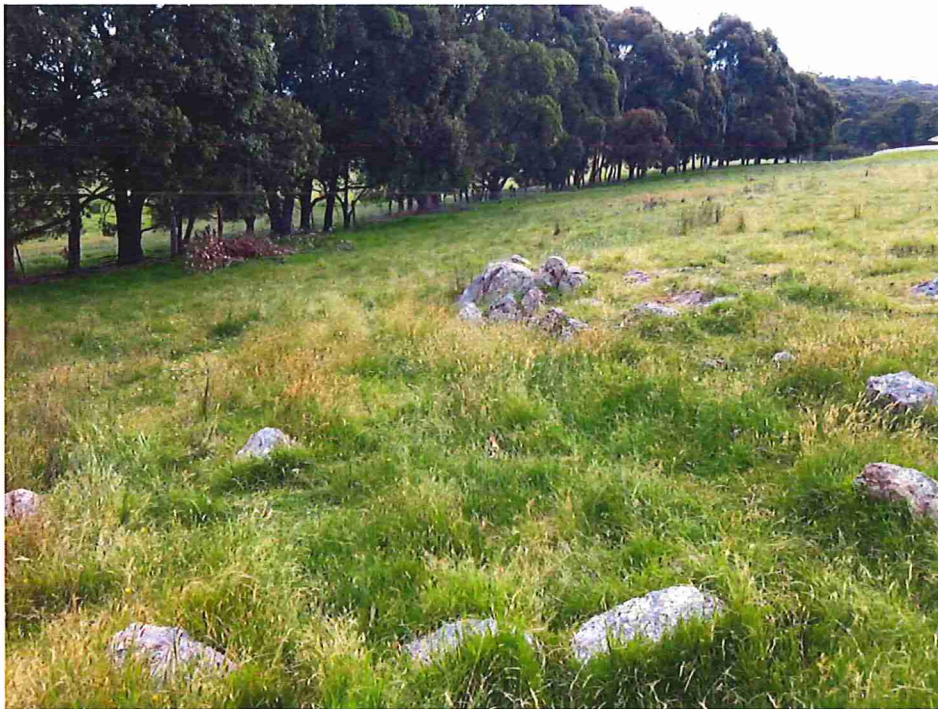


Commercial-in-Confidence

**Rezoning of Land and  
Proposed Subdivision of Lot 711 in DP 1128593  
Summerhill Road, South Pambula**

**Review of Environmental Factors  
(EP&A Act 1979)**



Rhyolitic boulders in grazing paddock. Location photo E. Larsen

Prepared by *Local Environmental Solutions*  
Jim Shields, Elisabeth Larsen and Jake Tanner

November 2015

This is a Review of Environmental Factors (REF) that addresses the provisions of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* NSW, and associated legislation contained therein. The Best Practice Guidelines from other relevant NSW government authorities (Department of Urban Affairs and Planning, 1996, Department of Environment and Heritage 2004, Department of Primary Industry 2006) were also considered in the preparation of this REF.

The REF has been completed as part of a Planning Approval Application for the development of a Rural Residential Subdivision, executed by Graeme Payten (Owner). Details of the project are:

Project Description: **Development of a Rural Residential subdivision**

Project Name: **Summerhill Road Subdivision**

Developer's representative: **Caddey Searl and Jarman**, Consulting Surveyors, 42 Main St, Merimbula NSW 2548, phone: 02 6495 1044, email: [csjmerim@csj.com.au](mailto:csjmerim@csj.com.au).

Developer Details: **Graeme Payten**, 23 Summerhill Road, South Pambula 2549.

The Review of Environmental Factors has been prepared by:

**Local Environmental Solutions**, 7 High Crescent, Tura Beach, NSW 2548, phone: 02 6495 0165, mobile phone: 0417 732 071, email: [e.larsen@bigpond.com](mailto:e.larsen@bigpond.com).

Authors: Dr. J.M. Shields [Curriculum Vitae attached], Ms E. Larsen MEnvMgt BA, and Mr. J. Tanner BSc.

Declaration by the titleholder/Developer: The information contained in this REF is neither false nor misleading.

Signed by: \_\_\_\_\_ (Signature)      Name \_\_\_\_\_ (printed)  
Titleholder/Developer/Sole Trader

Witnessed by: \_\_\_\_\_ (Signature)      Name \_\_\_\_\_ (printed)

## **1. INTRODUCTION**

### **1.1 Locality**

The location of the proposed Summerhill Road subdivision, and this REF, is on Lot 711 DP 1128593, Summerhill Road, South Pambula, NSW (see **Figure 1**), approximately 1km south of the locality of South Pambula, NSW. It is bounded by the Princes Highway to the east, Nethercote Road on the south, private semi-cleared bush land to the west and northwest, and Summerhill Road to the north. The subject site is approximately 40.2ha in area, consisting of eastern facing steep hills dissected by gullies. A majority of the subject site consists of open cleared land. It has one residential dwelling with associated out buildings, a new dwelling to the south west, several artificial dams, and fencerows that partition active sheep grazing areas.

**Figure 1.** Subject site: Lot 711 in DP 11285593, Summerhill Road, South Pambula, NSW. (CSJ 2014)



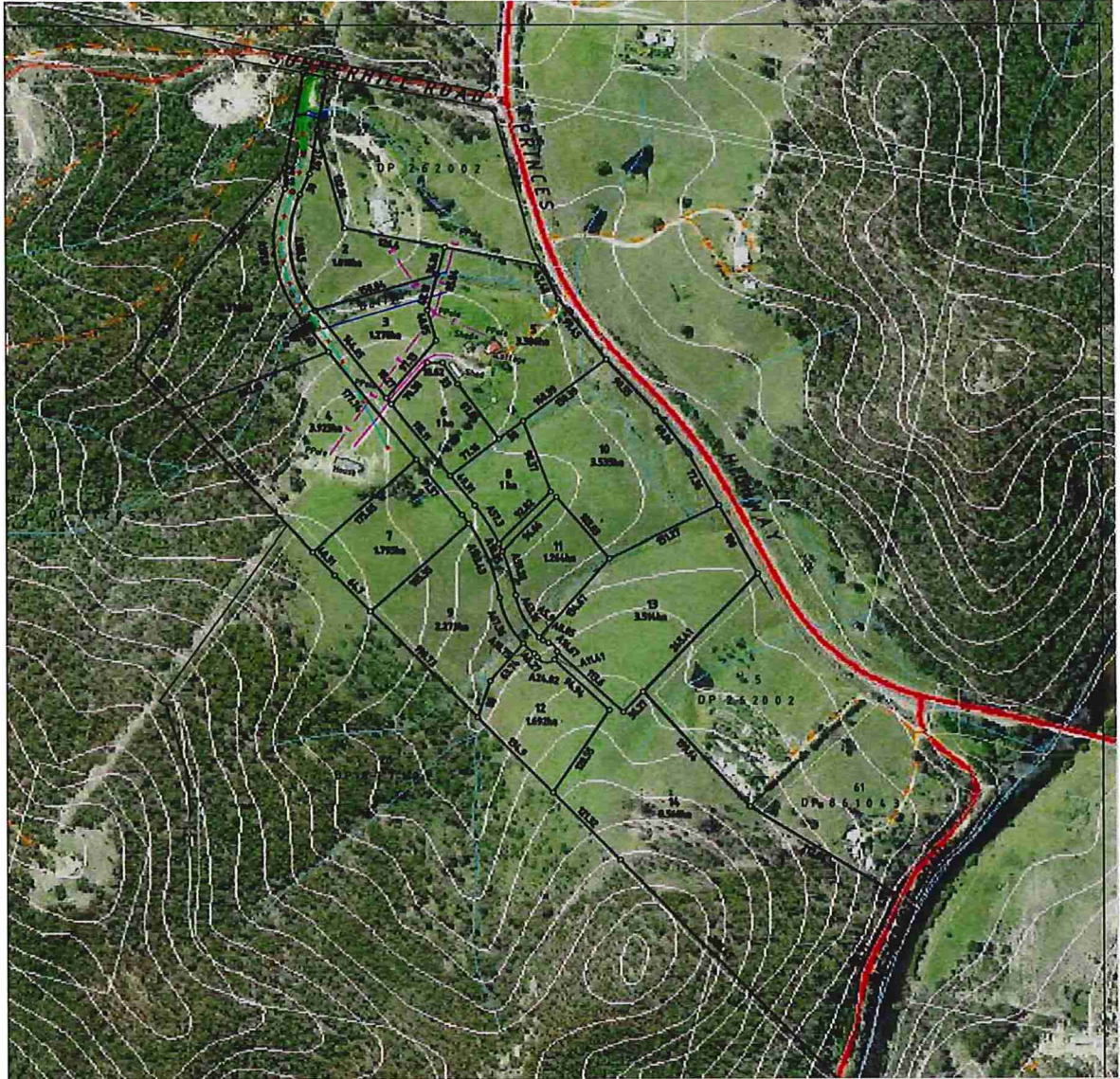


Figure 2. Locality of Subject site (Google Earth 2014).





## 1.2 Desktop review

In preparing this REF, the following questions with regard to the subject site have been addressed. Relevant responses follow the questions.

Is the proposal located within:

- an area reserved or dedicated under the National Parks and Wildlife Act 1974? **NO**
- a World Heritage Area? **NO**
- Environmental Protection Zones in environmental planning instruments? **NO**
- Lands protected under SEPP 14 – Coastal Wetlands? **NO**
- Lands protected under SEPP 26 – Littoral Rainforests? **NO**
- Land identified as wilderness under the Wilderness Act 1987 or declared as wilderness under the National Parks and Wildlife Act 1974? **NO**
- Aquatic reserves dedicated under the Fisheries Management Act 1994? **NO**
- Wetland areas dedicated under the Ramsar Wetlands Convention? **NO**
- Land subject to a conservation agreement under the National Parks and Wildlife Act 1974? **NO**
- Land identified as State Forest under the Forestry Act 1916? **NO**
- Western Lands Lease? **NO**
- Freehold or Crown Land? **Freehold, except for road reserve along Pacific Highway and Summerhill Road**
- Is the proposal located within land reserved or dedicated within the meaning of the Crown Lands Act 1989 for preservation of other environmental protection purposes? **NO**
- Will the proposal conflict with the Threat Abatement Plan for any Key Threatening Process (KTP) by the NSW or Australian Government? **NO**
-

### 1.3 Description of activity

The 40.2ha subject site is proposed to be subdivided into 14 rural residential blocks ranging in size from 1ha to 8.5ha. It is expected that each residential block would support one house with associated outbuildings and boundary fencing. Building sites would require civil works and land contouring to achieve suitable building sites, vehicular access and desirable drainage. It is not proposed to impact on the forested areas of **Lot 14**, which is on the southern corner of the subdivision (see **Figure 1**). **Lot 14** has not been cleared recently and consists primarily of mature regrowth forest, with some rocky outcrops and the headwaters of the stream that flows through the property.

**Main activity:**

- Construction of access roads and civil infrastructure as seen in **Figure 1**.
- Construction of building sites.
- Construction of subdivided lot boundary fencing.

**Ancillary activities:**

There are no known ancillary activities associated with the project. If any further ancillary activities are required for this project, the BVSC will determine if further environmental assessment is required.

**Project timing:**

This REF considers the direct impact of the construction of main access roads and associated services infrastructure leading to the individual lots. Further developments will require approvals from the appropriate determining authority (BVSC). Timing would be dependent on the demand for housing and land prices, and it is unlikely that all lots would be developed simultaneously. However, the construction of main access roads and associated services infrastructure leading to the individual lots would be carried out prior to the development of the subdivided lots.

### 1.4 Justification of activity

This report is prepared in order to determine whether the land is suitable for rural residential development (e.g. E4 – Environmental Living) with regards to environmental factors.

### 1.5 Evaluation of alternatives

One alternative to this proposal is to maintain the current use as a sheep grazing paddock.

The “Do Nothing” alternative has been deemed as unwarranted based on the review of environmental factors (this report), and the economic viability of this proposal compared with current use.

## **2. PLANNING CONTEXT**

### **2.1 Licenses and approvals required**

Rezoning of the land to Rural Residential would require support from the Bega Valley Shire Council and the approval of NSW Planning and Environment and the subsequent gazettal.

### **2.2 Zoning**

Lot 711 DP 11285593 is classified as DM (deferred matter) in the BVSC 2013 LEP. The surrounding lands are classified as RU2, with exception of the adjacent road reserves (Princes Highway, Summerville Road and Nethercote Road).

## **3. EXISTING ENVIRONMENT**

### **3.1 Site description, landforms and geology**

The subject site is located on the eastern aspect of the rolling hills of coastal Yowaka River valley in the South East Corner bioregion.

The dominant geological formation on the upper slopes of the site is Eden rhyolite, which is typified by a number of unusual and characteristic outcrops of large, rounded boulders (up to 1.5m in height). Outcrops of this sort are common on the ridgeline and upper slopes in the local area. On the lower slopes, rhyolite is replaced by patches of Devonian conglomerates, sandstone and Ordovician metasediments, with some patches of basalt (Albrecht 1986).

The Yowaka River is 0.5km to the south/south-east of the subject site, where the Princes Highway crosses a shallow riffle (formerly a ford for south-bound travel). The Yowaka River drops around 290m over its 22.2km length and flows into Pambula Lake and the Tasman Sea of the South Pacific Ocean.

### **3.2 Climate**

The climate is temperate with pronounced seasonality; frosts are common through the winter months (June-August) and summer temperatures occasionally exceed 40°C. Average rainfall is 800mm per year.



## **4. ENVIRONMENTAL IMPACTS**

### **4.1 Air**

No impacts will occur due to the limited scope of the activity, and the nature of the activities associated with residential development.

### **4.2 Water**

The site contains several defined gullies dissecting the eastern slopes of the hills. There are a number of artificial dams situated in the lower portion of the gullies to collect water for grazing stock and other agricultural uses.

**It is recommended that during the course of the development, mitigation measures should be implemented to stem sediment migration off-site and into any of the defined catchment lines (gullies). Mitigation measures should include retaining existing gully trees and carry out native plant re-vegetation along drainage lines to assist with slope stability. It is important that sediment control measures are in place to avoid negative impacts on the water quality downstream where oyster industries are operating.**

Standard safeguards that apply and would be implemented include: stabilization of disturbed areas and construction of barriers (straw bales or equivalent) to impede run-off from the site before, during and after the activity as dictated by operations and weather at the time of construction.

### **4.3 Soils**

Soils will be disturbed during the course of infrastructure and building construction, but no long-term deleterious impacts will occur due to the limited scope and nature of the activity.

### **4.4 Noise and vibration**

No impacts will occur due to the limited scope of the activity. The noise created by the construction activities will be similar to or less than the normal noise of passing traffic. NB: The current level of traffic noise is relatively high throughout the site.

### **4.5 Flora and fauna**

All relevant databases were searched and on-site inspections of the site were conducted (LES data, 2014). No listed entities were found to occur on the site. No endangered ecological community (Threatened Species Conservation Act 1995) occurs on or near the proposed road works (**Attachment 1**).

The threatened biological entities considered in this REF are given in **Appendix 1** and **2**.

### Vegetation

The Study Site predominantly consists of open, cleared land used as grazing paddocks for sheep. It has an older residential dwelling with associated out buildings (**Lot 5**), a new dwelling to the south-west (**Lot 4**), several artificial dams, and fencerows that partition active sheep grazing areas.

Most of **Lot 1** and the northern part of **Lot 4** have near complete open forest cover, which is bounded by a recently created fire break to the north and west. Native forest cover, where present, consists of an open canopy of Dry Schlerophyll Forest (Coastal Dry Shrub Forest), with some wet elements in the understorey along gullies and creek lines (after Miles 2007). Main canopy species are Yellow Stringybark (*Eucalyptus muelleriana*), Woollybutt (*E. longifolia*) and Forest Red Gum (*E. tereticornis*). The mid- and understorey is relatively sparse in **Lot 4**, denser in **Lot 1**, and consists of an open mix of common native species, eg *Allocasuarina littoralis*. Ground cover is dominated by common native grasses, sedges and shrubs.

Across the Study Site, isolated paddock trees and small patches of remnant forest can be found in the moister west-east gullies/ depressions and along the creek that runs through **Lot 4**, **Lot 1**, **Lot 3** and **Lot 5**, including a small number of mature Forest Red Gums (*E. tereticornis*). There is a windbreak corridor of planted *Eucalyptus* (variable species, 10-15 years old/metres in height) to the south-east of the new dwelling (in **Lot 6** and **Lot 7**).

**It is recommended that existing biodiversity assets in the open areas (isolated paddock trees, planted windbreaks, remnant riparian vegetation) are protected to ensure regeneration and continuation of the ecosystem services they provide (biodiversity reservoir, habitat services (nest sites, foraging resources, refuge), landscape connectivity, erosion mitigation, salinity mitigation, nutrient recycling, pest control, shade).** This does not refer to the contiguous vegetation in **Lot 1**, but to the remnant vegetation in the open areas of the Study Site.

The Yowaka River Catchment area is within the known range of five nationally protected South Coast NSW endemic plant species associated with rhyolite rocky outcrops and ridge-tops with shallow soils. These are: Rhyolite Orchid (*Genoplesium rhyoliticum*), David's Westringia (*Westringia davidii*), Ralston's Leionema (*Leionema ralstonii*), Narrabarba Wattle (*Acacia constablei*) and Bega Wattle (*Acacia georgensis*).

None of the five listed species were located on the Study Site, probably because of the long term use of the area for grazing.

**It is recommended that rhyolite outcrops (which occur as small areas of emergent boulders in Lot 4 and Lot 6 (see front page) are retained as landscape/garden features and avoided in the footprint of the subdivision development, to encourage native species to recolonize**

from the seed bank in the soil. In addition to the rocky outcrops in Lot 14, these comprise a useful addition to the biodiversity asset and their associated ecosystem services.

### Fauna

LES staff conducted four site visits, in which 22 vertebrate species were observed on the Study Site. On each visit, observed flora and fauna were recorded. One evening/night visit included call playback surveys for 16 threatened species of which none were detected (see Table 1.).

**Table 1.** Results from Call Play Back Surveys

Call Playback Species List				
Class	Scientific Name	Common Name	Detected	
			Y	N
Amphibia	<i>Litoria aurea</i>	Green and Golden Bell Frog		X
	<i>Mixophyes iteratus</i>	Giant Barred Frog		X
	<i>Mixophyes balbus</i>	Stuttering Frog		X
	<i>Assa darlingtoni</i>	Pouched Frog		X
	<i>Philoria kundagungan</i>	Mountain Frog		X
	<i>Philoria loveridgei</i>	Loveridge's Frog		X
	<i>Philoria sphagnicoli</i>	Sphagnum Frog		X
	<i>Mixophyes fleayi</i>	Fleay's Barred Frog		X
	<i>Heleioporus australiacus</i>	Giant Burrowing Frog		X
Aves	<i>Tyto tenebricosa</i>	Sooty Owl		X
	<i>Ninox connivens</i>	Barking Owl		X
	<i>Ninox strenua</i>	Powerful Owl		X
	<i>Tyto novaehollandiae</i>	Masked Owl		X
Mammalia	<i>Petaurus norfolcensis</i>	Squirrel Glider		X
	<i>Phascogaleos cinereus</i>	Koala		X
	<i>Petaurus australis</i>	Yellow-bellied Glider		X

### Hollow search

The survey team searched for visible hollows which would provide den/nest sites for vertebrate fauna. A small number of hollow-bearing mature trees and one dead stag were found in Lot 4 (see Figure 3). No hollow trees or dead stags were found in Lot 1, but due to natural accumulation and debris from logging and die-back, the survey team found a number of hollow logs on the ground in Lot 1.

Where these habitat features occur within the footprint of the proposed development, or along fence lines (4-6m wide), there is a risk that hollow trees and dead fallen timber with hollows consequently will be removed.

It is recommended that hollow-bearing trees, dead stags, hollow fallen logs and suitable recruit trees for the hollow-bearing resource (>50cm dbh) are retained or trimmed as logistics permit. It should be noted that the habitat value of mature trees, including hollows, can be retained through the use of a suitably qualified arborist. Stems that are or



might become a safety risk need not be removed or injured in most cases. The same is true for trees within an Asset Protection Zone.

#### *Additional on-site searches*

Additional on-site searches conducted were:

- Owl roosts and nests (pellet/whitewash search) – **none were found**;
- Feed trees of the Glossy Black Cockatoo (*Calyptorhynchus lathami*) – **none were found**;
- Feed trees and gliding trees for the Yellow-bellied Glider (*Petaurus australis*) – **none were found**;
- Potoroo/bandicoot diggings – **none were found**;
- Koala scats (*Phascolarctos cinereus*) – **none were found**, and
- Spotted-tail Quoll scats/latrines (*Dasyurus maculatus*) – **none were found**.

**Figure 3.** Mature trees with hollows (or potential hollows) found on Study Site (LES 2015)



#### **4.6 Chemical and hazardous substance management**

No impacts will occur due to the limited scope of the activity. Chemical and hazardous substance management will follow standard guidelines from the determining authority.

#### **4.7 Contaminated land**

There is no contaminated land observed on-site and none will be created by the activities outlined in the proposal.

#### **4.8 Waste minimisation and management**

No impacts will occur due to the limited scope of the activity. Waste minimisation and management will follow standard Council guidelines. Construction waste materials will be disposed of at Council approved waste management plants. Human waste will be disposed of with on-site sewage management systems.

#### **4.9 Natural resource use**

Use of the natural resources for rural residential purposes is consistent with the zoning outlined in the BVSC LEP 2013.

#### **4.10 Effects on the community**

Developments of this nature occur frequently in this area of the Bega Valley Shire. Effects on the community will be minimal.

#### **4.11 Visual assessment**

No visual impact will occur that is significantly different from the current landscape.

### **5. HERITAGE**

#### **5.1 Aboriginal heritage**

No impact on the Aboriginal heritage will occur due to previous development and disturbance. The attached results from the Aboriginal Heritage Information Management System (AHIMS) data base confirm that there are no local or known Aboriginal sites or interests in this site (**Attachment 3**).

#### **5.2 Other cultural heritage**

One building on Lot 711 is listed on **Schedule 5 Part 1 Heritage Items** (Item 1672: *Farm cottage with red roof*) in the BVSC LEP (2013). The development will follow Council guidelines to ensure that the heritage item and its vicinity are protected appropriately.

No impact on other listed heritage items will occur (**Attachment 4**).

## 6. LAND USE

The land use is consistent with the BVSC Local Environmental Plan (2013) and all other environmental factors as documented above.

## 7. CUMULATIVE ENVIRONMENTAL IMPACTS

No deleterious cumulative impacts will occur due to the limited scope of the activities and the previous points with regard to individual land use effects. There will, however, be a cumulative increase in the diversity and quality of habitats occurring on the site as the native and ornamental gardens that accompany rural residential use are planted or allowed to revegetate and mature.

## 8. SUMMARY OF MITIGATION MEASURES

Best practice mitigation measures will be followed as required by the determining authority. As roads are constructed, bared soil will be replanted to the recommended grass cover, soil and water run-off barriers erected and maintained, and any waste or accumulated material will be removed. During the construction stage of the development process, further approvals from Council and other regulatory agencies will be required. **It is a recommendation of this REF that native vegetation, particularly along drainage lines, should be retained or replanted to protect water quality, reduce soil erosion and provide habitat for native fauna.**

## 9. REHABILITATION WORKS

Best practice rehabilitation will be followed as required by the approved Council documents (**Appendix 3**). Rehabilitation of the vegetation around buildings, roads, foot paths and drainage systems will occur as part of the establishment of gardens and lawns. It is recommended that native progeny trees and shrubs be used for landscaping. These are available from a local business adjoining the site. With the removal of grazing, native vegetation from the soil seed bank will occur in areas that are not slashed or mowed.

## 10. SUMMARY OF IMPACTS AND CONCLUSIONS

**Minimal cumulative impacts or other deleterious environmental impacts will occur due to the limited scope of the activities and recommended mitigation measures and rehabilitation works described in this REF.**



## 11. REFERENCES

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## APPENDICES:

1. Endangered Ecological Communities in the Bega Valley Shire
2. Threatened Entities found in the South East Coastal Plains CMA sub-region
3. AHIMS Database Search Report
4. Cultural Heritage Database Search Report
5. CV Dr James M. Shields

**Appendix 1: Endangered Ecological Communities in BVSC (Miles 2007)**

<b>Name of ecological community</b>	<b>Status</b>	<b>Date of determination*</b>
Bega dry grass forest in the South East Corner Bioregion	Endangered in NSW*	Final: 17 November 2000
Brogo wet vine forest in the South East Corner Bioregion	Endangered in NSW*	Final: 17 November 2000
Candelo dry grass forest in the South East Corner Bioregion	Endangered in NSW*	Final: 17 November 2000
Coastal saltmarsh in the NSW North Coast, Sydney Basin and South East Corner bioregions	Endangered in NSW*	Final: 04 June 2004
Dry rainforest of the south east forests in the South East Corner Bioregion	Endangered in NSW*	Final: 17 November 2000
Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	Endangered in NSW*	Preliminary: within current reporting period Final: 17 December 2004
Littoral rainforest in the NSW North Coast, Sydney Basin and South East Corner bioregions	Endangered in NSW*	Final: 04 June 2004
Montane peatlands and swamps of the New England Tableland, NSW North Coast, Sydney Basin, South East Corner, South Eastern Highlands and Australian Alps bioregions	Endangered in NSW*	Preliminary: within current reporting period Final: 17 December 2004 (outside current reporting period)
River-flat eucalypt forest on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	Endangered in NSW*	Preliminary: within current reporting period Final: 17 December 2004
Swamp oak floodplain forest of the NSW North Coast, Sydney Basin and South East Corner bioregions	Endangered in NSW*	Preliminary: within current reporting period Final: 17 December 2004
Swamp sclerophyll forest on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	Endangered in NSW*	Preliminary: within current reporting period Final: 17 December 2004

\* Determinations (preliminary and final) under the NSW *Threatened Species Conservation Act 1995* made by the NSW Scientific Committee; Source: DEC 2000a–c, 2004a–h



## Appendix 2: Threatened Entities found in South East Coastal Plains CMA sub-region (OEI 2013)

Scientific Name	Common Name	Type of species	Level of Threat
<b>Coastal Floodplain Wetlands</b>			
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Animal > Birds	Endangered
Freshwater Wetlands on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Freshwater Wetlands on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Haloragis exalata</i> subsp. <i>exalata</i>	Square Raspwort	Plant > Shrubs	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Irediparra gallinacea</i>	Comb-crested Jacana	Animal > Birds	Vulnerable
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Animal > Marsupials	Endangered
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal > Birds	Vulnerable
<i>Limosa limosa</i>	Black-tailed Godwit	Animal > Birds	Vulnerable
<i>Litoria aurea</i>	Green and Golden Bell Frog	Animal > Amphibians	Endangered
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Lysimachia vulgaris</i> var. <i>davurica</i>	Yellow Loosestrife	Plant > Herbs and Forbs	Endangered
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	Animal > Birds	Critically Endangered
<i>Pandion haliaetus</i>	Osprey	Animal > Birds	Vulnerable
<i>Petaurus australis</i>	Yellow-bellied Glider	Animal > Marsupials	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Wilsonia backhousei</i>	Narrow-leaved Wilsonia	Plant > Shrubs	Vulnerable
<b>Coastal Freshwater Lagoons</b>			
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Animal > Birds	Endangered
Freshwater Wetlands on Coastal Floodplains of the	Freshwater Wetlands on Coastal Floodplains of the New	Community > Threatened Ecological Communities	Endangered Ecological Community



New South Wales North Coast, Sydney Basin and South East Corner Bioregions	South Wales North Coast, Sydney Basin and South East Corner Bioregions		
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Irediparra gallinacea</i>	Comb-crested Jacana	Animal > Birds	Vulnerable
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal > Birds	Vulnerable
<i>Limosa limosa</i>	Black-tailed Godwit	Animal > Birds	Vulnerable
<i>Litoria aurea</i>	Green and Golden Bell Frog	Animal > Amphibians	Endangered
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	Animal > Birds	Critically Endangered
<i>Pandion haliaetus</i>	Osprey	Animal > Birds	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable

#### Coastal Headland Heaths

<i>Acacia georgensis</i>	Bega Wattle	Plant > Trees	Vulnerable
<i>Caladenia tessellata</i>	Tessellated Spider Orchid	Plant > Orchids	Endangered
<i>Calamanthus fuliginosus</i>	Striated Fieldwren	Animal > Birds	Endangered
<i>Calyptorhynchus lathami</i>	Glossy Black-cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Animal > Marsupials	Endangered
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Pachycephala olivacea</i>	Olive Whistler	Animal > Birds	Vulnerable
<i>Pezoporus wallicus wallicus</i>	Eastern Ground Parrot	Animal > Birds	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
<i>Pultenaea pedunculata</i>	Matted Bush-pea	Plant > Shrubs	Endangered
<i>Sminthopsis leucopus</i>	White-footed Dunnart	Animal > Marsupials	Vulnerable
<i>Thesium australe</i>	Austral Toadflax	Plant > Herbs and Forbs	Vulnerable

#### Coastal Heath Swamps

<i>Botaurus poiciloptilus</i>	Australasian Bittern	Animal > Birds	Endangered
<i>Calamanthus fuliginosus</i>	Striated Fieldwren	Animal > Birds	Endangered
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Glossopsitta porphyrocephala</i>	Purple-crowned Lorikeet	Animal > Birds	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot	Animal > Marsupials	Endangered
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal > Birds	Vulnerable
<i>Litoria aurea</i>	Green and Golden Bell Frog	Animal > Amphibians	Endangered

<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Sminthopsis leucopus</i>	White-footed Dunnart	Animal > Marsupials	Vulnerable

#### Coastal Valley Grassy Woodlands

<i>Anthochaera phrygia</i>	Regent Honeyeater	Animal > Birds	Critically Endangered
Brogo Wet Vine Forest in the South East Corner Bioregion	Brogo Wet Vine Forest in the South East Corner Bioregion	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Calyptorhynchus lathami</i>	Glossy Black-cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Circus assimilis</i>	Spotted Harrier	Animal > Birds	Vulnerable
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Animal > Birds	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal > Bats	Vulnerable
<i>Galium australe</i>	Tangled Bedstraw	Plant > Herbs and Forbs	Endangered
<i>Glossopsitta porphyrocephala</i>	Purple-crowned Lorikeet	Animal > Birds	Vulnerable
<i>Glossopsitta pusilla</i>	Little Lorikeet	Animal > Birds	Vulnerable
<i>Haloragis exalata</i> subsp. <i>exalata</i>	Square Raspwort	Plant > Shrubs	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Lathamus discolor</i>	Swift Parrot	Animal > Birds	Endangered
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
Lowland Grassy Woodland in the South East Corner Bioregion	Lowland Grassy Woodland in the South East Corner Bioregion	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south-eastern form)	Animal > Birds	Vulnerable
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox connivens</i>	Barking Owl	Animal > Birds	Vulnerable
<i>Ninox strenua</i>	Powerful Owl	Animal > Birds	Vulnerable
<i>Petaurus australis</i>	Yellow-bellied Glider	Animal > Marsupials	Vulnerable
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Animal > Marsupials	Vulnerable
<i>Phascolarctos cinereus</i>	Koala	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North	River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast,	Community > Threatened Ecological Communities	Endangered Ecological Community

Coast, Sydney Basin and South East Corner Bioregions	Sydney Basin and South East Corner Bioregions		
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Sminthopsis leucopus</i>	White-footed Dunnart	Animal > Marsupials	Vulnerable
<i>Stagonopleura guttata</i>	Diamond Firetail	Animal > Birds	Vulnerable
<i>Thesium australe</i>	Austral Toadflax	Plant > Herbs and Forbs	Vulnerable
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable
<b>Dry Rainforests</b>			
Brogo Wet Vine Forest in the South East Corner Bioregion	Brogo Wet Vine Forest in the South East Corner Bioregion	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Haloragis exalata subsp. exalata</i>	Square Raspwort	Plant > Shrubs	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Kerivoula papuensis</i>	Golden-tipped Bat	Animal > Bats	Vulnerable
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox strenua</i>	Powerful Owl	Animal > Birds	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
<i>Ptilinopus superbus</i>	Superb Fruit-dove	Animal > Birds	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable
<i>Tyto tenebricosa</i>	Sooty Owl	Animal > Birds	Vulnerable
<b>Eastern Riverine Forests</b>			
<i>Anthochaera phrygia</i>	Regent Honeyeater	Animal > Birds	Critically Endangered
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Animal > Birds	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal > Bats	Vulnerable
<i>Galium australe</i>	Tangled Bedstraw	Plant > Herbs and Forbs	Endangered
<i>Glossopsitta pusilla</i>	Little Lorikeet	Animal > Birds	Vulnerable
<i>Haloragis exalata subsp. exalata</i>	Square Raspwort	Plant > Shrubs	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal > Birds	Vulnerable
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south-eastern form)	Animal > Birds	Vulnerable
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	Animal > Bats	Vulnerable

<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox connivens</i>	Barking Owl	Animal > Birds	Vulnerable
<i>Ninox strenua</i>	Powerful Owl	Animal > Birds	Vulnerable
<i>Pandion haliaetus</i>	Osprey	Animal > Birds	Vulnerable
<i>Phascogaleus cinereus</i>	Koala	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Stagonopleura guttata</i>	Diamond Firetail	Animal > Birds	Vulnerable
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable

#### Mangrove Swamps

<i>Haematopus longirostris</i>	Pied Oystercatcher	Animal > Birds	Endangered
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal > Birds	Vulnerable
<i>Limosa limosa</i>	Black-tailed Godwit	Animal > Birds	Vulnerable
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Pandion haliaetus</i>	Osprey	Animal > Birds	Vulnerable
<i>Sterna albifrons</i>	Little Tern	Animal > Birds	Endangered

#### Saltmarshes

<i>Botaurus poiciloptilus</i>	Australasian Bittern	Animal > Birds	Endangered
<i>Calidris alba</i>	Sanderling	Animal > Birds	Vulnerable
Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Coastal Saltmarsh in the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Distichlis distichophylla</i>	Australian Saltgrass	Plant > Herbs and Forbs	Endangered
<i>Haematopus longirostris</i>	Pied Oystercatcher	Animal > Birds	Endangered
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal > Birds	Vulnerable
<i>Limosa limosa</i>	Black-tailed Godwit	Animal > Birds	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	Animal > Birds	Critically Endangered
<i>Pandion haliaetus</i>	Osprey	Animal > Birds	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Wilsonia backhousei</i>	Narrow-leafed Wilsonia	Plant > Shrubs	Vulnerable
<i>Wilsonia rotundifolia</i>	Round-leafed Wilsonia	Plant > Shrubs	Endangered

#### South Coast Heaths

<i>Calamanthus fuliginosus</i>	Striated Fieldwren	Animal > Birds	Endangered
<i>Calyptorhynchus lathami</i>	Glossy Black-cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable

<i>Cryptostylis hunteriana</i>	Leafless Tongue Orchid	Plant > Orchids	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal > Bats	Vulnerable
<i>Glossopsitta porphyrocephala</i>	Purple-crowned Lorikeet	Animal > Birds	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Animal > Marsupials	Endangered
<i>Ixobrychus flavicollis</i>	Black Bittern	Animal > Birds	Vulnerable
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	Animal > Birds	Critically Endangered
<i>Pezoporus wallicus wallicus</i>	Eastern Ground Parrot	Animal > Birds	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Sminthopsis leucopus</i>	White-footed Dunnart	Animal > Marsupials	Vulnerable
<i>Viola cleistogamoides</i>	Hidden Violet	Plant > Herbs and Forbs	Endangered

#### South Coast Sands Dry Sclerophyll Forests

<i>Anthochaera phrygia</i>	Regent Honeyeater	Animal > Birds	Critically Endangered
<i>Caladenia tessellata</i>	Tessellated Spider Orchid	Plant > Orchids	Endangered
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Calyptorhynchus lathami</i>	Glossy Black-cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Correa baeuerlenii</i>	Chef's Cap Correa	Plant > Shrubs	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Galium australe</i>	Tangled Bedstraw	Plant > Herbs and Forbs	Endangered
<i>Glossopsitta pusilla</i>	Little Lorikeet	Animal > Birds	Vulnerable
<i>Haematopus longirostris</i>	Pied Oystercatcher	Animal > Birds	Endangered
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Animal > Marsupials	Endangered
<i>Lathamus discolor</i>	Swift Parrot	Animal > Birds	Endangered
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox connivens</i>	Barking Owl	Animal > Birds	Vulnerable
<i>Pandion haliaetus</i>	Osprey	Animal > Birds	Vulnerable
<i>Petaurus australis</i>	Yellow-bellied Glider	Animal > Marsupials	Vulnerable
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Animal > Marsupials	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Pseudanthus ovalifolius</i>	Oval-leaved Pseudanthus	Plant > Shrubs	Endangered
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable



<i>Pultenaea pedunculata</i>	Matted Bush-pea	Plant > Shrubs	Endangered
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Sminthopsis leucopus</i>	White-footed Dunnart	Animal > Marsupials	Vulnerable
<i>Sterna albifrons</i>	Little Tern	Animal > Birds	Endangered
<i>Thinornis rubricollis</i>	Hooded Plover	Animal > Birds	Critically Endangered
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable
<i>Viola cleistogamoides</i>	Hidden Violet	Plant > Herbs and Forbs	Endangered

#### South Coast Wet Sclerophyll Forests

<i>Anthochaera phrygia</i>	Regent Honeyeater	Animal > Birds	Critically Endangered
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Calyptorhynchus lathami</i>	Glossy Black-cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Correa baeuerlenii</i>	Chef's Cap Correa	Plant > Shrubs	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal > Bats	Vulnerable
<i>Glossopsitta pusilla</i>	Little Lorikeet	Animal > Birds	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Animal > Marsupials	Endangered
<i>Kerivoula papuensis</i>	Golden-tipped Bat	Animal > Bats	Vulnerable
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Mixophyes balbus</i>	Stuttering Frog	Animal > Amphibians	Endangered
<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox connivens</i>	Barking Owl	Animal > Birds	Vulnerable
<i>Ninox strenua</i>	Powerful Owl	Animal > Birds	Vulnerable
<i>Pachycephala olivacea</i>	Olive Whistler	Animal > Birds	Vulnerable
<i>Persicaria elatior</i>	Tall Knotweed	Plant > Herbs and Forbs	Vulnerable
<i>Petaurus australis</i>	Yellow-bellied Glider	Animal > Marsupials	Vulnerable
<i>Petroica rodinogaster</i>	Pink Robin	Animal > Birds	Vulnerable
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Animal > Marsupials	Vulnerable
<i>Phascolarctos cinereus</i>	Koala	Animal > Marsupials	Vulnerable
<i>Pomaderris bodalla</i>	Bodalla Pomaderris	Plant > Shrubs	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
<i>Pultenaea pedunculata</i>	Matted Bush-pea	Plant > Shrubs	Endangered
River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable

<i>Tyto tenebricosa</i>	Sooty Owl	Animal > Birds	Vulnerable
<i>Viola cleistogamoides</i>	Hidden Violet	Plant > Herbs and Forbs	Endangered
<b>Southern Hinterland Dry Sclerophyll Forests</b>			
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Calyptorhynchus lathami</i>	Glossy Black-cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Animal > Birds	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal > Bats	Vulnerable
<i>Glossopsitta porphyrocephala</i>	Purple-crowned Lorikeet	Animal > Birds	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Animal > Marsupials	Endangered
<i>Leionema ralstonii</i>	Ralston's Leionema	Plant > Shrubs	Vulnerable
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
Lowland Grassy Woodland in the South East Corner Bioregion	Lowland Grassy Woodland in the South East Corner Bioregion	Community > Threatened Ecological Communities	Endangered Ecological Community
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox connivens</i>	Barking Owl	Animal > Birds	Vulnerable
<i>Ninox strenua</i>	Powerful Owl	Animal > Birds	Vulnerable
<i>Pachycephala olivacea</i>	Olive Whistler	Animal > Birds	Vulnerable
<i>Petaurus australis</i>	Yellow-bellied Glider	Animal > Marsupials	Vulnerable
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Animal > Marsupials	Vulnerable
<i>Phascogale cinerea</i>	Koala	Animal > Marsupials	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Sminthopsis leucopus</i>	White-footed Dunnart	Animal > Marsupials	Vulnerable
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable
<b>Southern Lowland Wet Sclerophyll Forests</b>			
<i>Anthochaera phrygia</i>	Regent Honeyeater	Animal > Birds	Critically Endangered
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Calyptorhynchus lathami</i>	Glossy Black-cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Correa baeuerlenii</i>	Chef's Cap Correa	Plant > Shrubs	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal > Bats	Vulnerable
<i>Glossopsitta porphyrocephala</i>	Purple-crowned Lorikeet	Animal > Birds	Vulnerable
<i>Glossopsitta pusilla</i>	Little Lorikeet	Animal > Birds	Vulnerable
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Animal > Amphibians	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot	Animal > Marsupials	Endangered

	(eastern)		
<i>Kerivoula papuensis</i>	Golden-tipped Bat	Animal > Bats	Vulnerable
<i>Lathamus discolor</i>	Swift Parrot	Animal > Birds	Endangered
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Miniopterus schreibersii oceanensis</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable
<i>Mixophyes balbus</i>	Stuttering Frog	Animal > Amphibians	Endangered
<i>Mormopterus norfolkensis</i>	Eastern Freetail-bat	Animal > Bats	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox connivens</i>	Barking Owl	Animal > Birds	Vulnerable
<i>Ninox strenua</i>	Powerful Owl	Animal > Birds	Vulnerable
<i>Pachycephala olivacea</i>	Olive Whistler	Animal > Birds	Vulnerable
<i>Persicaria elatior</i>	Tall Knotweed	Plant > Herbs and Forbs	Vulnerable
<i>Petaurus australis</i>	Yellow-bellied Glider	Animal > Marsupials	Vulnerable
<i>Phascogale tapoatafa</i>	Brush-tailed Phascogale	Animal > Marsupials	Vulnerable
<i>Phascolarctos cinereus</i>	Koala	Animal > Marsupials	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable
<i>Tyto tenebricosa</i>	Sooty Owl	Animal > Birds	Vulnerable

#### Southern Montane Heaths

<i>Acacia constablei</i>	Narrabarba Wattle	Plant > Shrubs	Vulnerable
<i>Acacia georgensis</i>	Bega Wattle	Plant > Trees	Vulnerable
<i>Calamanthus fuliginosus</i>	Striated Fieldwren	Animal > Birds	Endangered
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Galium australe</i>	Tangled Bedstraw	Plant > Herbs and Forbs	Endangered
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Animal > Marsupials	Endangered
<i>Leionema ralstonii</i>	Ralston's Leionema	Plant > Shrubs	Vulnerable
<i>Pachycephala olivacea</i>	Olive Whistler	Animal > Birds	Vulnerable
<i>Pezoporus wallicus wallicus</i>	Eastern Ground Parrot	Animal > Birds	Vulnerable
<i>Pomaderris parrisiae</i>	Parris' Pomaderris	Plant > Shrubs	Vulnerable
<i>Zieria formosa</i>	Shapely Zieria	Plant > Shrubs	Critically Endangered

#### Southern Warm Temperate Rainforests

<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Animal > Birds	Vulnerable
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Animal > Marsupials	Vulnerable
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Kerivoula papuensis</i>	Golden-tipped Bat	Animal > Bats	Vulnerable
<i>Miniopterus schreibersii</i>	Eastern Bentwing-bat	Animal > Bats	Vulnerable

*oceanensis*

<i>Mixophyes balbus</i>	Stuttering Frog	Animal > Amphibians	Endangered
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable
<i>Ninox strenua</i>	Powerful Owl	Animal > Birds	Vulnerable
<i>Pachycephala olivacea</i>	Olive Whistler	Animal > Birds	Vulnerable
<i>Petroica rodinogaster</i>	Pink Robin	Animal > Birds	Vulnerable
<i>Potorous tridactylus</i>	Long-nosed Potoroo	Animal > Marsupials	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Animal > Bats	Vulnerable
<i>Ptilinopus superbus</i>	Superb Fruit-dove	Animal > Birds	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Animal > Bats	Vulnerable
<i>Tyto novaehollandiae</i>	Masked Owl	Animal > Birds	Vulnerable
<i>Tyto tenebricosa</i>	Sooty Owl	Animal > Birds	Vulnerable

**Southern Wattle Dry Sclerophyll Forests**

<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Animal > Marsupials	Vulnerable
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Animal > Bats	Vulnerable
<i>Hieraaetus morphnoides</i>	Little Eagle	Animal > Birds	Vulnerable
<i>Lophoictinia isura</i>	Square-tailed Kite	Animal > Birds	Vulnerable
<i>Myotis macropus</i>	Southern Myotis	Animal > Bats	Vulnerable

## Appendix 3: Aboriginal Heritage Information Management System: Database Search Oct 2014



### AHIMS Web Services (AWS) Search Result

Your Ref Number :  
Client Service ID : 150435

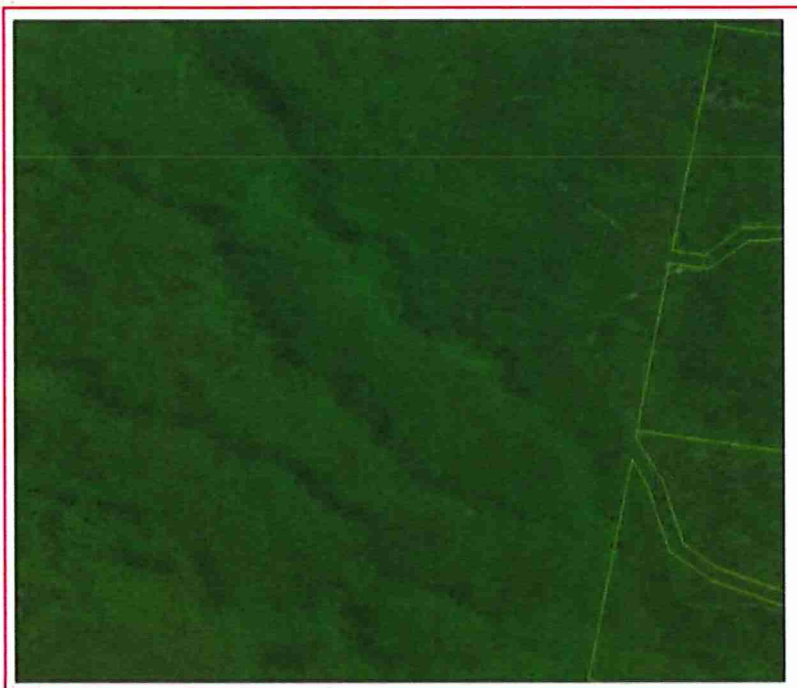
James Shields  
7 High Crescent  
Tura Beach New South Wales 2548  
Attention: James Shields  
Email: jim.shields@bigpond.com

Date: 10 October 2014

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat. Long From : -36.5767, 149.51 - Lat. Long To : -36.5729, 149.52 with a Buffer of 50 meters, conducted by James Shields on 10 October 2014.

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. *



**Appendix 4: Listed items on Schedule 5, Part 1 of BVSC Local Environmental Plan 2013: Database Search Oct 2014**

<b>Suburb</b>	<b>Item name</b>	<b>Address</b>	<b>Property</b>	<b>Significance</b>	<b>Item no</b>
Griegs Flat	Farm cottage with red roof	Princes Highway	Lot 711, DP 1128593	Local	I670
Griegs Flat	Yowaka Bridge	Princes Highway		State	I052



## 8.2. Strategic Direction for nine Deferred Sites in Bega Valley Local Environmental Plan 2013

This report seeks Council's resolution of a strategic direction for nine sites currently deferred in Bega Valley Local Environmental Plan 2013 and to proceed with the preparation of Planning Proposals for six of those sites.

Director Planning and Environment

### Background

10 The gazettal of Bega Valley Local Environmental Plan (BVLEP 2013) left a number of sites throughout the Shire as 'Deferred Matters' as the zonings and/or lot sizes proposed by landowners represented a significant departure from the exhibited draft Bega Valley Local Environmental Plan (draft BVLEP 2010) or required more detailed investigations.

Council is requested to resolve a strategic direction for each of the following nine (9) sites and for planning proposals to be prepared for Sites 1 to 6 .

Site #	Subject Site
1	Boydton Property (excluding the area around the Seahorse Inn)
2	Summerhill Rd, South Pambula
3	Princes Highway, South Pambula
4	Old Mill Road, Wolumla
5	Princes Highway, Millingandi
6	Mandeni, Sapphire Coast Drive
7	Wolumla - Candelo Road, Wolumla
8	Clarke Street, Wolumla
9	Scott Street, Wolumla

### Proposed Strategic Direction

#### Site 1 – Boydton Property (excluding the area around the Seahorse Inn)

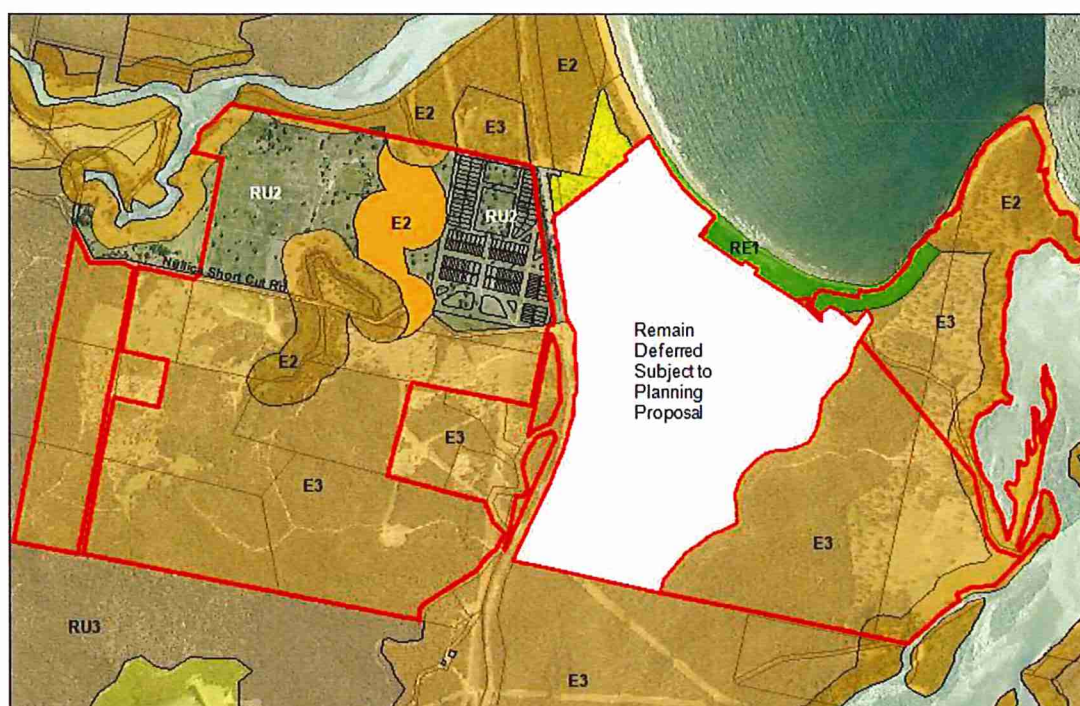
20 The Southern Joint Regional Planning Panel (JRPP) examined the Boydton property in detail, following the submission of a Masterplan and Planning Proposal by the property owner. The JRPP made explicit recommendations with regard the zoning of the majority of the Boydton property. These recommendations were endorsed by the Minister for Planning and Environment.

Following the JRPP decision, officers have been in ongoing discussions with representatives of the site's owner. The owner has been strongly encouraged to focus on the area east of the Princes Highway, around the Seahorse Inn and proposed marina. Council has recently received a Planning Proposal covering this area, which will be the subject of a future report to Council.

Officers recommend the remainder of the site revert to the 2010 exhibited zonings of E2 and E3 in accordance with Council Policy applied across the Shire for sensitive coastal and forested lands, with the exception of the cleared paddocks north of the Nullica Short Cut Road, subject to the existing sand mining development approvals. It is recommended this land be zoned RU2 Rural Landscape and the north – south drainage line be protected by an E2 Environmental Conservation zoning.

Further it is advised a Planning Proposal from the property owner has recently been received for this land. The Planning Proposal requests zonings and lot yields that are inconsistent with the Decision of the JRPP, inconsistent with the position of the Minister for Planning and Environment, inconsistent with Council Policy applied across the Shire for sensitive coastal and forested lands and is therefore not supported by Council officers.

A copy of the owner's Planning Proposal is included as Attachments 1 to this report. Five appendices have been lodged with the main report covering the subjects of Water Management Investigation; Economic Impact Assessment; Plans; Visual Impact Assessment; and Constraints Analysis. The appendices will be tabled at the Council Meeting.



**Recommendation:** That the land north of Nullica Short Cut Road be zoned RU2 (120ha) and E2 (no lot size); the remainder of the land west of the Princes Highway be zoned E3 (10ha) and E2 (no lot size); and the south eastern section of the property adjoining the Towamba River estuary be zoned E3 (40ha) and E2 (no lot size).

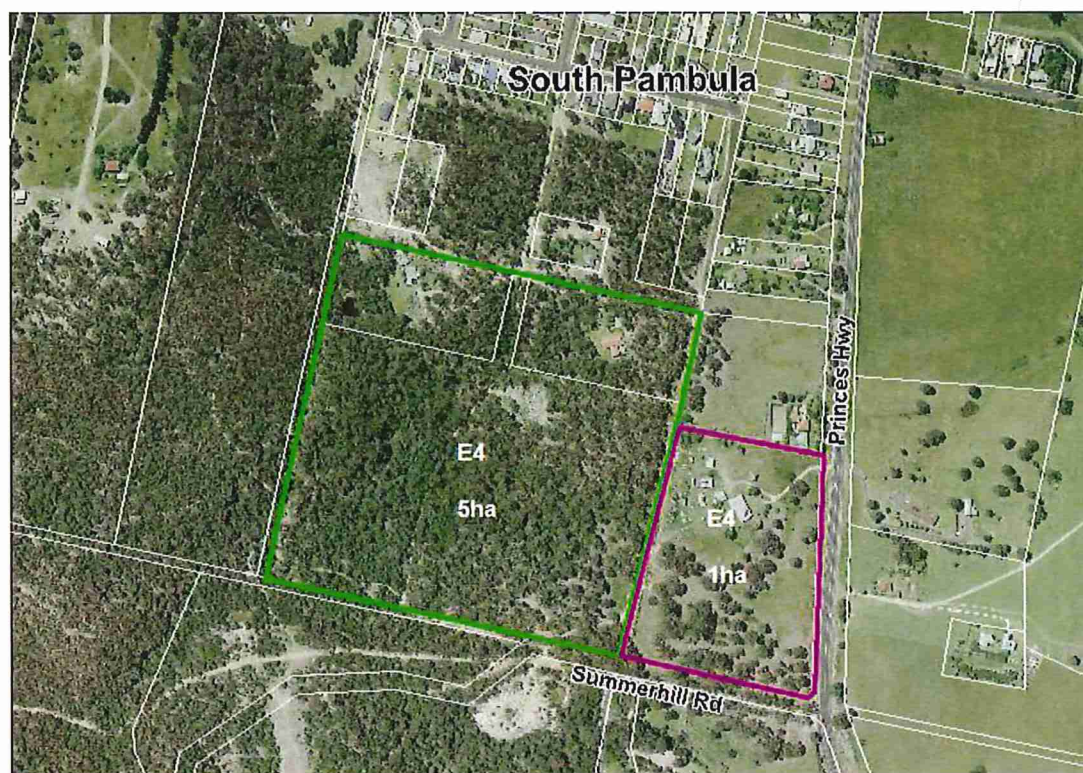
	Draft BVLEP 2010	Recommendation for 2016 Planning Proposal
Zones	E2, E3	E2, E3, RU2
Lot Sizes	10ha, 40ha, 120ha	10ha, 40ha, 120ha



### Site 2 - Summerhill Rd, South Pambula

- 50 The Summerhill Road, South Pambula site is approximately 25ha in size and adjoins the southern edge of the existing South Pambula residential area. The site was deferred from the BVLEP 2013 subject to further investigation in the 'Zenith Review' of lands in Pambula and South Pambula. The 'Zenith Review' concluded the land was unsuitable for standard residential development. As such officers proposed an E4 Environmental Living zoning with a 1ha lot size as part of the subsequent 'Pambula and South Pambula Residential Land' Planning Proposal, which was endorsed by Council at its meeting of 7 May 2014. This proposal was rejected by the Gateway Panel citing concerns around flora and fauna, bushfire, highway access and land supply.

- 60 Council officers have since undertaken detailed consultation with the Office of Environment and Heritage (OEH), Rural Fire Service (RFS) and Roads and Maritime Services (RMS), including site visits. Based on these consultations and further site studies, a revised zoning pattern and minimum lot size is proposed as shown below.



**Recommendation:** That the land be zoned E4 with an 1ha lot size applied to the substantially cleared, eastern section of the property and a 5ha minimum lot size be applied to the western, more heavily vegetated section of the property.

	Draft BVLEP 2010	Recommendation for 2016 Planning Proposal
Zones	RU2	E4
Lot Sizes	120ha	1ha, 5ha



70 **Site 3 - Princes Highway, South Pambula**

Site 3 occupies the small rural valley to the south of Summerhill Road, Pambula and is approximately 40ha in size. The owner of the site has submitted a Planning Proposal for the site that seeks to have the property zoned E4 with a split of 2ha and 8ha minimum lot sizes. Council had previously resolved to support an E4 zone and lot sizing between 5ha and 10ha.

As with Site 2, this property faces significant highway access challenges. The site's owners are currently in discussion with the owners of Site 2 and another neighbour to the north with a view to developing a comprehensive access strategy for the three properties for a new highway intersection. Officers have provided detailed feedback to the owners' consultant with regard lot yield, access, onsite sewage management and native vegetation. The Department of Planning and Environment also requested further investigations of local land supply to justify the rezoning of this site.

80



**Recommendation:** That the land be zoned E4 with a 5ha minimum lot size and the consultant acting for the owner be advised and encouraged to submit a revised Planning Proposal based on this zoning and lot size.

	Draft BVLEP 2010	Recommendation for 2016 Planning Proposal
Zones	RU2	E4
Lot Sizes	120ha	5ha



#### Site 4 - Old Mill Road, Wolumla

90 Properties along Old Mill Road have previously been subdivided using concessional allotment entitlements, resulting in over 20 small rural residential lots adjoining Old Mill Road. Site 4 is located among a cluster of these small lots. It has been the subject of extensive discussions between the owners, Council, OEH and RFS.

The site has extensive native vegetation coverage over the southern portion of the property. Both OEH and RFS have concerns regarding this section of the property and do not support subdivision of this area. OEH and RFS have both provided in principal support for a draft subdivision concept based on an E4 zoning of the disturbed land fronting Old Mill Rd and an E3 zoning of the heavily vegetated southern section of the property. It is proposed to apply a 2ha lot size to the E4 zone and 30ha minimum lot size for the E3 zoned land.

100 As with the previous sites in this report, the Department of Planning and Environment has requested more justification for the rezoning of this site, with a particular focus on local land supply.



**Recommendation:** That the land fronting Old Mill Road be zoned E4 with a 2ha lot size. The remainder of the property be zoned E3 with a 30ha lot size.

	Draft BVLEP 2010	Recommendation for 2016 Planning Proposal
Zones	RU2	E4, E3
Lot Sizes	120ha	2ha, 30ha

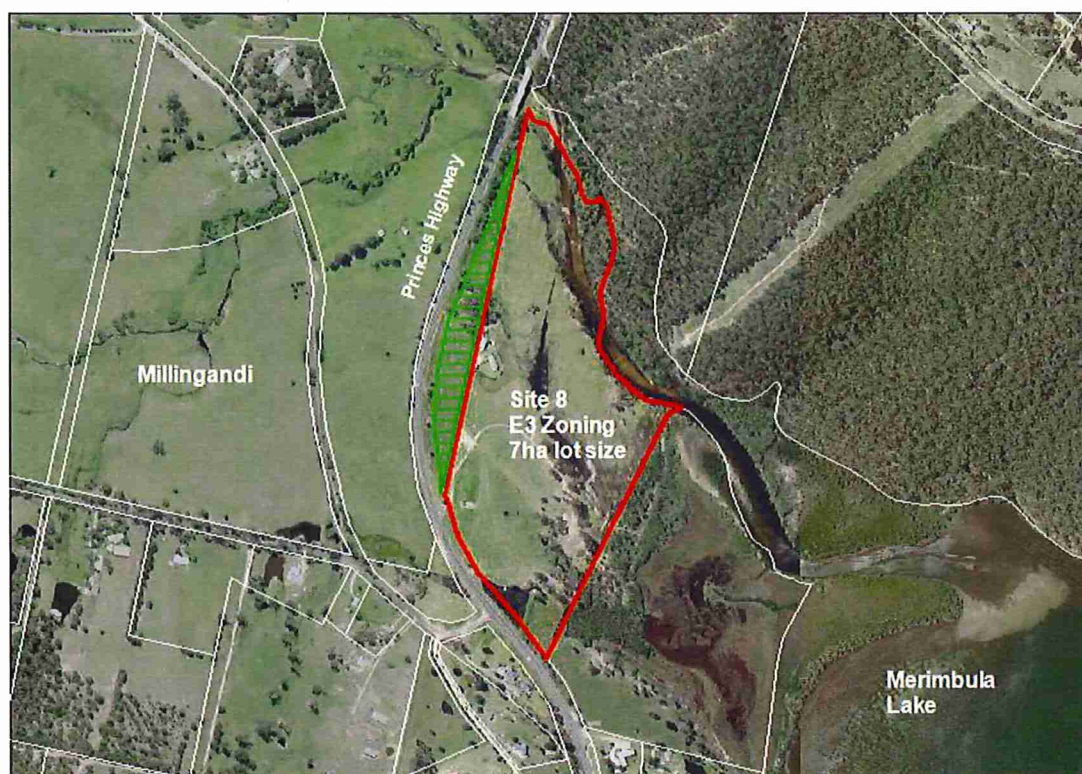


### Site 5 - Princes Highway, Millingandi

Site 5 covers an area of 18ha on the western side of Merimbula Lake adjacent to Millingandi Creek. The site was exhibited with an E3 zoning and a 120ha minimum lot size, which would prevent any further subdivision. The site was deferred following an address to Council in which a 5ha minimum lot size was requested. The 5ha minimum lot size was supported by Council, provided an On-site Sewage Management (OSSM) report was prepared to confirm the site's suitability for further subdivision.

The OSSM report has recently been completed and indicates that Site 5 is only suitable for one (1) additional lot, unless adjoining land (shaded green on the figure below) can be acquired to provide for further effluent treatment capacity. The owner of the site is currently negotiating to purchase the neighbouring land. Should this purchase be achieved, the OSSM report indicates the newly expanded property has the capacity for a maximum of three (3) lots (including the existing dwelling).

Council officers recommend the land retain its E3 zoning with a 7ha minimum lot size, providing for one (1) additional lot. Should the neighbouring land be purchased and incorporated into Site 5, the 7ha lot size would result in a total of two (2) additional lots.



**Recommendation:** That the land be zoned E3 with a 7ha minimum lot size.

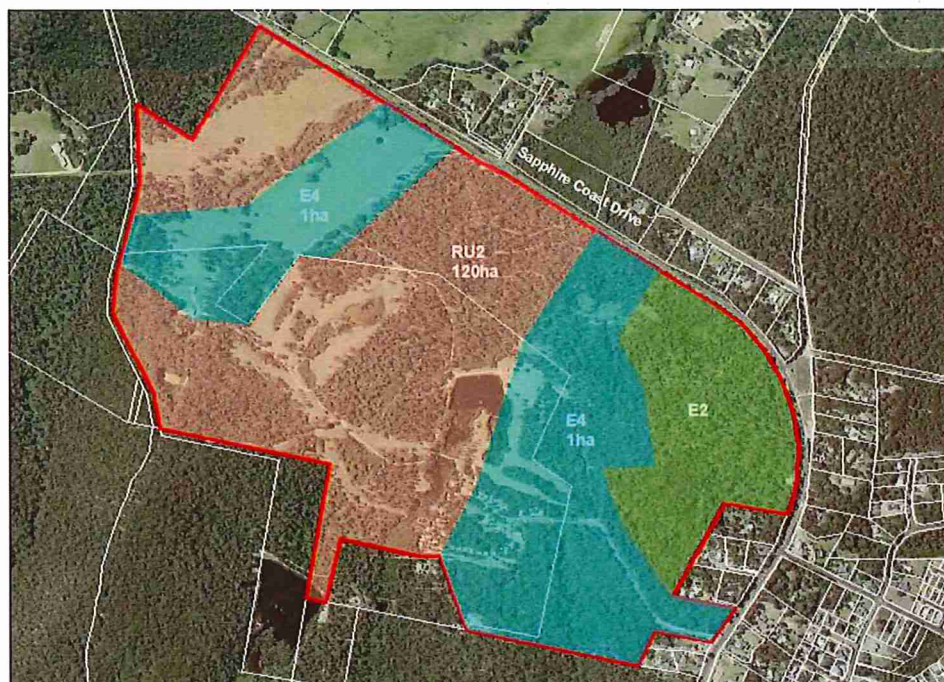
	Draft BVLEP 2010	Recommendation for 2016 Planning Proposal
Zones	E3	E3
Lot Sizes	120ha	7ha

### Site 6 - Mandeni, Sapphire Coast Drive

Site 6 was deferred from BVLEP 2013 to allow for the owner to prepare a comprehensive masterplan for the property. Council requested that key aspects to be covered in the masterplan were to include the relocation of existing approved lots away from high conservation value forest and a detailed socio-economic and servicing strategy, to enable consideration to be given for the subdivision of the existing tourist cabin development. Council has yet to receive an updated masterplan for the site.

Council has previously considered the relocation of the existing development entitlements and subdivision of the cabins through a workshop and site visit. The relocation of the existing development entitlements to the 'racecourse paddock' was supported on the proviso that the relocated lots would not be located within the forest fringe. The relocation of the development entitlements will require an amendment of the exhibited zoning from RU2 to E4 for this part of the property. The high conservation value forest currently zoned E4 in the eastern section of the property would be changed to E2.

Due to the lack of a socio-economic and servicing strategy being received to support the cabin subdivision, it is proposed to "un-defer" this section of the property to the exhibited E4 zoning. Should the owner wish to continue to pursue the subdivision of the cabins, they are able to submit a planning proposal in the future based on the requested socio-economic and servicing studies.



**Recommendation:** That the land be zoned and lot sized E4 (1ha), RU2 (120ha) and E2 (no lot size).

	Draft BVLEP 2010	Recommendation for 2016 Planning Proposal
<b>Zones</b>	E4, RU2	E4, RU2, E2
<b>Lot Sizes</b>	1ha, 120ha	1ha, 120ha



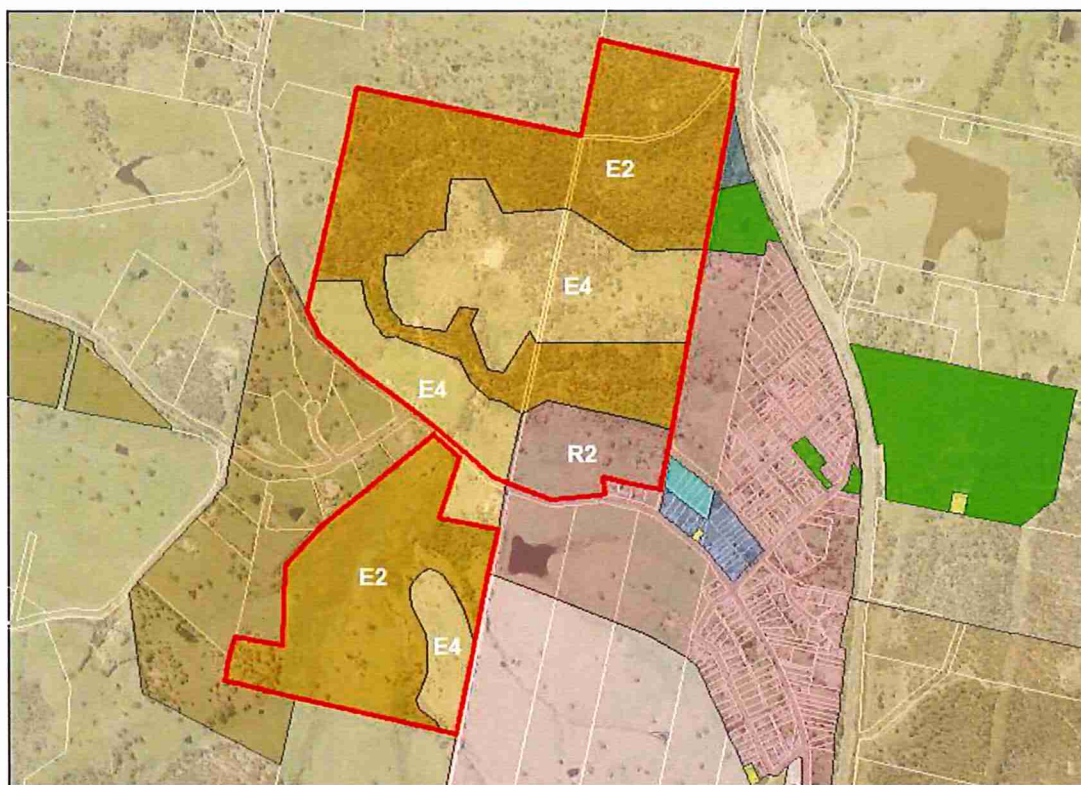
*Sites 7, 8 and 9 are included in the draft Wolumla Growth Strategy currently being prepared by staff and recently presented to Councillors in a workshop session.*

150 **Site 7 - Wolumla - Candelo Road, Wolumla**

Site 7 was originally deferred from BVLEP 2013 based on the need for the owner to undertake master planning for the site, preferably in cooperation with the neighbouring property (Site 8), to ensure a consistent, well planned expansion of the Wolumla village and rural residential land.

Council has not been provided with any further supporting documentation, studies or concepts for this land. As such officers have developed proposed zonings for the site, based on an overall draft strategic vision for the future growth of Wolumla. The site has several environmental, physical (large drainage lines, topography) and servicing constraints, which have been considered as part of the recommendation for this property.

160 **Part of the property fronting Wolumla – Candelo Road is proposed for the future expansion of the village.**



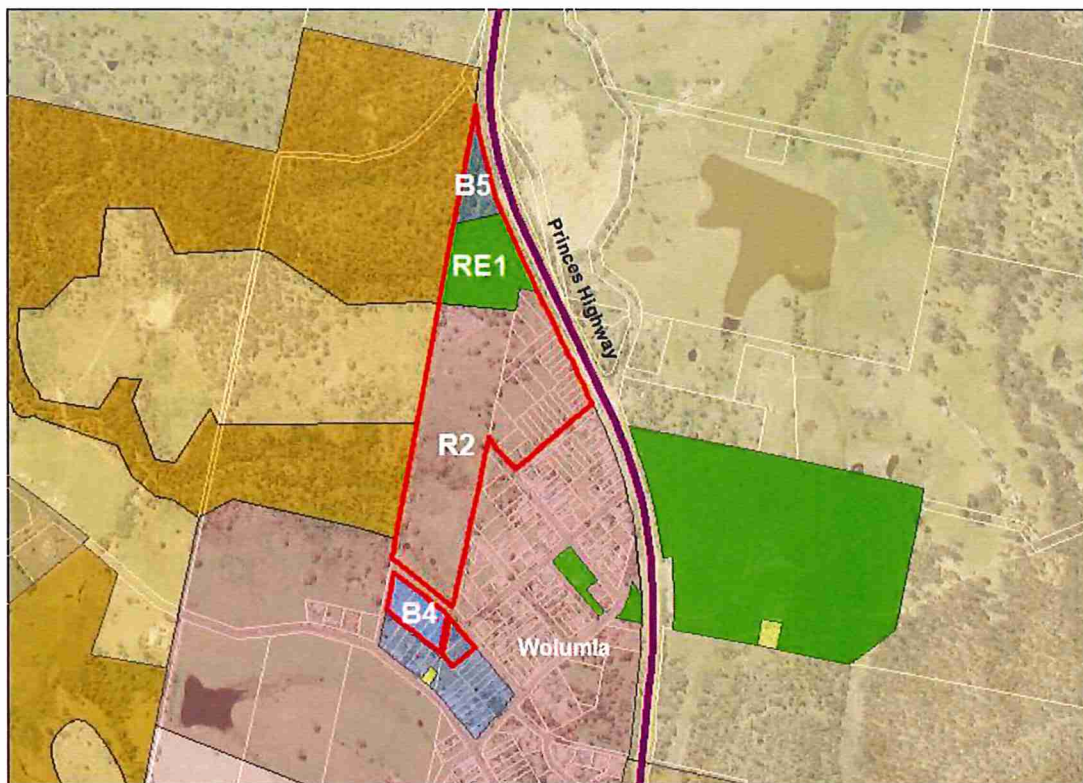
**Recommendation:** That the strategic direction for the land in the draft Wolumla Growth Strategy be E4 with a 4ha lot size, E2 with a 30ha lot size south of Wolumla Road and R2 with a 550m<sup>2</sup> lot size for further investigation and report back to Council.

	Draft BVLEP 2010	Recommendation for Further Investigation
<b>Zones</b>	RU4, E2	E4, E2 and R2
<b>Lot Sizes</b>	2ha, 10ha	4ha (E4), 30ha (E2 south of Wolumla Road), 550m <sup>2</sup> (R2)

### Site 8 - Clarke Street, Wolumla

Site 8 directly adjoins the eastern boundary of site 7 and the western side of the current village. The site was exhibited with a mix of RU5 Village, RU4 Primary Production Small Lot and E2 zonings, however was subsequently deferred as a result of the owners requesting an expansion of the RU5 zone and consideration of B5 Business Development zone adjacent to the Highway. The owners were encouraged to undertake further master planning of the site to demonstrate how it could be integrated and connected to the existing village.

The site's owners have engaged consultants to undertake detailed master planning for the site, based on the expansion of the existing village footprint and connectivity to the existing road network of Wolumla. They are also considering a small area of commercially zoned land within their holding. The location of the commercial land proposed by the owners has not been finalised, however officers are of the opinion a B4 Mixed Use zone near to the existing centre of the village is most appropriate subject to further investigation.



**Recommendation:** That the strategic direction for the land in the draft Wolumla Growth Strategy be R2 with a 550m<sup>2</sup> lot size, B4 (no lot size), B5 (no lot size) and RE1 (no lot size) for further investigation and report back to Council.

	Draft BVLEP 2010	Recommendation for Further Investigation
Zones	RU4, RU5, E2	R2, B4, B5 and RE1
Lot Sizes	1,000m <sup>2</sup>	550m <sup>2</sup> (R2)

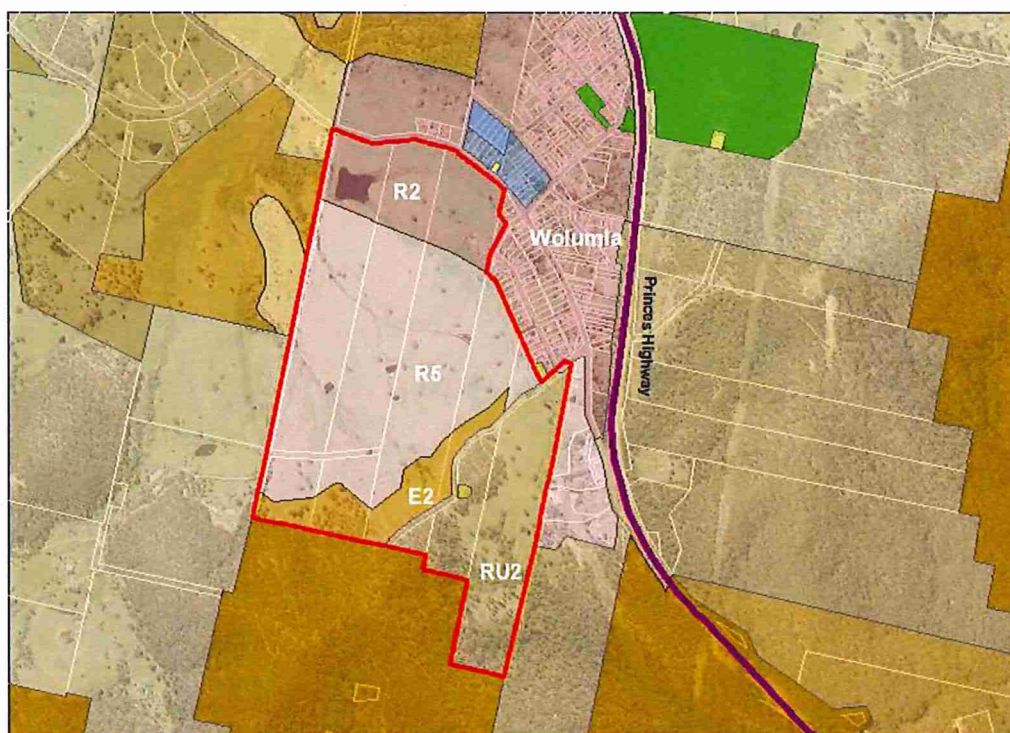


### Site 9 - Scott Street, Wolumla

190 Site 9 was deferred from BVLEP 2013 following a request from the landowner for a smaller minimum lot size over the proposed R5 Large Lot Residential zone. The proposed R5 zone encompasses 50ha of former grazing land, which is largely cleared with a series of major drainage lines, running across the property. The R5 zoned area was exhibited with a 2ha lot size, however the land owner requested a 2,000m<sup>2</sup> minimum lot size.

Council officers are recommending a 2ha minimum lot size be retained for this part of the property, as this potentially provides a lot yield of 25 lots. The Lot Averaging clause can be used to achieve a range of lot sizes to address the site's topographical constraints. The draft Wolumla Growth Strategy, if adopted by Council, would result in a large increase in both residential and rural residential land supply around Wolumla meeting projected demands for the next 25 years. As such there is no justification for a smaller minimum lot size to the R5 zone within site 9.

200 The exhibited RU5 Zone that covers a recently approved residential subdivision south of Wolumla – Candelo Road and west of Scott Street is proposed to be converted to a R2 zone through the draft Wolumla Growth Strategy. It is proposed to retain the exhibited E2 and RU2 zones on the remainder of the property.



**Recommendation:** That the strategic direction for the land in the draft Wolumla Growth Strategy be R2 with a 550m<sup>2</sup> lot size, R5 with a 2ha lot size, RU2 with a 120ha lot size and E2 (no lot size) for further investigation and report back to Council.

	Draft BVLEP 2010	Recommendation for Further Investigation
<b>Zones</b>	RU5, R5, RU2, E2	R2, R5, RU2, E2
<b>Lot Sizes</b>	1,000m <sup>2</sup> , 2ha, 120ha	550m <sup>2</sup> , 2ha, 120ha

### Consultation

- 210 If adopted by Council, planning proposals prepared for sites 1 to 6 will be placed on public exhibition following Gateway determination from the Department of Planning and Environment. Sites 7 to 9 require further investigation by staff and report back to Council prior to public exhibition.

### Conclusion

This report provides strategic direction to Council officers to move forward with the finalisation of six deferred sites. Should the recommendations of this report be adopted, Planning Proposals will be prepared for Sites 1- 6 to amend the BVLEP 2013 in accordance with those recommendations.

- 220 The report also provides strategic direction for Sites 7 – 9 to enable staff to further investigate those sites in the context of the draft Wolumla Growth Strategy (currently under preparation). Once prepared, it is proposed that the draft strategy be reported to Council with the aim of facilitating public exhibition at that time.

### Attachments

1. Boydtown Planning Proposal (from the owner)

## Recommendation

1. That the zoning and lot sizes for Sites 1 - 6 be as follows:
  - a) **Site 1 – Boydtown Property (excluding the area around the Seahorse Inn)**  
That the land north of Nullica Short Cut Rd be zoned RU2 (120ha) and E2 (no lot size); the remainder of the land west of the Princes Hwy be zoned E3 (10ha) and E2 (no lot size); and the south eastern section of the property adjoining the Towamba River estuary be zoned E3 (40ha) and E2 (no lot size).
  - b) **Site 2 - Summerhill Rd, South Pambula**  
That the land be zoned E4 with a 1ha lot size applied to the substantially cleared, eastern section of the property and a 5ha minimum be applied to the western, more heavily vegetated section of the property.
  - c) **Site 3 - Princes Highway, South Pambula**  
That the site be zoned E4 with a 5ha minimum lot size and the consultant acting for the owner be advised and encouraged to submit a revised Planning Proposal based on this zoning and lot size.
  - d) **Site 4 - Old Mill Road, Wolumla**  
That the land fronting Old Mill Road be zoned E4 with a 2ha lot size. The remainder of the property be zoned E3 with a 30ha lot size.
  - e) **Site 5 - Princes Highway, Millingandi**  
That the land be zoned E3 with a 7ha minimum lot size.
  - f) **Site 6 - Mandeni, Sapphire Coast Drive**  
That the land be zoned and lot sized E4 (1ha), RU2 (120ha) and E2 (no lot size).
2. That staff be authorised to forward Planning Proposals to the Department of Planning for Gateway determination for Sites 1 - 6 as per the zoning and lot sizes resolved above.
3. That following Gateway determination the Planning Proposals be placed on public exhibition and, following the exhibition period, a further report be submitted to Council for incorporation of the subject land into Bega Valley Local Environmental Plan 2013.
4. That the strategic direction for further investigation of Sites 7 - 9 in the draft Wolumla Growth Strategy be as follows:
  - a) **Site 7 - Wolumla - Candelo Road, Wolumla**  
That the land be zoned and lot sized E4 (4ha), E2 (30ha south of Wolumla Rd) and R2 (550m<sup>2</sup>).
  - b) **Site 8 - Clarke Street, Wolumla**  
That the land be zoned and lot sized R2 (550m<sup>2</sup>), B4 (no lot size), B5 (no lot size) and RE1 (no lot size).
  - c) **Site 9 - Scott Street, Wolumla**  
That the land be zoned and lot sized R2 (550m<sup>2</sup>), R5 (2ha), RU2 (120ha) and E2 (no lot size).
5. That once prepared by staff, the draft Wolumla Growth Strategy be reported to Council with the aim of facilitating public exhibition at that time.



## 8.2 Strategic Direction for nine Deferred Sites in Bega Valley Local Environmental Plan 2013

The Chairperson asked the Acting Director, Planning and Environment if any new matters had been raised in the address to Council. The Acting Director advised that in his opinion no new matters had been raised. Further the Acting Director provided advice and clarification to Councillors relating to the matters raised.

RESOLVED on the motion of Crs Britten and Fitzpatrick

That Council the matters be dealt with today, and that Item a) Site 1, be dealt with separately.

IN FAVOUR: Crs McBain, Tapscott, Seckold, Britten, Mawhinney, Taylor, Fitzpatrick and Allen

AGAINST: Cr Hughes

109/16 RESOLVED on the motion of Crs Britten and McBain

That in relation to :

a) **Site 1 – Boydtown Property (excluding the area around the Seahorse Inn)**

That the land north of Nullica Short Cut Rd be zoned RU2 (120ha) and E2 (no lot size); the remainder of the land west of the Princes Hwy be zoned E3 (10ha) and E2 (no lot size); and the south eastern section of the property adjoining the Towamba River estuary be zoned E3 (40ha) and E2 (no lot size).

Council adopts the recommendation and defer implementation until 8 August, 2016 to allow the Developer to gain written advice from the Department of Planning that the Department will revisit the E-zones for Boydtown. If such advice is received the matter to be relisted for the meeting to be held on 10 August 2016.

IN FAVOUR: Crs McBain, Tapscott, Seckold, Britten, Mawhinney, Taylor and Allen

AGAINST: Crs Hughes and Fitzpatrick.

### Recommendation

Crs Fitzpatrick and Mawhinney

1. That the zoning and lot sizes for Site 1 be as per the previous resolution number 109/16.

a) **Site 1 – Boydtown Property (excluding the area around the Seahorse Inn)**

That the zoning and lot sizes for Sites 2 - 6 be as follows:

b) **Site 2 - Summerhill Rd, South Pambula**

That the land be zoned E4 with a 1ha lot size applied to the substantially cleared, eastern section of the property and a 5ha minimum be applied to the western, more heavily vegetated section of the property.

c) **Site 3 - Princes Highway, South Pambula**

That the site be zoned E4 with a 5ha minimum lot size and the consultant acting for the owner be advised and encouraged to submit a revised Planning Proposal based on this zoning and lot size.

d) **Site 4 - Old Mill Road, Wolumla**

That the land fronting Old Mill Road be zoned E4 with a 2ha lot size. The remainder of the property be zoned E3 with a 30ha lot size.

e) **Site 5 - Princes Highway, Millingandi**

That the land be zoned E3 with a 7ha minimum lot size.

f) **Site 6 - Mandeni, Sapphire Coast Drive**

That the land be zoned and lot sized E4 (1ha), RU2 (120ha) and E2 (no lot size).

2. That staff be authorised to forward Planning Proposals to the Department of Planning for Gateway determination for Sites 1 - 6 as per the zoning and lot sizes resolved above.
3. That following Gateway determination the Planning Proposals be placed on public exhibition and, following the exhibition period, a further report be submitted to Council for incorporation of the subject land into Bega Valley Local Environmental Plan 2013.
4. That the strategic direction for further investigation of Sites 7 - 9 in the draft Wolumla Growth Strategy be as follows:
  - a) **Site 7 - Wolumla - Candelo Road, Wolumla**  
That the land be zoned and lot sized E4 (4ha), E2 (30ha south of Wolumla Rd) and R2 (550m<sup>2</sup>).
  - b) **Site 8 - Clarke Street, Wolumla**  
That the land be zoned and lot sized R2 (550m<sup>2</sup>), B4 (no lot size), B5 (no lot size) and RE1 (no lot size).
  - c) **Site 9 - Scott Street, Wolumla**  
That the land be zoned and lot sized R2 (550m<sup>2</sup>), R5 (2ha), RU2 (120ha) and E2 (no lot size).
5. That once prepared by staff, the draft Wolumla Growth Strategy be reported to Council with the aim of facilitating public exhibition at that time.
6. That all property owners affected by this process be advised of the reasons and the process going forward.

IN FAVOUR: Crs McBain, Tapscott, Seckold, Britten, Mawhinney, Taylor, Fitzpatrick and Allen

AGAINST: Cr Hughes

## 9.5. Planning Proposal Rural Residential Land South Pambula

This report seeks Council's resolution to prepare a planning proposal for two deferred sites at South Pambula involving changes to exhibited zones and lot sizes.

Acting Director Planning and Environment

### Background

The gazettal of Bega Valley Local Environmental Plan (BVLEP 2013) resulted in a number of sites that were identified as 'deferred matters', that would be subject to further assessment and consideration by Council, including the two sites the subject of this report

- 10 The purpose of this report is to seek Council's endorsement for the following two sites to be included in a planning proposal for lodgement with the Department of Planning.

### Property Descriptions

SITE	DESCRIPTION	EXHIBITED ZONES	AMENDED ZONES	EXHIBITED LOT SIZES	AMENDED LOT SIZES
1	LOTS 451-453 DP 747031, PART LOT 1 DP 1088971	RU2	E4	120HA	1HA and 5HA
2	LOT 711 DP 1128593	RU2	E4 and E2	120HA	5HA

### Objectives of the Planning Proposal

- 20
- 1) Is to provide additional supply of rural residential living opportunities to meet future demand in the Pambula and South Pambula areas.
  - 2) To clearly identify the development opportunities for the above mentioned deferred matters.
  - 3) Retain the proposed E2 zone along environmentally sensitive land of Site 2 located along Nethercote Road.

### Description of the Sites and Recommendations

#### Site 1 Lots 451-453 DP 747031 Lloyd Street/Princes Highway, South Pambula

30 Lots 451-453 DP 747031 (Site 1) is approximately 21ha in size and adjoins the southern edge of the existing South Pambula residential area. The site was deferred from the BVLEP 2013 subject to further investigation in the 'Zenith Review' of lands in Pambula and South Pambula. The 'Zenith Review' concluded the land was unsuitable for standard residential development. As such officers proposed an E4 Environmental Living zoning with a 1ha lot size as part of the subsequent 'Pambula and South Pambula Residential Land' Planning Proposal, which was endorsed by Council at its meeting of 7 May 2014. This proposal was rejected by the Gateway Panel citing concerns around flora and fauna, bushfire, highway access and land supply.

Council officers have since undertaken detailed consultation with the Office of Environment and Heritage (OEH), Rural Fire Service (RFS) and Roads and Maritime Services (RMS), including site visits. Based on these consultations and further site studies, a revised zoning pattern and minimum lot size is proposed as shown below.

Council resolved at its meeting 20 July 2016 to support an E4 zone with a 1ha lot size applied to the substantially cleared, eastern section of the property and a 5ha minimum be applied to the western, more heavily vegetated section of the property.

**SITE 2 Lot 711 DP 1128593 23 Summerhill Road, Greigs Flat**

40 Lot 711 DP 1128593 (Site 2) occupies the small rural valley to the south of Summerhill Road, Pambula and is approximately 40ha in size. The owner of the site has submitted a Planning Proposal for the site that seeks to have the property zoned E4 with a split of 2ha and 8ha minimum lot sizes. Council had previously resolved to support an E4 zone and lot sizing between 5ha and 10ha.

As with Site 1, this property faces significant highway access challenges. The site's owners are currently in discussion with the owners of Site 1 and another neighbour to the north with a view to developing a comprehensive access strategy for the three properties for a new highway intersection. Recent advice from the RMS confirms that the existing access arrangements for Summerhill Road and the speed limit for a section of the Princes Highway are being reviewed.

50 Officers have provided detailed feedback to the owners' consultant with regard lot yield, access, onsite sewage management and native vegetation. The Department of Planning and Environment also requested further investigations of local land supply to justify the rezoning of this site.

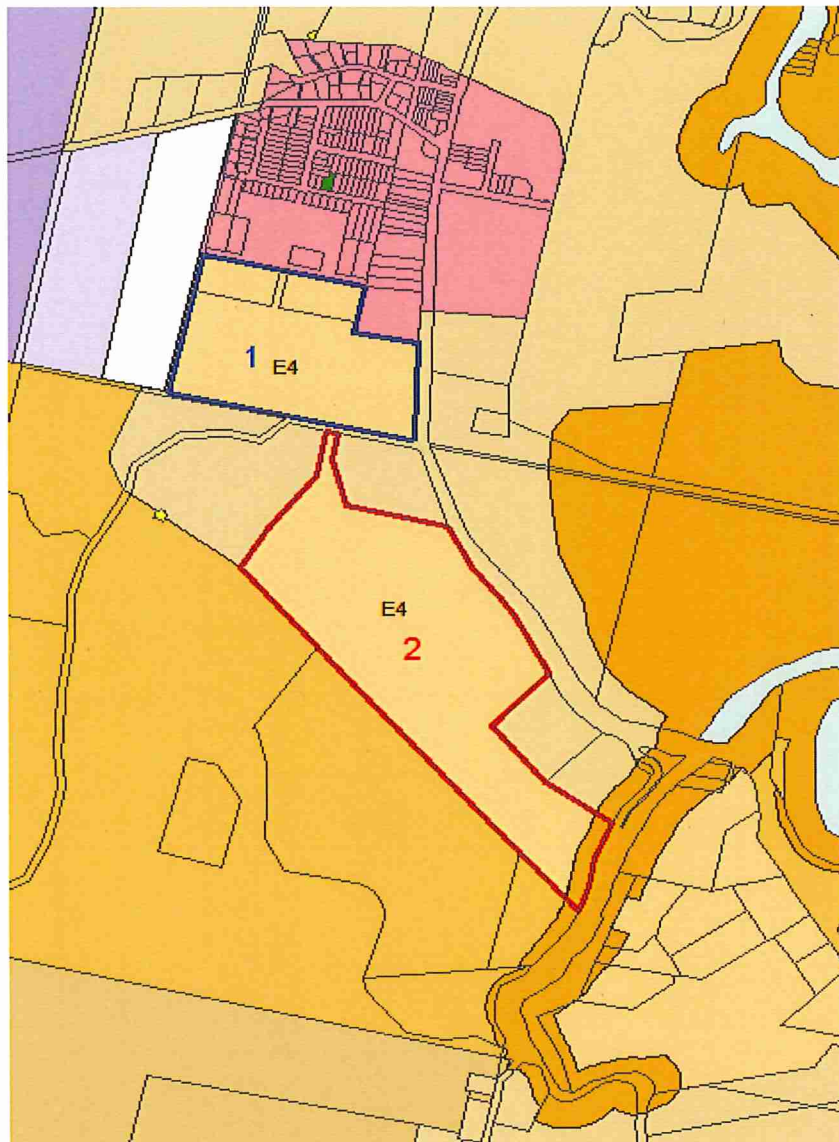
There is limited supply of available rural residential land in the South Pambula area. Research has been undertaken with local real estate agents indicating there is a strong demand for additional rural residential land within in the catchment, specifically within the locality of South Pambula.

Council at its meeting held on 20 July 2016 resolved to support an E4 zoning with a 5ha minimum lot size.

60 This planning proposal seeks to rezone the land as per Councils resolution to E4 Environmental Living while retaining the 1.25ha strip of land along Nethercote Road exhibited as E2 Environmental Conservation and apply a 5ha minimum lot size to the whole site.

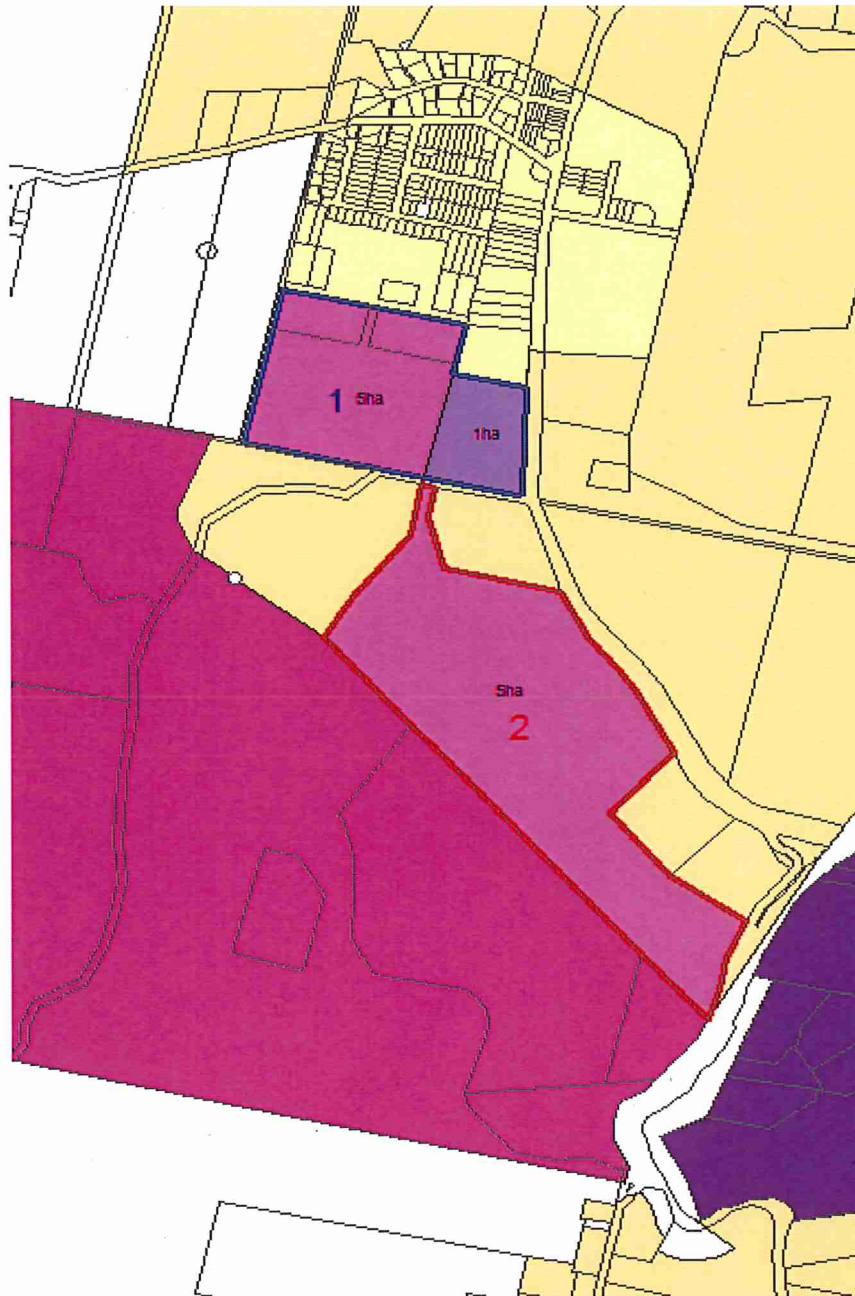


**Map 1 Proposed Zones**





Map 2 Proposed Lot Sizes



Description of the Changes  
Changes to Zoning and Lot Sizes

SITE	DESCRIPTION	CURRENT ZONING	EXHIBITED ZONES	AMENDED ZONES	EXHIBITED LOT SIZES	AMENDED LOT SIZES
1	LOTS 451-453 DP 747031, PART LOT 1 DP 1088971	1(a)	RU2	E4	120HA	1HA and 5HA

<b>2</b>	LOT 711 DP 1128593	1(a)	RU2	E4 and E2	120HA	5HA
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## 70 Potential lot yields

SITE	DESCRIPTION	SITE AREA	PROPOSED LOT SIZES	LOT YEILD
<b>1</b>	LOTS 451-453 DP 747031, PART LOT 1 DP 1088971	5 HA	1 HA	5 LOTS
		4HA	5HA	2 LOTS EXISTING
		12HA	5HA	2 ADDITIONAL LOTS
<b>2</b>	LOT 711 DP 1128593	41 HA	5HA	8 LOTS
<b>TOTAL</b>				17

## Consultation

If adopted by Council, these two sites will be placed on public exhibition following Gateway determination for the Department of Planning and Environment.

## Conclusion

This report seeks the endorsement from Council officers to present this planning proposal to the Department of Planning for determination at Gateway.

The purpose of this Planning Proposal is to rezone additional rural residential land at South Pambula and adopt the recommended zoning and minimum lot sizes as detailed in this report.

## Attachments

1. Rural Residential Land South Pambula

## Recommendation

1. That the following amendments as follows;

**a) SITE 1: Lots 451-453 DP 747031 Lloyd Street/Princes Highway, South Pambula**

Zone	Recommendation
E4	Rezone total site area E4 Environmental Living.
Lot Size	Recommendation
1ha	Apply 1ha lot size to land adjacent to Princes Highway as shown in MAP 2.
5ha	Apply a lot size of 5ha to the remainder of the site as shown in MAP 2.

**b) SITE 2: Lot 711 DP 1128593 23 Summerhill Road, Greigs Flat**

Zone	Recommendation
E2	Retain the exhibited E2 buffer adjacent to Nethercote Road to align with the buffer on surrounding land as shown in MAP 1.
E4	Apply an E4 Environmental Living zone to the remainder of the site as shown in MAP 1.
Lot Size	Recommendation
5ha	Apply a lot size of 5ha to the total area of the site as shown in MAP 2.

2. That staff be authorised to forward this Planning Proposal for Mapping of Environmental Zone to the Department of Planning for Gateway determination in accordance with the recommendations contained within this report.
3. That following Gateway determination the Planning Proposal be placed on public exhibition and, following the exhibition period, a further report be submitted to Council for incorporation of these two sites within the Bega Valley Local Environmental Plan 2013.

Bega Valley Shire Council

## Ordinary Meeting Minutes

Held on Wednesday 13 December 2017

At Council Chambers, Bega Commencing at 2.00 pm

### 9.5 Planning Proposal Rural Residential Land South Pambula

***Pecuniary/non-pecuniary Interest***

Cr Bain declared a non-pecuniary interest regarding Item 9.5, Planning Proposal Rural Residential Land South Pambula on the basis that she is a former Nimmitabel resident and was an employee of the developers parents for some 30 years. A signed declaration form was tabled by Cr Bain for inclusion in the Register.

Cr Bain remained in the meeting room and took part in debate or voting.

1/17

**RESOLVED on the motion of Crs McBain and Griff**

That the matter be deferred until the report to Council on the Rural Lands Strategy is considered.

IN FAVOUR: Crs Fitzpatrick, Bain, Nadin, Griff, McBain, Seckold, Tapscott, Dodds and Allen

AGAINST: Nil