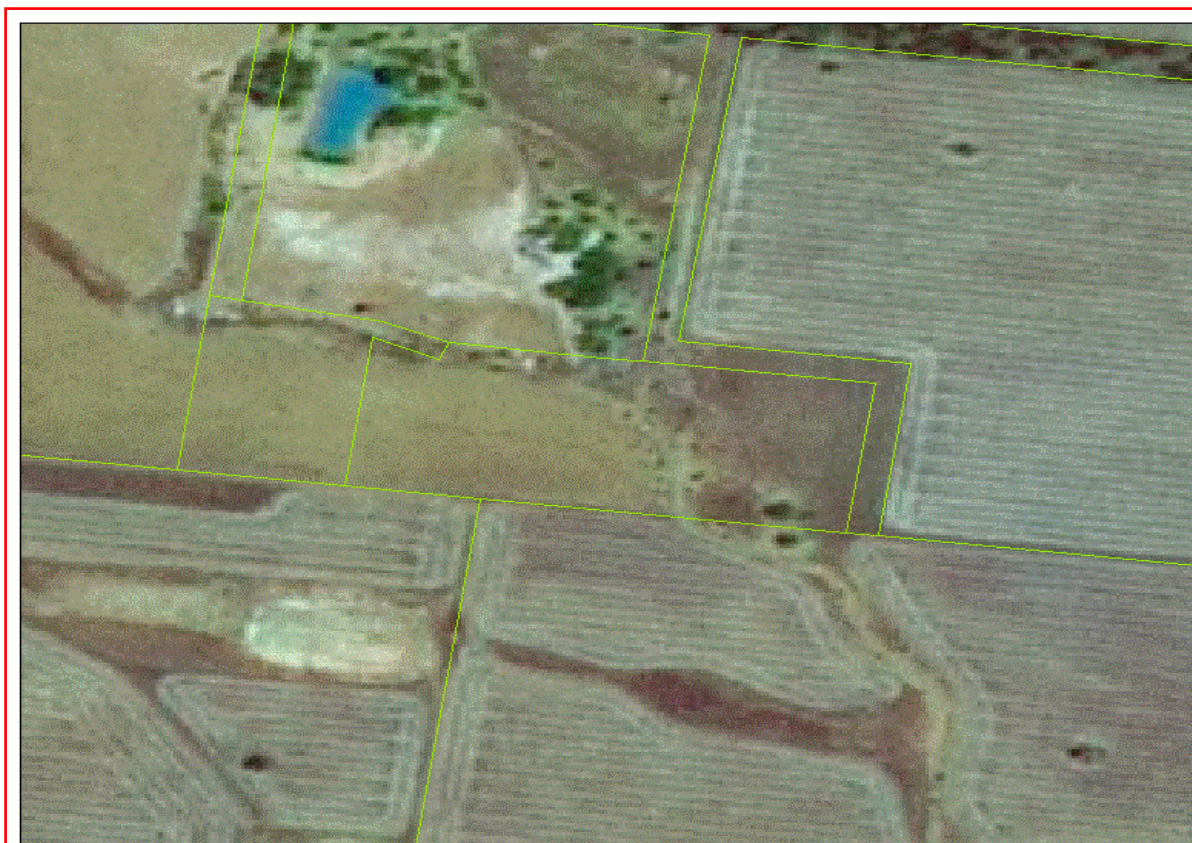
Rhiana Turner  
16 Fitzmaurice Street  
Wagga Wagga New South Wales 1650  
Attention: Rhiana Turner  
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 392, DP:DP753135 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.**

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



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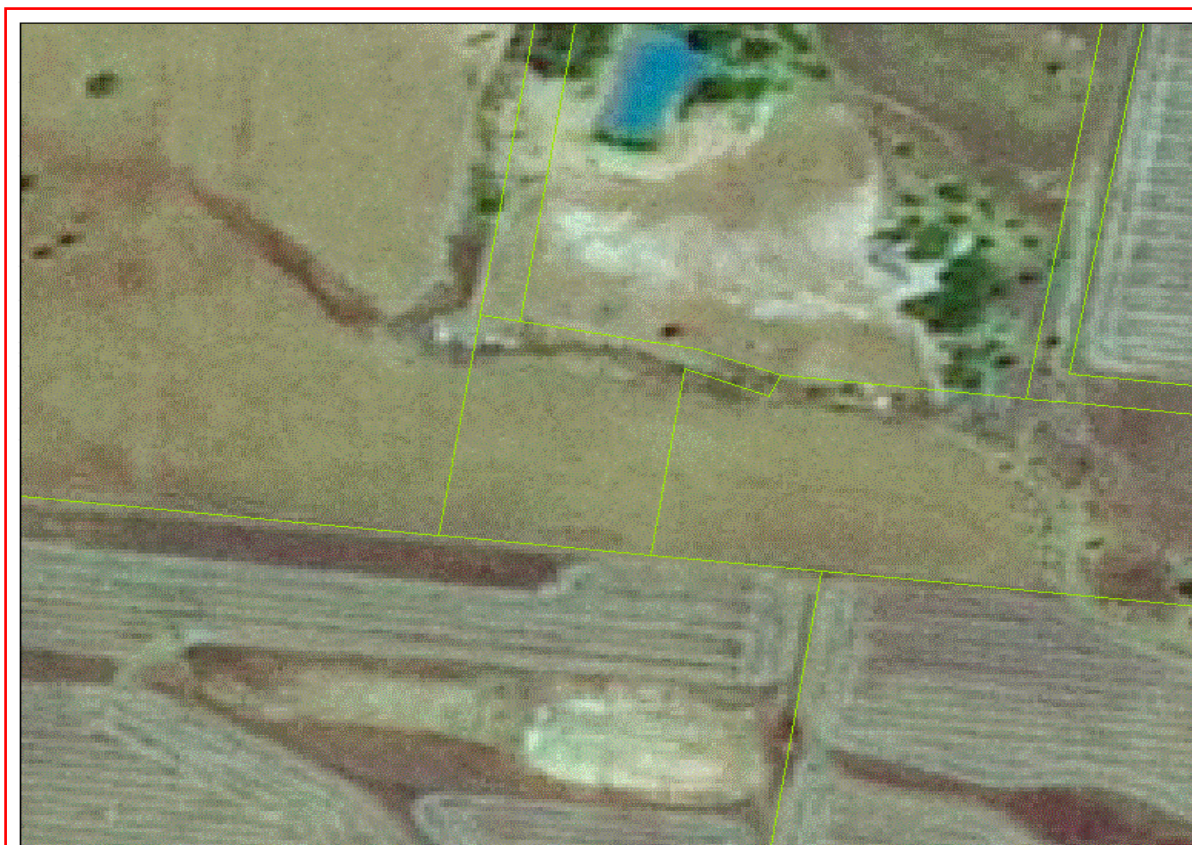
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16 Fitzmaurice Street  
Wagga Wagga New South Wales 1650  
Attention: Rhiana Turner  
Email: admin@salvestroplanning.com.au

Date: 05 August 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 404, DP:DP753135 with a Buffer of 200 meters, conducted by Rhiana Turner on 05 August 2019.**

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



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