

GATEWAY APPLICATION

PLANNING PROPOSAL

**PROPOSED GUNNEDAH LOCAL ENVIRONMENTAL
PLAN, 2012 SCHEDULE 1 ADDITIONAL PERMITTED
USE ON LOT A DP360493, LOT B DP372051 AND LOT A
DP 405072**

DATE: 26 JULY 2022 - VERSION 2

PREPARED FOR:

GUNNEDAH GATEWAY DEVELOPMENTS

PREPARED BY:

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This Gateway Application Planning Proposal has been prepared by our office to accompany a council application. To the best of our knowledge, the content of this statement is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

SITE PARTICULARS

Lot Particulars: **Lot A in DP 360493, Lot B in DP372051 and Lot A in DP 405072**

Local Government Area: **Gunnedah**

Address & Land Owners: **419 Conadilly Street, Gunnedah –
Canegrowers Holdings Pty Ltd (Ian Everingham)**

**415-417 Conadilly Street, Gunnedah -
John William Conner and Jennifer Dorothy Connor**

Applicant: **Gunnedah Gateway Holdings Pty Limited**

Date: **26 July 2022**

Revision: **Revision 2**

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INTRODUCTION

This Gateway Application has been prepared for the proponent Gunnedah Gateway Holdings Trust by Stewart Surveys Pty Ltd.

The land to which this application applies is Lot A in DP 360493, Lot B in DP372051 and Lot A in DP 405072, located at 415 to 419 Conadilly Street, east of the Carroll Street Intersection, on the southern side of Conadilly Street. The subject site is located in the R2 Low Density Residential zone under the Gunnedah Local Environment Plan, 2012 (hereby referred to as GLEP, 2012). The land also comes under the provisions of the Gunnedah Development Control Plan 2012 (referred to as the DCP). Planning proposals are prepared under section 3.4 of the Environmental Planning and Assessment Act 1979.

The site contains a single residence on 415-417 Conadilly Street and abandoned brick building on 419 Conadilly Street with this holding largely vacant land. The site has a history of residential and former BP Fuel Depot up to 1995. Aerial and site photographs in this report illustrate the existing character of the subject site.

It is proposed to list additional permitted uses under Schedule 1 of the Gunnedah Local Environmental Plan, 2012 on the subject site to allow the land uses of a Hotel and Motel accommodation and function centre.

This gateway application has been prepared in accordance with the document *Local Environmental Plan Making Guideline*, published by the NSW Department of Planning, Industry and Environment in December 2021 hereby referred to as the guideline.

In accordance with section 3.33 (2) of the Environmental Planning and Assessment Act, 1979 and the guideline this application is presented in the following format:

- Part 1 – Objectives and intended outcome
- Part 2 – Explanation of the provisions
- Part 3 – Justification of strategic and site-specific merits
- Part 4 – Maps
- Part 5 – Community Consultation
- Part 6 – Project Timeline

SUBJECT SITE PARTICULARS

The subject site is located at the eastern end of Gunnedah's residential area on the main street as shown in **Figure 1**. The subject site is triangular in shape with an area of 7,807 square metres. It has 167.3 metres frontage to Conadilly Street. The depth of the block is 89 metres at the western end extending to a triangular point at the eastern end. The southern boundary joins the North Western Railway Line. The western section of the property, being Lot A in DP405072 can be described as a residential holding with a single storey residence, detached granny flat, corrugated Iron Shed, garden shed, carport and typical improvements such as landscaping of a residential holding. The eastern section of the site was the former BP Fuel Depot up to 1995. This section of the site is largely vacant land, with an abandoned brick building at the front and a few remnant concrete slabs. Currently only part of the site is fenced with the eastern section open to Conadilly Street. **Figure 1** shows the site in context. **Figure 2** is the site survey and **Figure 3** to **Figure 6** show the character of the subject site.

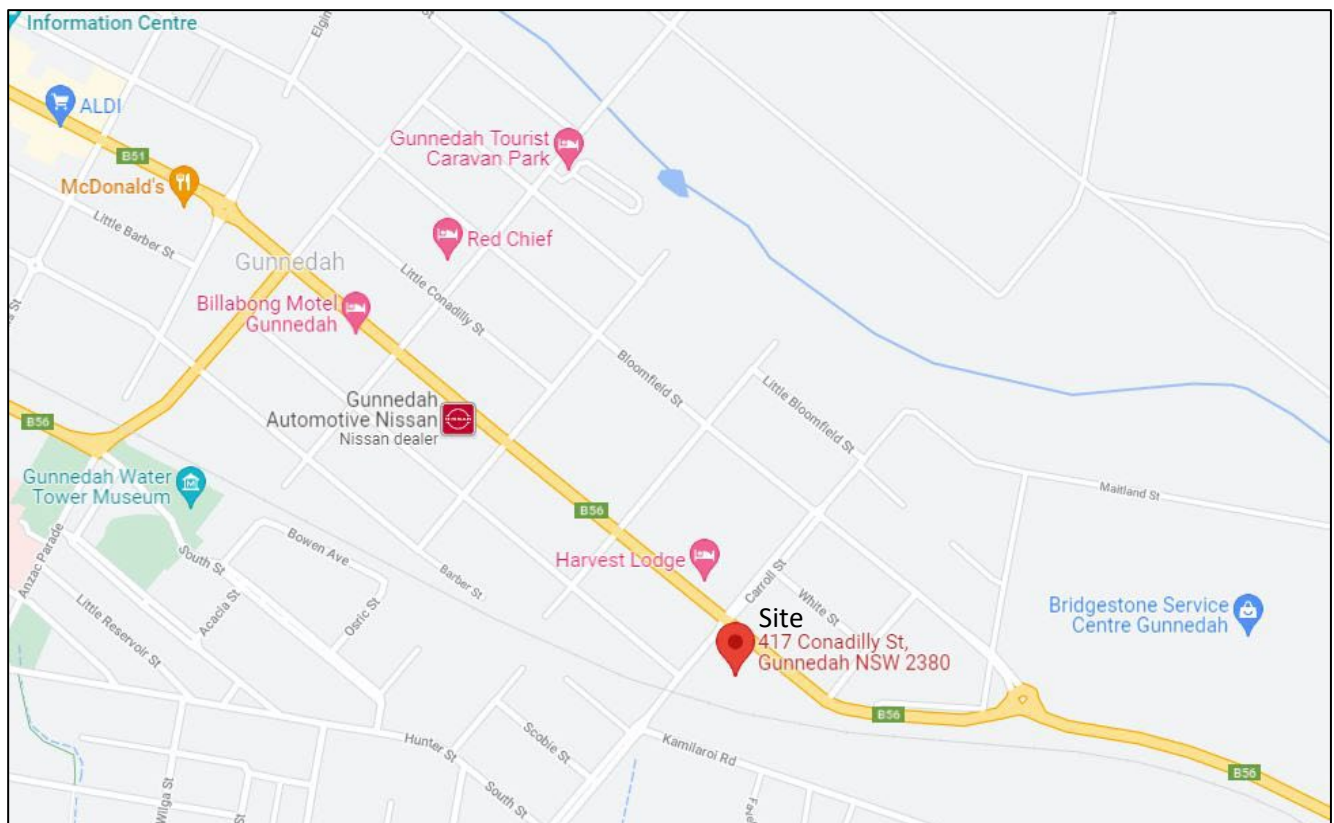


Figure 1: Site Context (Google Maps)

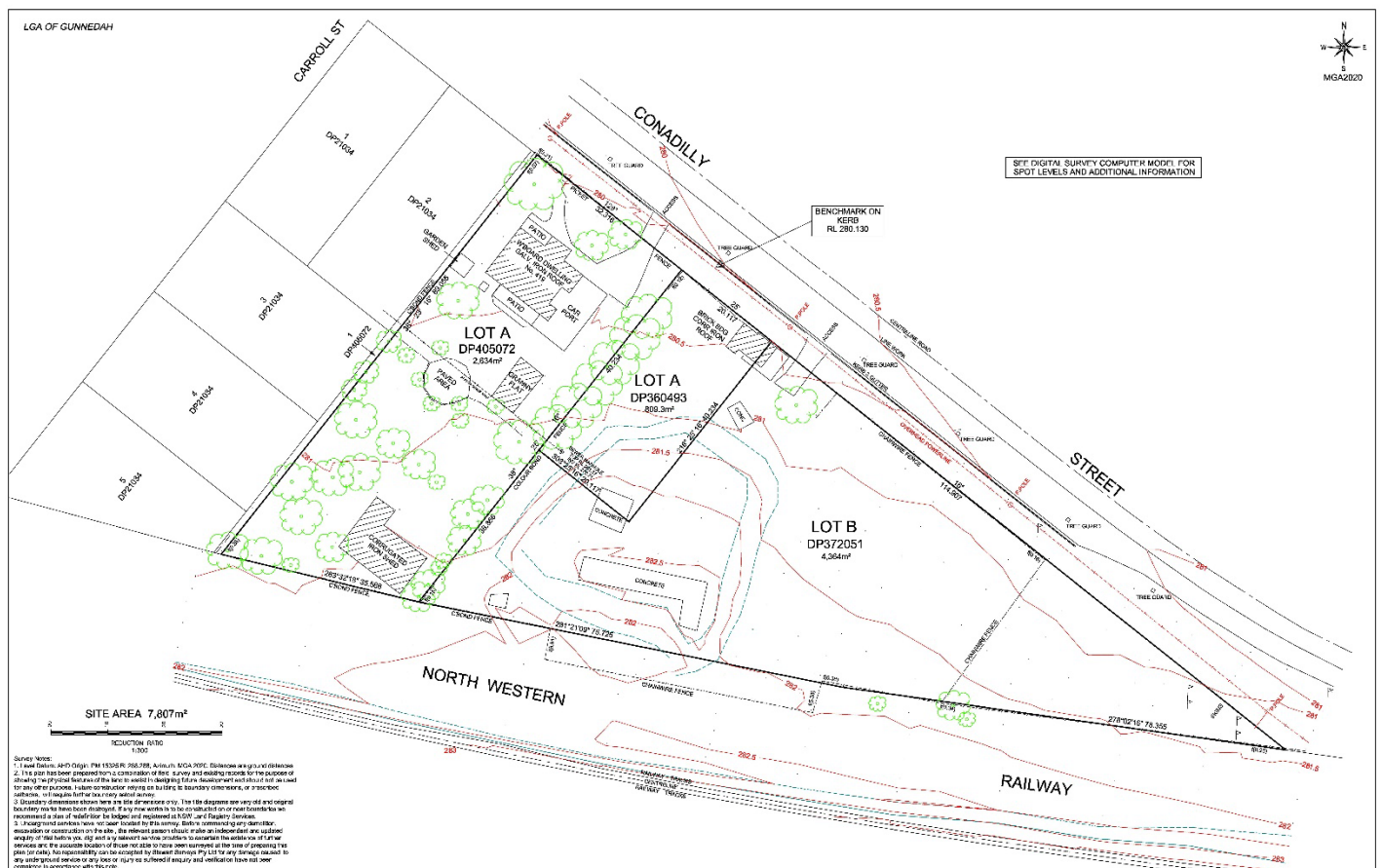


Figure 2: Site Survey (Stewart Surveys)



Figure 3: Overview of 419 Conadilly Street, Gunnedah



Figure 4: Overview of 415-417 Conadilly Street, Gunnedah



Figure 5: Facing East, away from Gunnedah CBD (Stewart Surveys)



Figure 6: Facing West towards the Gunnedah CBD (Stewart Surveys)



Figure 7: Whole Site Overview (Stewart Surveys)

This gateway applies to the following lots:

Lot No.	DP	Zoning	Minimum Lot Size	Floor Space Ratio
A	360493	R2 – Low Density Residential	650m ²	0.5:1
B	372051	R2 – Low Density Residential	650m ²	0.5:1
A	405072	R2 – Low Density Residential	650m ²	0.5:1

Figure 8 illustrates the current zoning of the subject site as illustrated in the Gunnedah Local Environment Plan 2012 Map LZN-005A. **Figure 9** illustrates the current floor space ratio for the subject site as illustrated in the GLEP, 2012 Map FSR-005A. Full scale map appended to this report.

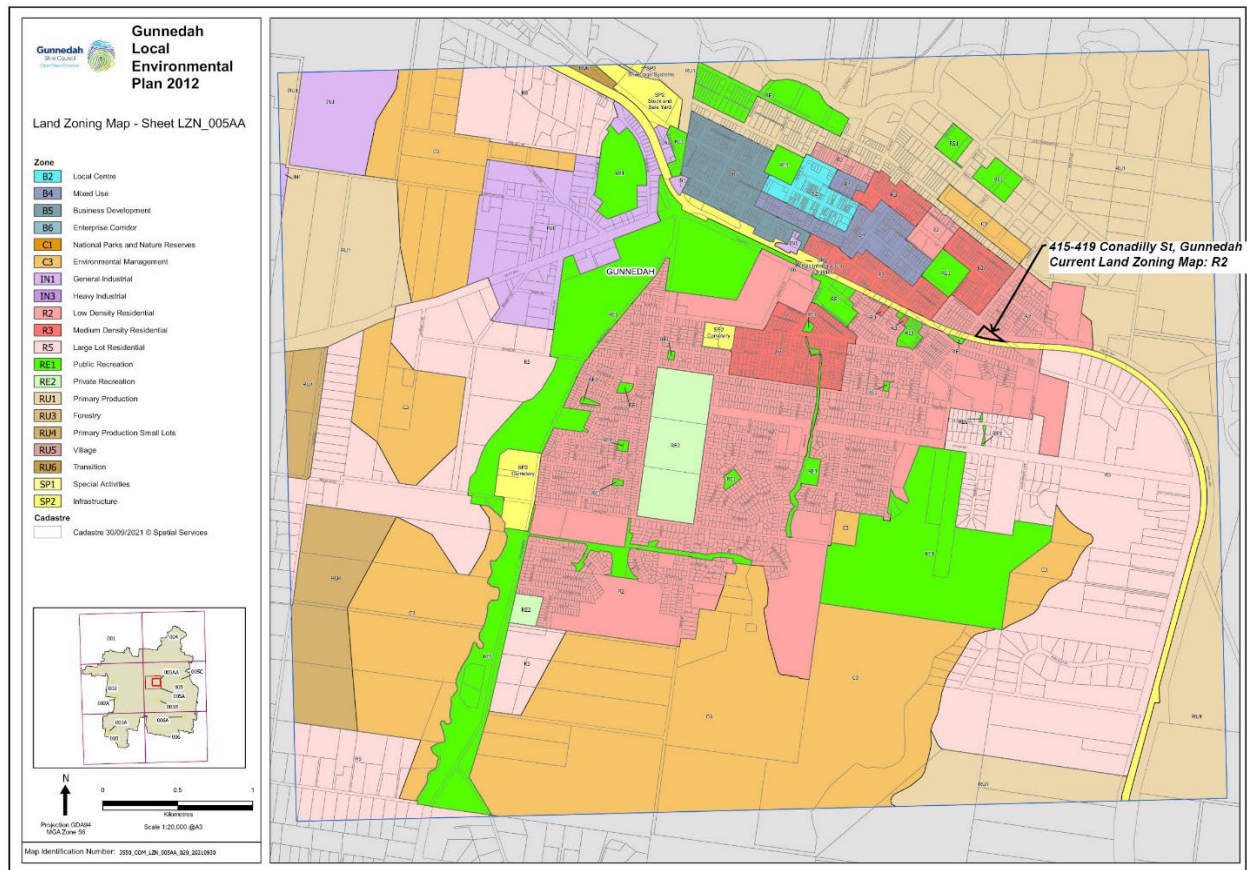


Figure 8: Current Zoning Map (extract from LZN-005A)

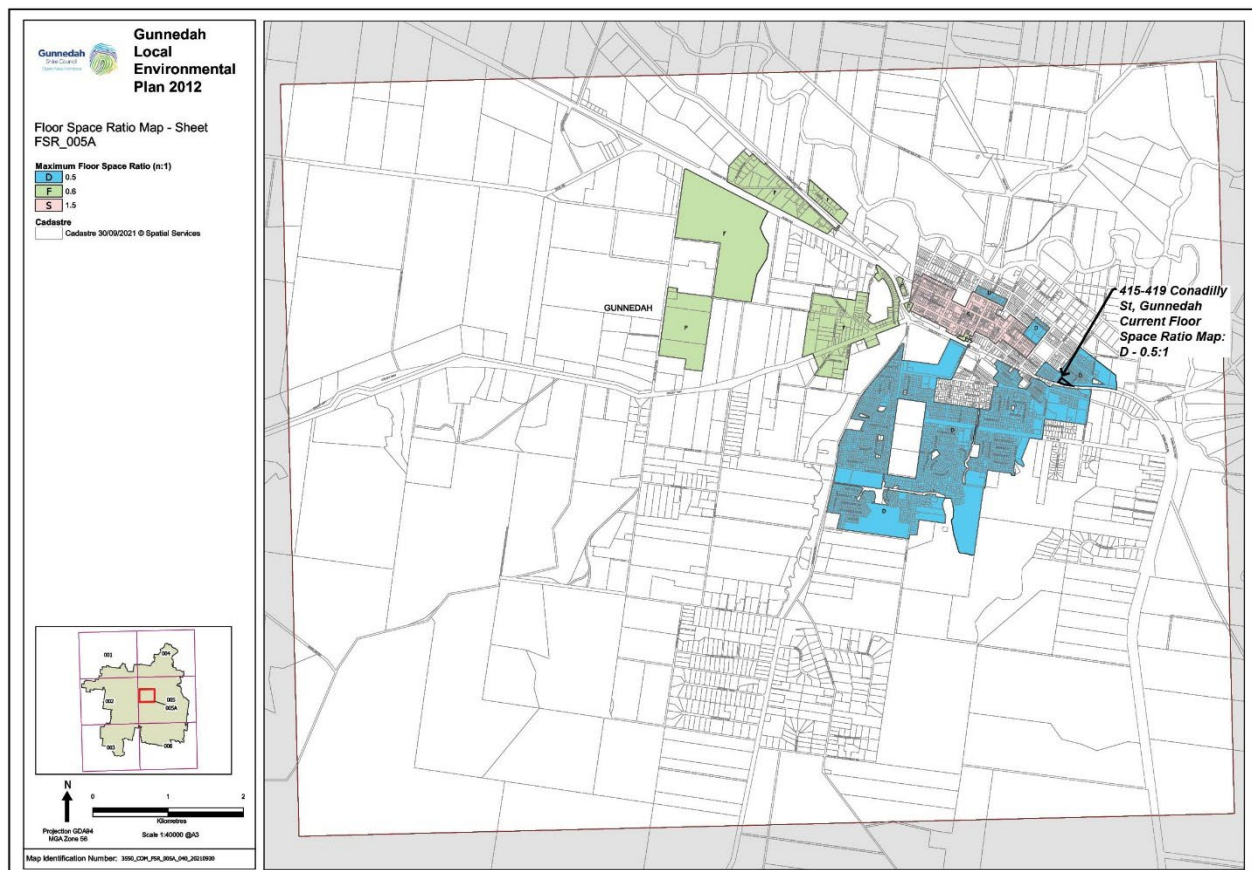


Figure 9: Current Floor Space Ratio Map (extract from FSR_005A)

PART ONE – STATEMENT OF INTENDED OUTCOME

The intended outcome of this planning proposal is to amend the Gunnedah Local Environmental Plan, 2012 to enable the redevelopment of Lot A in DP360493, Lot B in DP372051 and Lot A in DP405072, for a 4 ½ Star Hotel & Function Centre.

PART TWO – EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by:

- Amending the Gunnedah Local Environmental Plan, 2012 Schedule 1 additional permitted uses to include

2 Use of certain land at 415 – 419 Conadilly Street Gunnedah

This clause applies to land at Lot A, DP360493, Lot B, DP372051 and Lot A, DP405072, 415-419 Conadilly Street, Gunnedah shown as “Item 2” on the Additional Permitted Uses Map.

Development for the purposes of hotel or motel accommodation and/or function centre is permitted with development consent.

- Amending Additional Permitted Uses Map APU_005AA to show Item 2, as shown in **Figure 9**; and
- Amending the Floor Space Ratio Map FSR – 005AA on Lot A in DP360493, Lot B in DP372051 and Lot A in DP405072 to have no Floor Space Ratio, which is consistent with other development in Gunnedah including the Harvest Lodge Motel 80 meters west of the site at 406 Conadilly Street Gunnedah. The proposed FSR is shown in **Figure 10**.

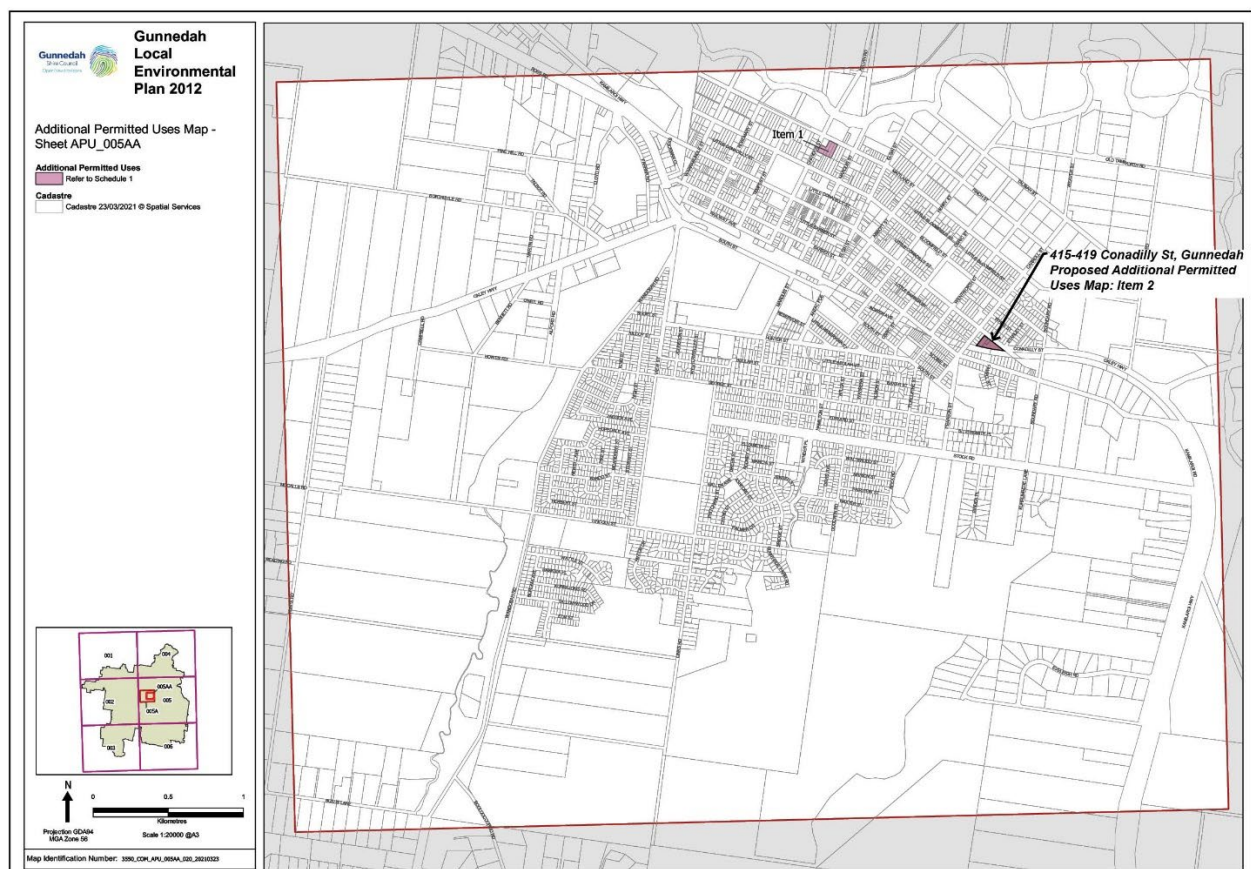


Figure 10 Additional Permitted Uses Map (extracted from APU-005AA)

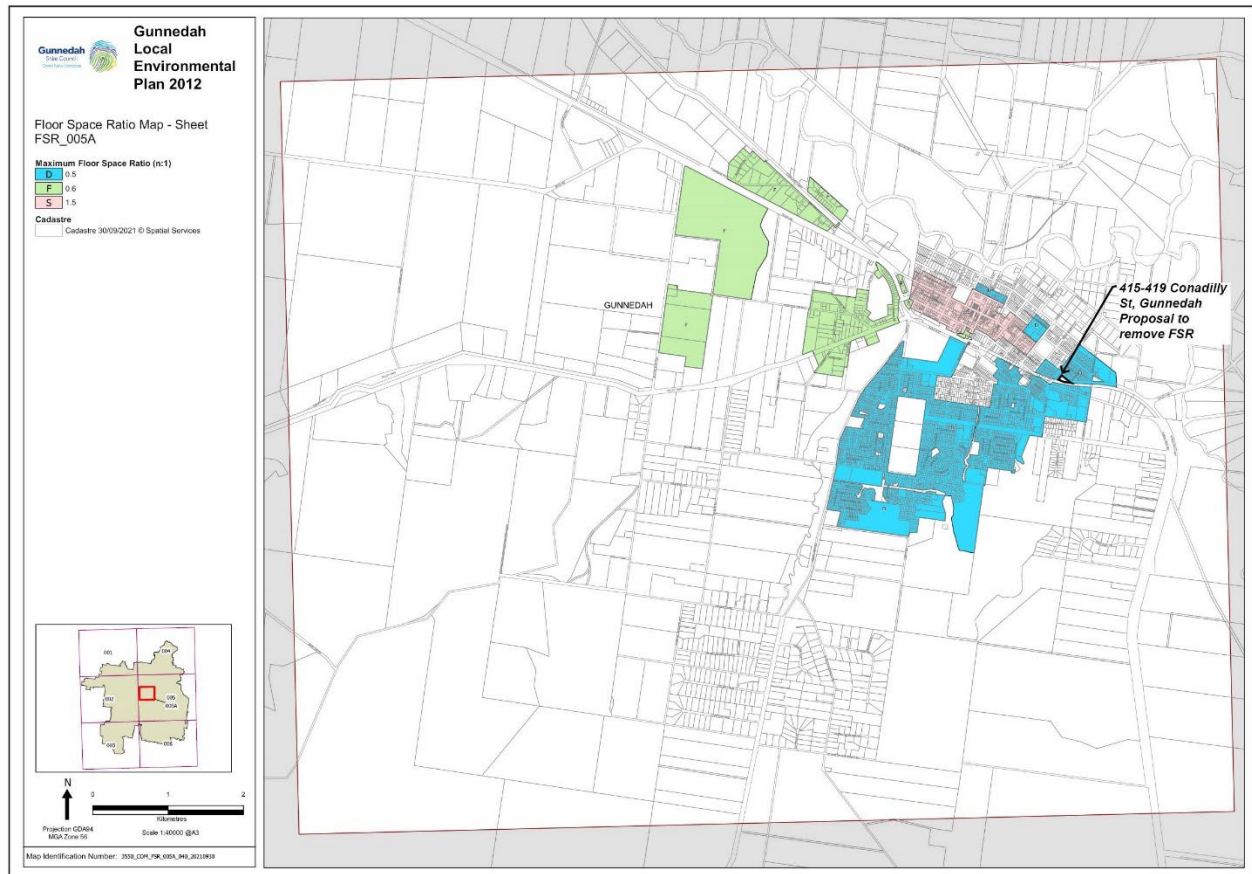


Figure 11: Proposed Lot Size Map Amendment to LSZ_005A

PART THREE - JUSTIFICATION

The subject site is located on the eastern entrance to Gunnedah from the Oxley and Kamilaroi Highways. It is joined by the North Western Railway line on the southern side and residential development on the western side. The site is well positioned to create a landmark development inviting visitors into Gunnedah and setting a tone of contemporary architectural design for passing traffic.

In the Gunnedah marketplace there are limited options for function centres and fine dining. The proposed development will cater for a range of function sizes and styles. It will also provide 4 ½ star accommodation in a range of accommodation suites. A full description of the proposed development is outlined below:

The new 4 ½ Star Gunnedah Hotel boasts the following inclusions:

Ground Floor

- Large entry waiting lounge suitably sized to cater for large tourist groups including a small kiosk promoting the local area.
- Porte Cochere catering for large coaches and taxi pick-up and drop-off.
- Bar and Restaurant catering for fine dining or more casual meals. Seating for 150 including alfresco dining and a room for small private functions.
- Board Room to cater for large formal meetings with its own kitchenette and bar.
- Pre-function room which could be booked separately as a small function room catering for up to 80 people standing.
- Function room for up to 120 people opening up to a private external courtyard.
- Small gym with its own amenities.
- Two pet friendly rooms with their own external courtyards.
- Admin area including reception, luggage store, and office areas.

- Back of house areas including commercial kitchen and stores including cool rooms and cellars and a kitchen garden.
- Linen stores, general stores, chair stores, and garbage stores linked to loading area.
- Staff facilities
- Parking for 89 cars on site (24 undercover car spaces) with an additional 30 cars in angle street parking.
- Extensive landscaped grounds focused on the inclusion of koala habitat trees and some standing water ponds.
- Water sensitive design incorporated into landscape design.

First Floor

- 33 hotel rooms including three different configurations. Some rooms interconnected. Two accessible rooms.
- Managers Unit
- Private lounge for functions looking over the void down into the bar/restaurant.

Second Floor

- 37 hotel rooms including 2 large suites, and three different configurations. Some rooms interconnected. Two accessible rooms.

EJE Architecture have prepared a conceptual masterplan design for the proposed three storey development. These plans incorporate the building, carparking, onsite detention and landscaping of the site and give a feel for the character of the proposed development. These plans as included as a style guide only and do not form part of this rezoning proposal.



Figure 12: Gunnedah Hotel Master Plan - Photomontage (EJE Architecture)

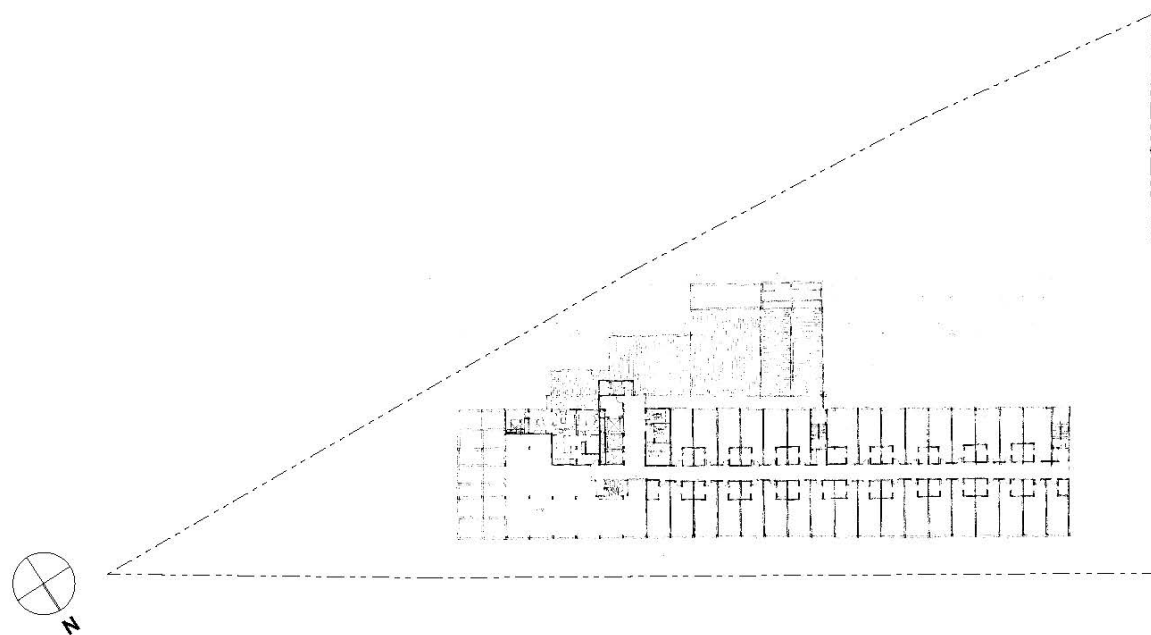


GUNNEDAH HOTEL - MASTER PLAN
Ground Floor Plan

Scale: 1:500 in A3



Figure 13: Gunnedah Hotel Master Plan - Ground Floor (EJE Architecture)

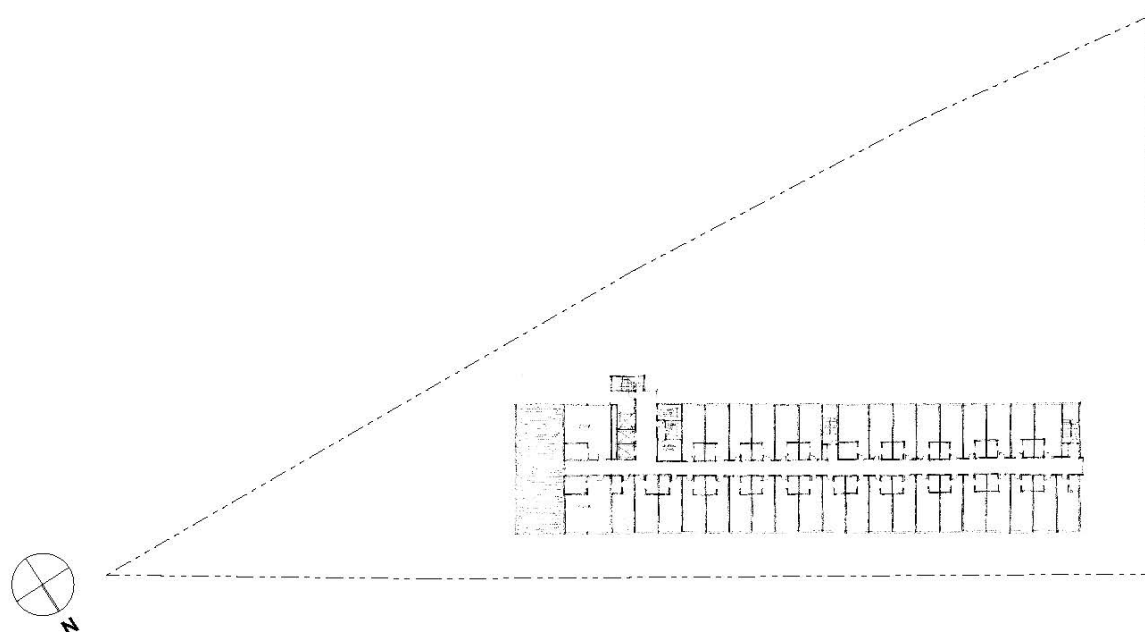


GUNNEDAH HOTEL - MASTER PLAN
First Floor Plan

Scale: 1:500 in A3



Figure 14: Gunnedah Hotel Master Plan – First Floor (EJE Architecture)



GUNNEDAH HOTEL - MASTER PLAN
Second Floor Plan

Scale: 1:500 in A3



Figure 15: Gunnedah Hotel Master Plan – Second Floor (EJE Architecture)



GUNNEDAH HOTEL - MASTER PLAN
Front Elevation

Scale: 1:500 in A3



Figure 16: Gunnedah Hotel Master Plan – Front Elevation and Art Installation (EJE Architecture)

The future 2040 Local Strategic Planning Statement, prepared by Gunnedah Shire Council outlines that the community values its connection to the heart of the CBD and would like to see improved gateway sites.

The Gunnedah Urban Land Use Strategy – Volume 2 Commercial Profile Report dated June 2016 outlines the objective to create gateway development on the approaches to Gunnedah. In the eastern approach to Gunnedah a site has

been identified for the gateway development, being 9 & 21 Boundary Road, Gunnedah, 350 metres east of the subject site as shown in **Figure 17**.

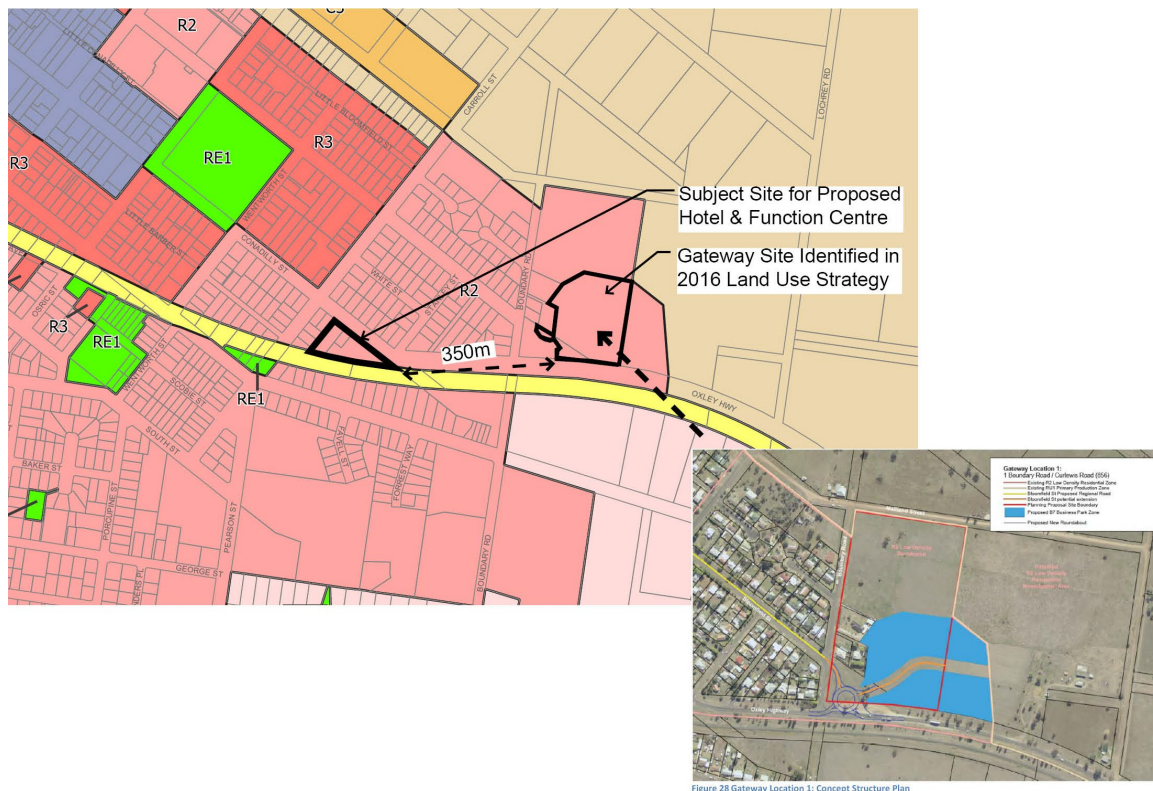


Figure 17: Subject Site and Gateway Development Site

As the gateway site identified in the Land Use Strategy has not been rezoned to a business zone and still maintains an R2 Low Density Residential Zone the same as the subject site, we believe that this proposed rezoning is consistent with the objectives of the strategic plan *‘to create gateway development on the approaches to Gunnedah’*.

Zoning

The subject site is zoned R2 Low Density Residential, as shown in **Figure 8**. The proposed development fits the definition of Hotel or Motel accommodation, which is a form of tourist and visitor accommodation, and function centre. These uses are defined in the GLEP, 2012 as follows:

Hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and
- (b) may provide meals to guests or the general public and facilities for the parking of guests’ vehicles, but does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note— Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

Tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis,

Function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

In the R2 Low Density Residential Zone Tourist and Visitor accommodation and function centres are prohibited land uses. Therefore, without rezoning, the proposed development would not be permitted on the subject site.

The objectives of the R2 Low Density Residential zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for low density housing while maintaining environmental or scenic landscape qualities of land that would not be sustainable with higher densities of development.
- To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development.

Could we change to: The proposed development will provide a range of amenities to the Gunnedah Community, as well as tourism and employment opportunities. While the development is not considered to be low density, the location, which is adjoined by the elevated railway line on one side and the Oxley & Kamlaroi Highways on the other side is considered appropriate for this type of non-residential land use without comprise to the wider residential character. The location of the site is on the eastern edge of the residential land in Gunnedah. There is no other residential land on this side of the railway line and highway east of the development site.

The schematic design by EJE Architecture has considered the development in context with surrounding residential receivers. It has located the carparking on the western side of the building to buffer the development from the adjoining residential properties, refer to **Figure 13**. Landscaping is proposed along the western boundary in a 3 metre wide garden bed, to screen the development from residences. Across the Conadilly Street/Highway frontage the building has been setback 7.5 metres to align with residential setbacks on adjoining properties. The front section of the site between the building and the boundary contains landscaping and onsite water detention which will create a landscape feature and soften the visual impact of the three storey building.

We believe the proposed development as shown in preliminary plans by EJE Architecture **Figure 11** to **Figure 15** consider the site constraints, the surrounding residential receivers and optimise the use of the available land for the intended development. While this gateway determination is not granting approval to this design, the plans demonstrate that a well-considered design is possible on the subject site. We believe the proposed development is compatible with the surrounding residential character, the scenic and environmental qualities of this locality and consistent with the R2 Low Density Residential zone objectives outlined in the GLEP, 2012.

Floor Space Ratio

In Gunnedah there are varying Floor Space Ratios as shown in the GLEP, 2012 FSR-005A Map, shown in **Figure 9**. **Table 1** outlines the proposed development as shown in schematic plans with approximate floor areas.

Table 1: Approximate Floor Areas

Level	Design (EJE Architects) Approximate
Ground Floor	1840
First Floor	1900
Second Floor	1850
Total	5,590m²

The GLEP, 2012 clause 4.4 outlines the Floor Space Ratio. This clause states:

4.4 Floor space ratio

(1) The objectives of this clause are as follows—

- (a) To ensure buildings are compatible with the bulk and scale of the surrounding uses and buildings,
- (b) To establish the maximum development density and intensity of land use.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

Based on the preliminary floor areas noted in **Table 1** and the subject site area of 7,807m² noted on Stewart Surveys Detail Survey of the site (February 2022) the floor space ratio of this development is in the order of 0.72 to 1.

The floor space ratio for the subject site as outlined in the Floor Space Ratio Map, **Figure 9**, is 0.5 to 1. Therefore, this development is currently inconsistent with clause 4.4 of the GLEP, 2012.

It is proposed to remove the floor space ratio from the subject site. There are other commercial and residential areas of Gunnedah with no floor space ratio. **Figure 18** shows a blow-up of GLEP, 2012 FSR Map FSR_005A. The full-sized map is shown in **Figure 9**. The proposal is to remove the floor space ratio from the subject site, aligned with the white areas in **Figure 18** which are located 80 metres west of the site on Conadilly Street.

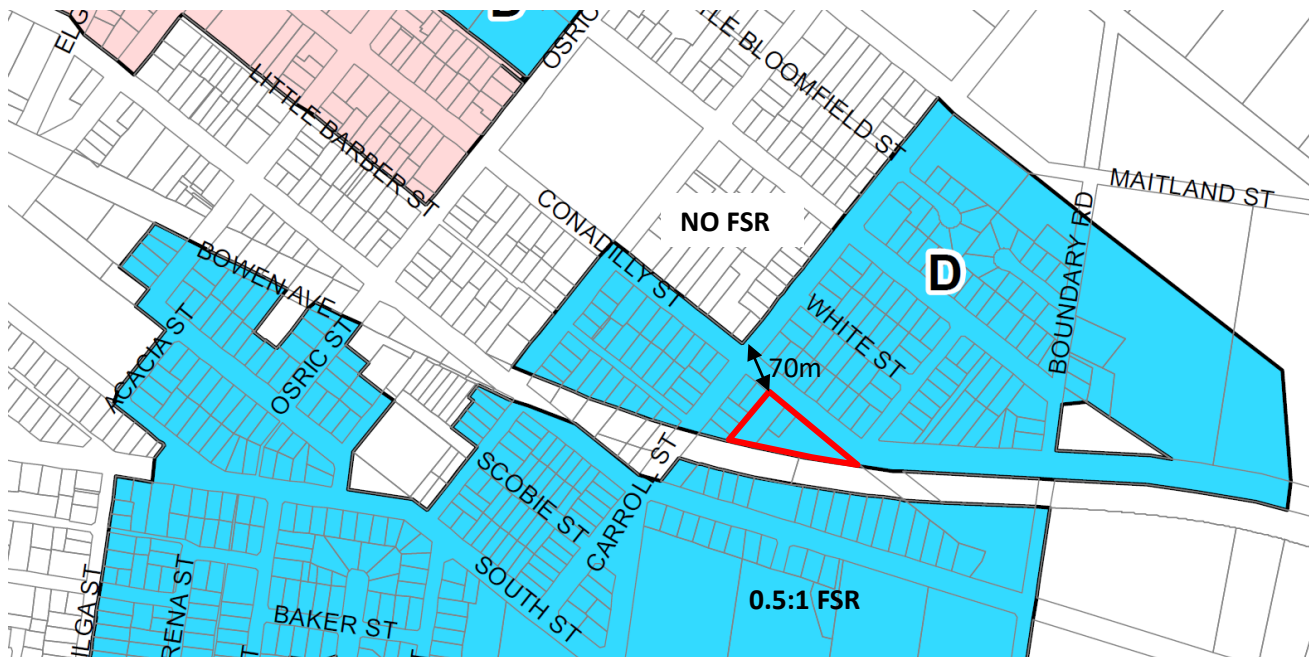


Figure 18: GLEP, 2012 Floor Space Ratio (FSR_005A) blow up map

As outlined in the zoning section of this report EJE Architecture has prepared schematic designs for a building, with consideration given to the impacts on surrounding residential receivers. These considerations include a setback matching the adjoining residential properties, landscaping along common boundaries and the locating of the car parking spaces adjacent to the residential receivers to allow a buffer between the Function Centre and these dwellings. Therefore, we believe the proposed changes to the floor space ratio remain consistent with the objectives of clause 4.4 of the GLEP, 2012.

SECTION A – NEED FOR PLANNING PROPOSAL

Section A of the guideline outlines the need for the planning proposal criteria.

This planning proposal aims to enable construction of a 4 ½ Star Hotel and Function Centre as a Gateway Development on the eastern entrance to Gunnedah. This development will give effect to the 2016 and 2040 strategic planning for gateway developments on the approaches to Gunnedah. The proponent has undertaken a business case assessment and determined that there is a demand for the proposed development in Gunnedah. This planning proposal will allow the potential for 70 room hotel and a range of fine dining and function spaces for varying numbers up to 150 people.

It is believed that this proposal is the best means for achieving the intended outcome of redevelopment of Lot A in DP 360493, Lot B in DP372051 and Lot A in DP 405072, for a hotel and function centre with no floor space ratio. The planning proposal is the legal method of amending the Gunnedah Local Environment Plan 2012 to enable development of the subject site.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Section B of the guideline requires a review of the proposal to any regional or sub-regional strategies. Gunnedah Shire Council is subject to the regional strategy: *New England North West Regional Plan 2036*. This regional plan is the blueprint for the future and will guide land use planning and priorities for this region until 2036.

The vision of this strategic report is “*Nationally valued landscapes and strong, successful communities from the Great Dividing Range to the rich black soil plains*”.

To achieve the vision of the strategy the NSW Government acknowledge the opportunities provided by rich natural resources and strong communities and set regionally focused goals of:

- A strong and dynamic regional economy;
- A healthy environment with pristine waterways;
- Strong infrastructure and transport networks for a connected future; and
- Attractive and thriving communities.

One of the key goals in this action plan is to create a strong and dynamic regional economy. The proposed development will provide additional employment opportunities in Gunnedah, provide additional tourism opportunities and further strengthen the Gunnedah economy. The proposed development is directly aligned with the New England North West Regional Plan 2036 in particular Direction 7: Build Strong Economic Centres and Direction 8: Expand tourism and visitor opportunities. The proposal also aligns with goal four to provide attractive and thriving communities. The introduction of a new business in town will strengthen community resilience and market dependence of some industries in town including the coal industry. It will also provide a greater quality of life with expanded opportunities to host functions and for fine dining in the town. In many cases locals currently travel to Tamworth or surrounding areas for fine dining experiences and having businesses of this nature can help attract new residents to the town. We believe the proposal is directly aligned with Direction 17: *Strengthen community resilience*, Direction 18: *Provide a great place to live* and Direction 19: *Support healthy, safe, socially engaged and well connected communities*.

Table 2 outlines the Interim Settlement Planning Principles from the New England North West Regional Plan 2036.

Table 2: Interim Settlement Planning Principles (New England North West Regional Plan 2036)

	Principles	
Land Suitability	1	<ul style="list-style-type: none"> • New land release areas are to be located adjacent to existing urban settlements to maximise the efficient use of existing infrastructure and services, including water, sewer, road and waste services. • Where new development is proposed away from existing settlements, the provision of essential infrastructure must have no cost to government. • The location, structure and layout of rural residential release areas should promote clustering to encourage a sense of community and facilitate the long-term expansion of existing centres and residential areas.
	2	Direct new land release areas to unconstrained land by avoiding areas of high environmental value, cultural, and heritage significance and/or areas affected by natural hazards such as flooding or bushfire.
	3	New land release areas should avoid and manage the potential for land use conflicts with existing and likely future adjoining uses and

		infrastructure, including important agricultural land, and productive resource lands.
Development structure and form	4	Require new land release areas to provide links to adjoining areas to ensure new areas are well integrated and maximise efficiency and shared use of services and facilities.
	5	Recognise, protect and be compatible with any unique topographic, natural or built cultural features essential to the visual setting, character, identity, or heritage significance of the area.
	6	Support and maintain strong multi-functional central business precincts and support the viability of centres.
	7	Provide housing diversity targets to support a variety of dwelling types and a choice in location, form and affordability.
	8	Design and locate land uses to minimise the need to travel; to maximise opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency.
	9	Design and locate development to maximise total water cycle management and promote passive environmental design principles. Water sensitive urban design techniques should be incorporated into the design of dwellings, streets, parking areas, subdivisions and multi-unit, commercial and industrial developments.
	10	Create walkable communities within the hierarchy of settlement.
	11	Provide for local services that meet the day to day needs of residents and areas for open space and recreation.

The application of the principles 1 to 11 of the Interim Settlement Planning Principles to this planning proposal is outlined below.

Principles 1 – 3 Land Suitability

Principle 4: Require new land release areas to provide links to adjoining areas to ensure new areas are well integrated and maximise efficiency and shared use of services and facilities.

Principles 1, 2, 3 and 4 directly relate to the creation of urban settlement and new land release areas. The subject site is located within the existing urban residential area of Gunnedah and therefore this principle is not relevant to this application.

Principle 5: Recognise, protect and be compatible with any unique topographic, natural or built cultural features essential to the visual setting, character, identity, or heritage significance of the area.

The subject site is located with the urban area of Gunnedah. The eastern section of the site was a former BP Fuel Depot which was decommissioned in 1995 and remediated. The western section of the site is a residential holding which is proposed to be demolished. At the rear of the site is the north western railway line, which is elevated. The topography of the site is falling to the north east towards Conadilly Street. Generally, the site is evenly graded with no unique topography. There are no natural or built cultural features essential to the visual setting and character of the site.

We have reviewed the GLEP Heritage Map Sheet HER_005AA for items of heritage significance around the subject site. This search, which is shown in **Figure 19**, shows there are no items of cultural heritage significance around or visible from the subject site.

We have also conducted an Aboriginal Heritage Information Management System (AHIMS) search for any items or places of Aboriginal cultural heritage on or around the subject site. The searches of Lot A in DP 360493, Lot B in

DP372051 and Lot A in DP 405072 with a 50 metre buffer did not identify any items or places of Aboriginal cultural significance. These search results are appended this application.



Figure 19: Extract from GLEP, 2012 Heritage Map HER_005AA

We believe the proposed development is consistent with principle 5 of the Interim Settlement Planning Principles.

Principle 6: *Support and maintain strong multi-functional central business precincts and support the viability of centres.*

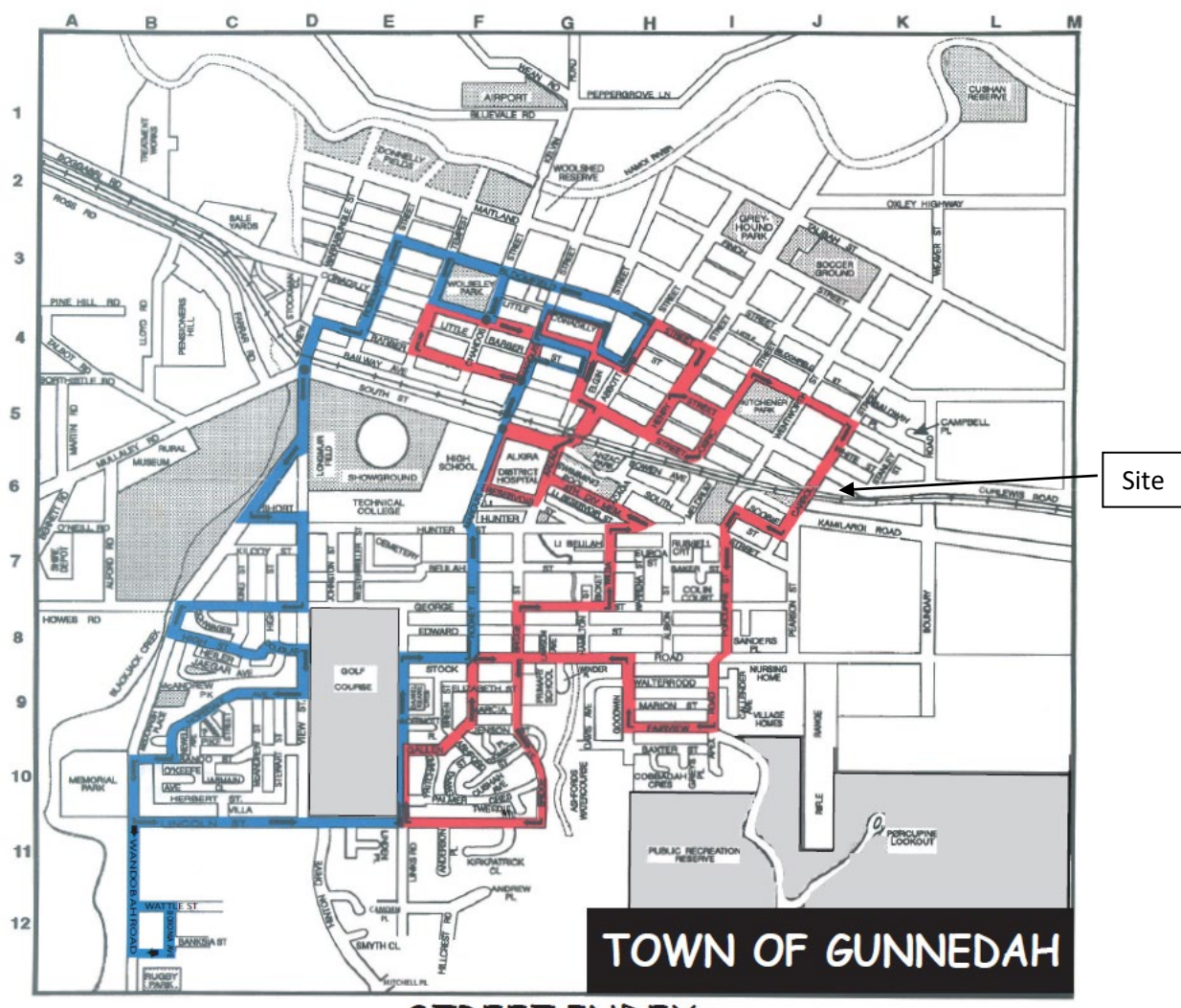
The proposed development is located outside the central business precinct on the eastern fringe of Gunnedah. The proposed development is not considered to reduce the strength of the Gunnedah CBD as the development is a destination type venue where people are attending for a specific reason. The proposed development will support the local CBD with visitors likely to walk or drive to the CBD for local shopping and other tourist attractions. We believe the proposed development is consistent with Principle 6 and will support and maintain the strength of the multi-functional central business precincts and support the vitality of the Gunnedah CBD.

Principle 7: *Provide housing diversity targets to support a variety of dwelling types and a choice in location, form and affordability.*

The proposed development is not a housing development, therefore principle 7 is not applicable to this application.

Principle 8: *Design and locate land uses to minimise the need to travel; to maximise opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency.*

The proposed development is located on the Main Street of Gunnedah within walking distance from the CBD, local parks and cafes. There are concrete footpaths along the northern side of Conadilly Street from opposite the site to the CBD. These footpaths include kerb ramps at crossing for universal wheelchair and pram access. The local Hopes town bus service route 452 travels between South and East Gunnedah to the CBD on an hourly basis between 9:30am to 4:30pm, Monday to Friday. This service route is shown in **Figure 20**. The Route passes the corner of Carroll and Conadilly Streets 40 metres west of the subject site. The design of the site allows for 89 car parking spaces on the site which will cater for the development and allow patrons to leave their car on the premises and walk or catch public transport to the Gunnedah CBD. We believe the proposed development has been designed and located to minimise the need to travel and maximise opportunities to utilise public transport. The design of the building will ensure energy and resource efficiency through the detailed design phase.



SOUTH AND EAST TO CENTRAL BUSINESS DISTRICT

ROUTE No. 452

Wolseley Park Departure Times

Conadilly and Henry
Bloomfield and Carroll
Wentworth and South
Apex and Marion
Goodwin and Stock
Bridge and Lincoln
Gallen and Ashford
Bridge and Edward
Wilga and Hunter
Tafe and Hospital
Central Business district arrival times
Barber and Tempest

Wolseley Park Arrival Times

MONDAY TO FRIDAY

9.30	10.30	11.30	1.30	2.30	4.30
9.32	10.32	11.32	1.32	2.32	4.32
9.34	10.34	11.34	1.34	2.34	4.34
9.36	10.36	11.36	1.36	2.36	4.36
9.38	10.38	11.38	1.38	2.38	4.38
9.40	10.40	11.40	1.40	2.40	4.40
9.42	10.42	11.42	1.42	2.42	4.42
9.44	10.44	11.44	1.44	2.44	4.44
9.46	10.46	11.46	1.46	2.46	4.46
9.48	10.48	11.48	1.48	2.48	4.48
9.50	10.50	11.50	1.50	2.50	4.50
9.52	10.52	11.52	1.52	2.52	4.52
9.54	10.54	11.54	1.54	2.54	4.54
9.55	10.55	11.55	1.55	2.55	4.55

Figure 20: Hopes Route 452 Public Bus Service (Source: <https://www.hopesbusservice.com.au/>)

Principle 9: *Design and locate development to maximise total water cycle management and promote passive environmental design principles. Water sensitive urban design techniques should be incorporated into the design of dwellings, streets, parking areas, subdivisions and multi-unit, commercial and industrial developments.*

The proposed development is directly aligned with principle 9 of the Interim Settlement Planning Principles with a water sensitive urban design (WSUD) capturing site runoff in a swale which is located across the full site frontage, draining into an onsite water feature, which will contain a statement piece of public artwork. The proposed design will cater for total water cycle management through and passive environmental design principles with natural and constructed shade structures, water detention and filtration and onsite landscaping and kitchen garden. The proposed WSUD is shown in EJE Architecture schematic design plans **Figure 12** and **Figure 15**.

Principle 10: *Create walkable communities within the hierarchy of settlement.*

The proposed development will provide services which are walkable from surrounding residential areas and the Gunnedah CBD. We believe this planning proposal is consistent with principle 10 of the Interim Settlement Planning Principles.

Principle 11: *Provide for local services that meet the day to day needs of residents and areas for open space and recreation.*

The proposed development will provide local services including a function centre, fine dining restaurant, tourism accommodation and associated services. This will service the town through additional function and dining venues as well as providing accommodation suitable for visitors to the town and region. There will be recreational opportunities within the facility for patrons. We believe this planning proposal is consistent with principle 11 of the Interim Settlement Planning Principles.

A review of the New England North West Regional Plan 2036 and the Interim Settlement Planning Principles shows this planning proposal is directly aligned with the objectives and action plan of these Strategic Planning Policies.

Gunnedah Shire Council has developed the Gunnedah Urban Landuse Strategy Volume 2, dated June 2016, prepared by Insite. This document is the co-ordinating plan that sets out the vision, direction and framework for commercial development in Gunnedah Shire into the future. As outlined in Part three of this planning proposed and **Figure 17**, Gateway development on the eastern approach to Gunnedah has been identified in Gunnedah Council's strategic planning since 2016. Therefore, this planning proposal is aligned with the local strategic planning policy.

This objective for Gateway development is carried forward in the Gunnedah Shire Local Strategic Planning Statement (LSPS) Future 2040 which outlines the desire to improve gateway sites and further support for local businesses.

The draft Gunnedah Shire Economic Development Strategy 2022-2026 report, prepared by SC Lennon and Associates, dated August 2021 outlines the plan for the economic development of Gunnedah. It guides future growth and investment to support a vibrant, diverse and sustainable community. There are four key themes to this report, being:

Theme 1: Promote economic diversification in Gunnedah Shire's Key Industries;

Theme 2: Enable prosperity through investment in Gunnedah Shire's Strategic Infrastructure;

Theme 3: Support Gunnedah Shire's Micro to Medium sized businesses to prosper; and

Theme 4: Promote Gunnedah Shire's appeal as a place in which to live, learn and prosper.

This planning proposal is directly aligned with themes 1 and 3 of this strategy. It will support the actions of strategy by providing a new business in Gunnedah and new services to the town and wider community.

A review of the Regional and Local strategic plans demonstrates that the proposed development, which is considered a gateway development on the eastern fringe of Gunnedah is directly aligned with the objectives and actions of these plans.

Review of the Draft New England North West Regional Plan 2041

The Draft New England North West Regional Plan 2041 is currently being developed as the blueprint for the next 20 years of development in the New England and North West of NSW. The draft plan acknowledges that this region is one of Australia's most productive agricultural regions and it has significant biodiversity, nationally recognised tourist event and growing mineral resource and renewable energy sectors. The plan aims to harness the increased global demand for food and resources supported by new technologies and enhanced connectivity to create new business opportunities in the region. Key challenges identified in the draft plan, over this period include the ageing population and pressures of climate change. This plan aims to respond to these challenges in a constructive and innovative way, to minimise exposure to hazards, diversify the economy, build community resilience and plan for a sustainable future.

This planning proposal for a 4.5 star Hotel development directly aligns with the principles of this draft report. It will encourage sustainable design with innovative building design and measures such as on-site detention to minimise the environmental impact of the development. The proposed development is expected to create twenty (20) full time employment positions, and twenty five (25) casual positions in the Gunnedah economy, which will aid in local employment, diversification of industry in the town and provision of additional housing for both tourists and contractors working for short term periods in the region.

We believe this planning proposal directly aligns with the following objectives of the Draft New England North West Regional Plan 2041.

- Objective 1 Coordinate land use planning for future population growth, community need and regional economic development.
- Objective 5 to enhance the diversity and strength of the Central Business Districts and town centres
- Objective 13 Provide well located housing options to meet demand.

The planning proposal will be a positive contribution to the local and regional economy through employment generation, diversification of the local marketplace, building resilience in the local economy and providing additional accommodation to allow further development of Gunnedah and an improved ability to service tourism events. We believe this planning proposal is consistent with the objectives of the Draft New England North West Regional Plan 2041.

The guideline requires a review of relevant State Environmental Planning Policies (SEPP) for compatibility with the planning proposal. We have conducted a review of the State Environmental Planning Policies which apply to this property the compliance of the planning proposal with each SEPP.

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, effective from 1.3.2022.

This SEPP is divided into 12 chapters, each of which is addressed below:

Chapter 2 – Vegetation In Non-Rural Areas

This chapter applies to any clearing of vegetation in a non-rural area, which covers land zoned R2 Low Density Residential. The landscaping on the site is non-native residential garden plantings. Prior to vegetation removal, further investigations will be made to determine if a permit is required under this SEPP. The proposed development is consistent with Chapter 2 of the SEPP.

Chapter 3 – Koala Habitat Protection 2020

This chapter applies to land which is zoned RU1 Primary Production, RU2 Rural Landscape or RU3 Forestry. As the subject site is zoned R2 Low Density Residential this chapter does not apply to this application.

Chapter 4 – Koala Habitat Protection 2021

This chapter applies to land zoned R2 Low Density Residential, however, land size must be over 1ha or 10,000 square metres to trigger assessment under this chapter to apply. Therefore, Chapter 4 is not applicable to this planning proposal.

Chapter 5 - River Murray Lands

This chapter does not apply to land in the Gunnedah Shire.

Chapter 6 – Bushland In Urban Areas

This chapter does not apply to land in the Gunnedah Shire.

Chapter 7 – Canal Estate Development

This chapter does not apply to land in the Gunnedah Shire.

Chapter 8 – Sydney Drinking Water Catchment

This chapter does not apply to land in the Gunnedah Shire.

Chapter 9 – Hawkesbury-Nepean River

This chapter does not apply to land in the Gunnedah Shire.

Chapter 10 – Sydney Harbour Catchment

This chapter does not apply to land in the Gunnedah Shire.

Chapter 11 – Georges River Catchment

This chapter does not apply to land in the Gunnedah Shire.

Chapter 12 –Willandra Lakes region world heritage property

This chapter does not apply to land in the Gunnedah Shire.

The proposed development is consistent with SEPP (Biodiversity Conservation) 2021.

- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004, effective 1.03.2018.*

Hotels and Motels are not 'Basix Affected Development' therefore the BASIX SEPP does not apply to the proposed development.

- *State Environmental (Exempt and Complying Development Codes), 2008, effective 4 March 2022*

This SEPP applies to all development in NSW and the proposed proposal will be compatible with this SEPP and allow for future application, if applicable, under the Code SEPP.

- *State Environmental Planning Policy (Housing) 2021, with effective from 26.11.2021*

This SEPP relates to affordable housing in NSW. As the proposed development is not for the provision of Affordable Housing the SEPP will not be applicable to this application.

- *State Environmental Planning Policy (Industry and Employment) 2021, effective from 1.3.2022.*

This SEPP is applicable to the Boarder Western Sydney Employment Area which is divided into 13 precincts. The SEPP is not applicable to the subject site.

- *State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development (2002) effective from 12 February 2021*

This SEPP applies to residential flat buildings, shop top housing or mixed use development with a residential component. As residential apartments are not permitted in the R2 Low Density Zone of the GLEP, 2012 and this planning proposal will not allow this type of development, this SEPP does not apply to this application.

- *State Environmental Planning Policy (Planning Systems) 2021, effective from 1.3.2022*

This SEPP applies to State or Regionally Significant Development. The development does not meet the State Significant development as defined in Schedules 1 to 5 of the SEPP. Regionally significant development is defined in Schedule 6 as development with a capital investment value of more than \$30 Million. The Capital investment value of this development is estimated at \$10 Million dollars. Therefore, the development is not regionally significant, and no concurrence is required under this SEPP.

- *State Environmental Planning Policy (Primary Production) 2021, effective from 1.3.2022.*

The subject site is zoned R2 Low Density Residential and primary production land uses are not permissible. Therefore, this SEPP does not apply to the development site.

- *State Environmental Planning Policy (Resilience and Hazards) 2021, effective from 1.3.2022.*

State Environmental Planning Policy (Resilience and Hazards) 2021, is separated into four chapters.

Chapter 2 Coastal Management

This chapter does not apply to the development site.

Chapter 3 Hazardous and offensive Development

This chapter does not apply to the development site as Hazardous and Offensive development is not permitted in the R2 Low Density Residential Zone.

Chapter 4 Remediation of Land

This chapter applies to each development application lodged in NSW. The objective of this chapter is to provide a state wide planning approach to the remediation of contaminated land.

The chapter aims to promote the remediation of land for the purposes of reducing the risk and harm to human health and other aspects of the environment by reviewing potential for contaminated land and conditioning required remediation as part of a development consent.

The policy states under clause 4.6 that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The SEPP identifies land of concern as outlined in Table 3.

Table 3: SEPP Land of Concern

Criteria	Site Application	Detailed Contamination Investigation Warranted
Land that is within an investigation area	The site is not located in an investigation area	No
Land on which development for a purpose referred to table 1 is known to have been carried out on this site	The site has been used in the past as a fuel depot which is an activity which can lead to	Yes

	contamination	
The extent to which it is proposed to carry out development for hospital, residential, educational, recreational or child care purpose on the site	The proposed development will not be used as a hospital, residential, educational, recreational or childcare use	No

The proponent has engaged East West Enviro Ag to conduct a Soil Contamination Investigation on the subject site, this report is appended to this planning proposal. This report has undertaken investigations for soil contamination from the previous use as a fuel depot and underground petroleum storage system. The report outlines testing at 17 sampling locations on the site, which has resulted in levels of contaminants below detection limits. The report concludes that the investigations suggest there is low risk for contamination from previous use and confirms results of the validation report conducted by Groundwater Technology Australia. Consultation with Gunnedah Shire Council (email 17 January 2022) confirms there is no further contamination reporting required at the site, based on this advice, we believe due diligence in relation to SEPP (Resilience and Hazards) has been carried in the report prepared by East West Enviro Ag and we do not believe any further contamination investigation is required at this property.

- *State Environmental Planning Policy (Resources and Energy) 2021*, with effective from 1.3.2022.

This SEPP applies to mining, petroleum production, extractive industries, and co-location industry. All of these land uses are prohibited under the GLEP, 2012 in the R2 Low Density Residential zone. Therefore, this SEPP does not apply to the proposed development.

- *State Environment Planning Policy (Transport and Infrastructure) 2021*, effective from 1.3.2022.

This SEPP relates to Infrastructure, Transport and Service delivery in NSW, generally carried out by or on behalf of a public authority. The proposed development does not fall under this SEPP. It does not inhibit other works under this SEPP around the site.

We believe this proposal is compliant with the State Environmental Planning Policies.

The guidelines require a review of the ministerial directions issued by the Minister of Planning under the Environmental Planning and Assessment Act 1979 section 9.1 (2) for compatibility. The tables below review these directions and their application to this planning proposal.

Focus Area 1: Planning Systems

Direction	Applicable	Consistency	Comment
1.1 Implementation of Regional Plans	Yes	Yes	<p>This direction applies to a relevant planning authority when preparing a planning proposal for land to which a Regional Plan has been released by the Minister of Planning. The planning proposal must be consistent with this regional plan.</p> <p>Gunnedah falls under the New England North West Regional Plan 2036. As outlined above in this section of the report, the planning proposal is consistent with the intent of the regional plan, the overall vision, goals, directions and actions.</p>

1.2 Development of Aboriginal Land Council	No	N/a	This direction is listed as being applicable to all land identified on the Land application map in chapter 3 of the SEPP (Planning Systems) 2021. We have reviewed the Aboriginal Cultural Significance Map on the Planning Portal and no areas are identified in the Gunnedah Shire
1.3 Approval and referral requirements	Yes	Yes	This direction applies to planning proposals and aims to ensure LEP provisions encourage the efficient and appropriate assessment of development. The direction requires consent authorities to minimise the requirement for concurrence, consultation or referral of development applications to a minister or public authority. The referral requirements at development application stage will be determined by the consent authority, which in this case is Gunnedah Shire Council. The proposed development is not designated development. We believe the proposed development is consistent with this direction.
1.4 Site Specific provisions	Yes	Yes	<p>This planning proposal will allow the land use of Hotel and Function Centre on the subject site, as a special permitted use, without imposing development standards or requirements already contained in the principle planning instrument being amended, the GLEP, 2012.</p> <p>This direction also requirements that a planning proposal must not contain or refer to drawings that show details of the proposed development. The drawings shown in this proposal are conceptual only, to give a feel for the proposed character of the development on the site. During the pre-Lodgment meeting Gunnedah Shire Council requested schematic design be included in the proposal to ensure impacts on residential receivers were acceptable. This planning proposal is not reliant on these plans. Approval of this planning proposal is not linked at all to the concept plans provided in this report.</p> <p>We believe this planning proposal is consistent with ministerial direction 1.4.</p>
Focus Area 1 Planning Systems – Place Based	No	N/a	<p>1.5 Parramatta Road Corridor Urban Transformation Strategy</p> <p>1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</p> <p>1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p> <p>1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p> <p>1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor</p> <p>1.10 Implementation of the Western Sydney Aerotropolis Plan</p> <p>1.11 Implementation of Bayside West Precincts 2036 Plan</p> <p>1.12 Implementation of Planning Principles for the Cooks Cove Precinct</p> <p>1.13 Implementation of St Leonards and Crows Nest 2036 Plan</p> <p>1.14 Implementation of Greater Macarthur 2040</p> <p>1.15 Implementation of the Pyrmont Peninsula Place Strategy</p> <p>1.16 North West Rail Link Corridor Strategy</p> <p>1.17 Implementation of the Bays West Place Strategy</p>

			Directions 1.5 to 1.17 are not applicable to Gunnedah Shire Council.
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Focus Area 2: Design and Place

This focus area was blank when the directions were made.

Focus Area 3: Biodiversity and Conservation

Direction	Applicable	Consistency	Comment
3.1 Conservation Areas	No	N/a	The subject site is not located in an environmentally sensitive area and therefore this direction is not applicable to this application
3.2 Heritage Conservation	Yes	Yes	This direction aims to conserve items, areas, objects and places of environmental or indigenous heritage. As outlined previously in this report there are no items of cultural heritage significance on the subject site or in the vicinity listed under the GLEP, 2012 and there are no objects or places of Aboriginal heritage identified in our AHIMS searches for the subject site. Therefore, we do not believe the proposed development will have any impact on items, areas, objects, or places of environmental, cultural or indigenous heritage and the development is consistent with this direction.
3.3 Sydney Drinking Water Catchment	No	N/a	This direction is not applicable to Gunnedah Shire
3.4 Application of C2 and C3 Zones in Environmental Overlays in Far North Coast LEPS	No	N/a	The subject site is noted Zoned C2 or C3 and therefore this direction is not applicable.
3.5 Recreational Vehicle Areas	No	N/a	Recreational vehicle areas are not permitted land uses in the R2 zone of the GLEP, 2012.

Focus Area 4: Resilience and Hazards

Direction	Applicable	Consistency	Comment
4.1 Flooding	No	N/a	The subject site is not mapped as flood prone land as shown in Figure 21 .
4.2 Coastal Management	No	N/a	The subject site is not on a coastal zone.
4.3 Planning for bushfire protection	No	N/a	The subject site is not mapped as bushfire prone land in the Gunnedah Shire.
4.4 Remediation of contaminated land	Yes	Yes	As outlined under <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> , A contamination investigation has

			been carried out for the subject site, concluding that the site is not contaminated land. Refer to the appended contamination report prepared by East West Enviro Ag. We believe that this planning proposal has considered potential contamination on the site, undertaken the required investigations and provide documentation to enable the consent authority to be satisfied the land is not contaminated.
4.5 Acid Sulfate Soils	No	N/a	There are no Acid Sulfate Soils in the Gunnedah Shire
4.6 Mine Subsidence and Unstable Land	No	N/a	The subject site is not located in a mine subsidence area.

Flooding

The subject site is not mapping in the GLEP, 2012 as flood prone land as shown in **Figure 21**.

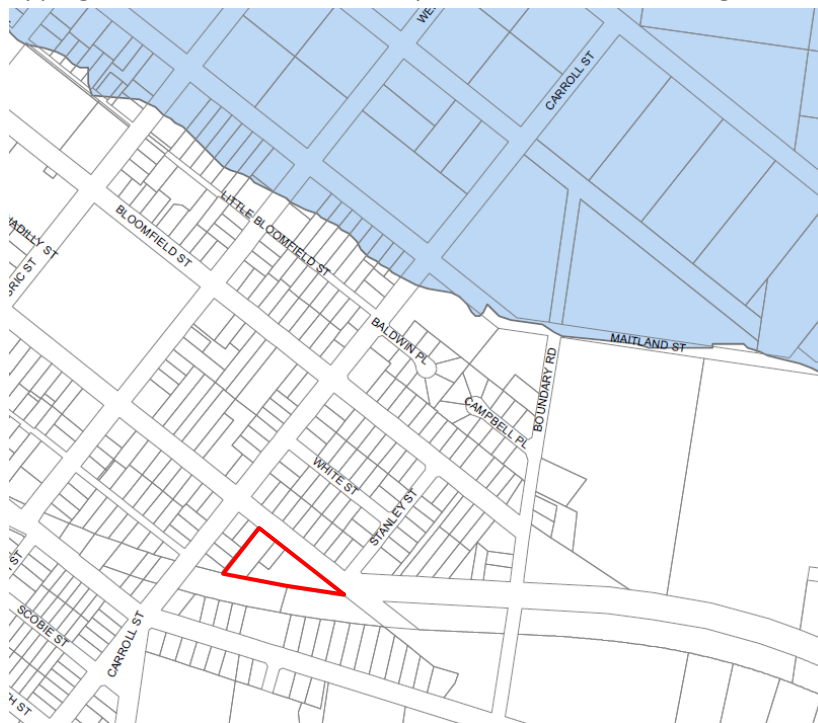


Figure 21: Extract from GLEP, 2012 Flood Prone Land Map FLD_005AA

Focus Area 5: Transport and Infrastructure

Direction	Applicable	Consistency	Comment
5.1 Integrated Land Use and Transport	No	N/a	As the site is already zoned for residential development we do not believe this planning proposal meets the application of this direction outlined.
5.2 Reserving Land for Public Purpose	No	N/a	There is no public open space identified for the subject site or proposed.
5.3 Development near regulated airports and	No	N/a	The subject site is approximately 3km from the Gunnedah Airport and not mapped as

defence airfields			being in an airport buffer or zone.
5.4 Shooting Ranges	No	N/a	The subject site is not in close proximity to a shooting range and this land use is prohibited in the R2 Residential Zone.

Focus Area 6: Housing

Direction	Applicable	Consistency	Comment
6.1 Residential Zones	Yes	Yes	The subject has an existing residential zone, therefore this direction is applicable. We have outlined below in greater detail how the proposed development meets the objectives of this direction.
6.2 Caravan Parks and Manufactured Home Estates	No	N/a	The proposed development is not a caravan park of manufactured home estate.

6.1 Residential Zones

Direction 6.1 Residential zones has the following objectives:

- (a) encourage a variety and choice of housing types to provide for existing and future housing needs,
- (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) minimise the impact of residential development on the environment and resource lands

The proposed development will provide short term tourism accommodation within a residential area of Gunnedah. This planning proposal requests the removal of the Floor Space Ratio on the site to provide efficient use of the land. There are existing services and infrastructure to the site, which will be upgraded as necessary to service the development. Developer contributions applied to the development will ensure the proposed development does not place any burden on public infrastructure. As the subject site is already zoned residential and does not contain any native vegetation, the proposed development will not impact the environment and resource lands around Gunnedah. We believe this planning proposal is consistent with the objectives of Ministerial Direction 6.1 and therefore consistent with the direction.

Focus Area 7: Industry and Employment

Direction	Applicable	Consistency	Comment
7.1 Business and Industrial Zones	No	N/a	The subject site is zoned R2 Low Density Residential and is not in a Business or Industrial Zone therefore, this direction is not applicable.
7.2 Reduction in non-hosted short term rental accommodation period	No	N/a	This direction only applies to Bryon Shire Council Area.
7.3 Commercial and Retail development along the Pacific Highway, North Coast	No	N/a	This direction does not apply to Gunnedah Shire Council.

Focus Area 8: Resources and Energy

	Applicable	Consistency	Comment
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Direction			
8.1 Mining Petroleum and Extractive Industries	No	N/a	Mining, Petroleum and Extractive Industries are prohibited in the R2 zone of the GLEP, 2012

Focus Area 9: Primary Production

Direction	Applicable	Consistency	Comment
9.1 Rural Zones	No	N/a	This direction does not apply to Gunnedah Shire Council.
9.2 Rural Lands	No	N/a	This direction is not applicable to this application as the subject site does not have a rural or conservation zoning.
9.3 Oyster Aquaculture	No	N/a	An Oyster Aquaculture land use is not permitted in the R2 zone of the GLEP, 2012
9.4 Farmland of State and Regional Significance on the NSW Far North Coast.	No	N/a	This direction does not apply to Gunnedah Shire Council.

We believe this planning proposal is consistent with all of the ministerial directions. Created under section 9.1 (2) of the Environmental Planning and Assessment Act, 1979.

SECTION C – ENVIRONMENTAL SOCIAL AND ECONOMIC IMPACT

Section C of the guideline requires a review of any environmental, social and economic impacts of the planning proposal. This section reviews applicable impacts of the proposed development.

Impact on critical habitat or threatened species, populations or ecological communities

The subject site is located in the urban area of Gunnedah. It has a history of use as a residential holding and as a former fuel depot.

We have conducted a search of the NSW SEED portal vegetation communities on the subject site. **Figure 22** shows the extract from this database of the site. The entire site is mapped as PCT 0 which is non-native vegetation. The site photo in **Figure 23** shows vegetation includes Bamboo, Palm Trees, some planted Eucalypts and other ornamental species. The site is completely modified and not expected to contain any critical habitat or threatened species, populations or ecological communities.



Figure 22: Vegetation Mapping (Seed Portal)



Figure 23: Site Photo showing existing vegetation

We have conducted a NSW Bionet Database search for threatened fauna on or around the subject site. The search parameters for this search were [North: -30.93 West: 150.21 East: 150.31 South: -31.03]. These search results returned a total of 2,129 records of 689 species. We have listed below the species which are listed as being vulnerable or critically endangered under the NSW or Commonwealth Status. The only species sighting close to the site was the Koala observed in the Gunnedah Area. There were no sightings on the subject site, as demonstrated in **Figure 24. Table 4** outlines the fauna records and **Table 5** outlines the flora records in the study area. A full list of the sightings are appended to this report.

Table 4: Table of Vulnerable or Critically endangered fauna observed around the site

Scientific Name	Common Name	NSW Status	Comm Status
<i>Lathamus discolor</i>	Swift Parrot	E1,P,3	CE
<i>Aprasia parapulchella</i>	Pink-tailed Legless Lizard	V,P	V

<i>Hieraaetus morphnoides</i>	Little Eagle	V,P	
<i>Glossopsitta pusilla</i>	Little Lorikeet	V,P	
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	V,P	
<i>Chthonicola sagittata</i>	Speckled Warbler	V,P	
<i>Daphoenositta chrysoptera</i>	Varied Sittella	V,P	
<i>Artamus cyanopterus cyanopterus</i>	Dusky Wood swallow	V,P	
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V,P	
<i>Phascolarctos cinereus</i>	Koala	V,P	E
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath tail-bat	V,P	
<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat	V,P	V
<i>Vespadelus trougtoni</i>	Eastern Cave Bat	V,P	

Table 5: Table of Vulnerable or Critically endangered flora observed around the site

Scientific Name	Common Name	NSW Status	Comm Status
<i>Cadellia pentastylis</i>	Ooline	V	V
<i>Lophoictinia isura</i>	Square-tailed Kite	V,P,3	

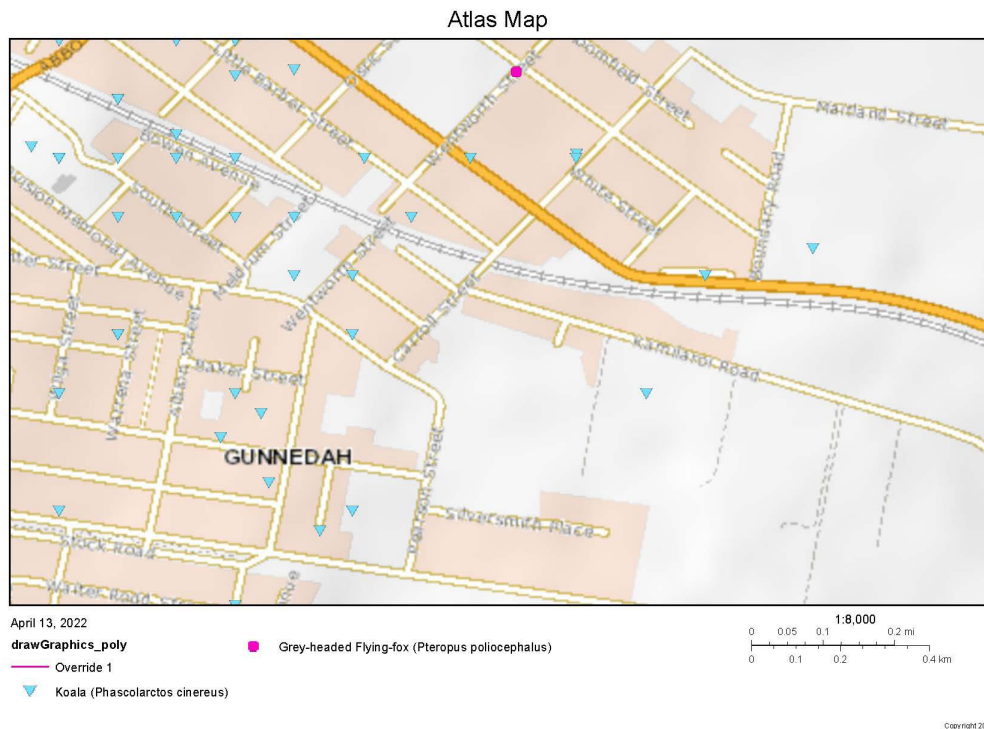


Figure 24: Map showing Koala & Grey Headed Flying Fox Sightings

Based on these searches the site is not considered to have a significant impact on any critical habitat or threatened species, populations or ecological communities.

Biodiversity Offset Scheme

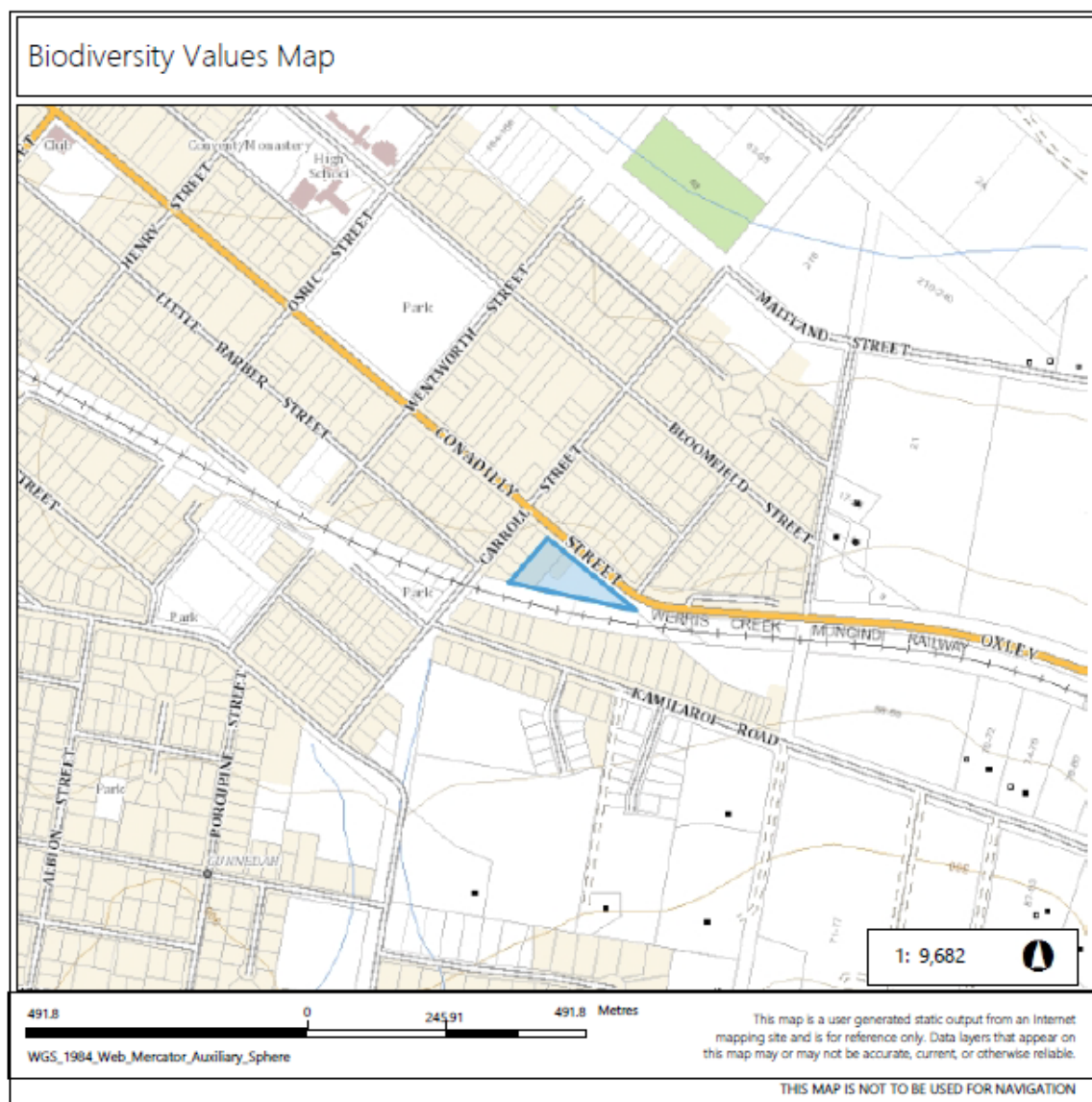
The Biodiversity Conservation Act 2016 is legislation which applies to the whole of NSW. The purpose of the act is to protect the following biodiversity values:

- (a) vegetation integrity—being the degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near natural state,
- (b) habitat suitability—being the degree to which the habitat needs of threatened species is present at a particular site,
- (c) biodiversity values, or biodiversity-related values, prescribed by the regulations.

The Biodiversity Conservation Regulation 2017 sets out threshold levels for when the BOS will be triggered. The threshold has two elements;

- Whether the amount of native vegetation being cleared exceeds an area threshold
- Whether the impacts occur on an area mapped on the Biodiversity Values Map published by the Environment Agency Head.

The subject site is not mapped as being in an area of high biodiversity value under the Biodiversity Offset Scheme as shown in **Figure 25**. We have appended the search results. A search of the SEED Portal Vegetation Communities as shown in **Figure 22** demonstration there is no native vegetation mapped on the subject site. Therefore, we do not believe the proposed development will trigger a Biodiversity Development Assessment Report (BDAR).



Legend

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

Notes

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Figure 25: Biodiversity Offset Scheme Entry Threshold Map

Soil Landscape

The soil landscapes on the site have been mapped as the Fulwoods Road soil profile by the Office of Environment and Heritage on the EScape portal. This soil landscape is described as a transferral soil with extremely long pediment footslopes comprising of coalescing alluvium fans below sandstone hills. Soils are mostly degraded very deep to giant, moderately well-drained red and brown earths with deep well drained red earths common on upper footslopes.

The soil landscape is described as having the limitations and qualities including moderate soil fertility, localised foundation hazard, widespread recharge zone, localised salinity hazard and localised gully and sheet erosion hazard.

The fullwoods road soil landscape is widespread around Gunnedah's residential areas and does not pose a limitation to development of houses.

Flooding

The site is not mapped as flood prone land in the GLEP, 2012 as illustrated in **Figure 20**.

Economic Impacts

The proposed development which represents a capital investment estimated at \$10 million dollars into the Gunnedah economy is aligned with the Gunnedah Economic Development Strategy as described in section B of this report and will provide a gateway development on the eastern entrance to Gunnedah. Future development of the site will require developer contributions to offset any impacts on community infrastructure. The proposed development will have a range of positive economic impacts generated through increased employment opportunities, increased tourism into the local economy, increased opportunities for hosting regional events and the like. We believe this planning proposal will have a positive economic outcome for Gunnedah.

Social Impacts

Provision of a new business in a town has a range of positive social impacts. It allows residents increased choice in venues, dining opportunities and accommodation types available in the town. Gateway Development also sets the tone for a town and can create a positive vibe which can lead to increased investment in the locality. It can also attract more people to reside in the town and increases in population allows public authorities to deliver a higher level of service to its residence. Therefore, the proposed development has the potential to attract new businesses and residents to Gunnedah. It also has the potential to improve services within this immediate location, with public transports more viable with increased population. Developer contributions required at the time of construction ensure any development does not negatively impact the wider community.

We have reviewed the likely environmental effects, as a result of the planning proposal and believe the proposed development, with appropriate mitigation measures nominated during the development application stage will not have a significant environmental, social or economic impact which would prevent support for this planning proposal.

This planning proposal will see a former fuel depot, which was abandoned in 1995, utilised for a Gateway Development on the approach to Gunnedah. The development has the potential to completely change and improve the character of eastern entrance to Gunnedah.

SECTION D - STATE AND COMMONWEALTH INTEREST

Is there adequate public infrastructure for the planning proposal?

The guideline states that this question typically applies to planning proposals which will result in 150 or more additional residential lots, substantial urban renewal, infill development or development that will result in additional demand of infrastructure.

The subject site is currently serviced by reticulated water and sewerage services as shown in **Figure 26**. Other dial before you dig searches show overhead power supply and telecommunication and fixed NBN services to the holding from Conadilly Street. The proponent has made investigations on required upgrades to these services for their development and necessary works will be undertaken post development consent, but suitably qualified trades persons.

We believe there is adequate infrastructure surrounding the site to service this development. There is not considered to be any shortfalls in infrastructure nor significant demands on public utilities associated with this rezoning proposal.

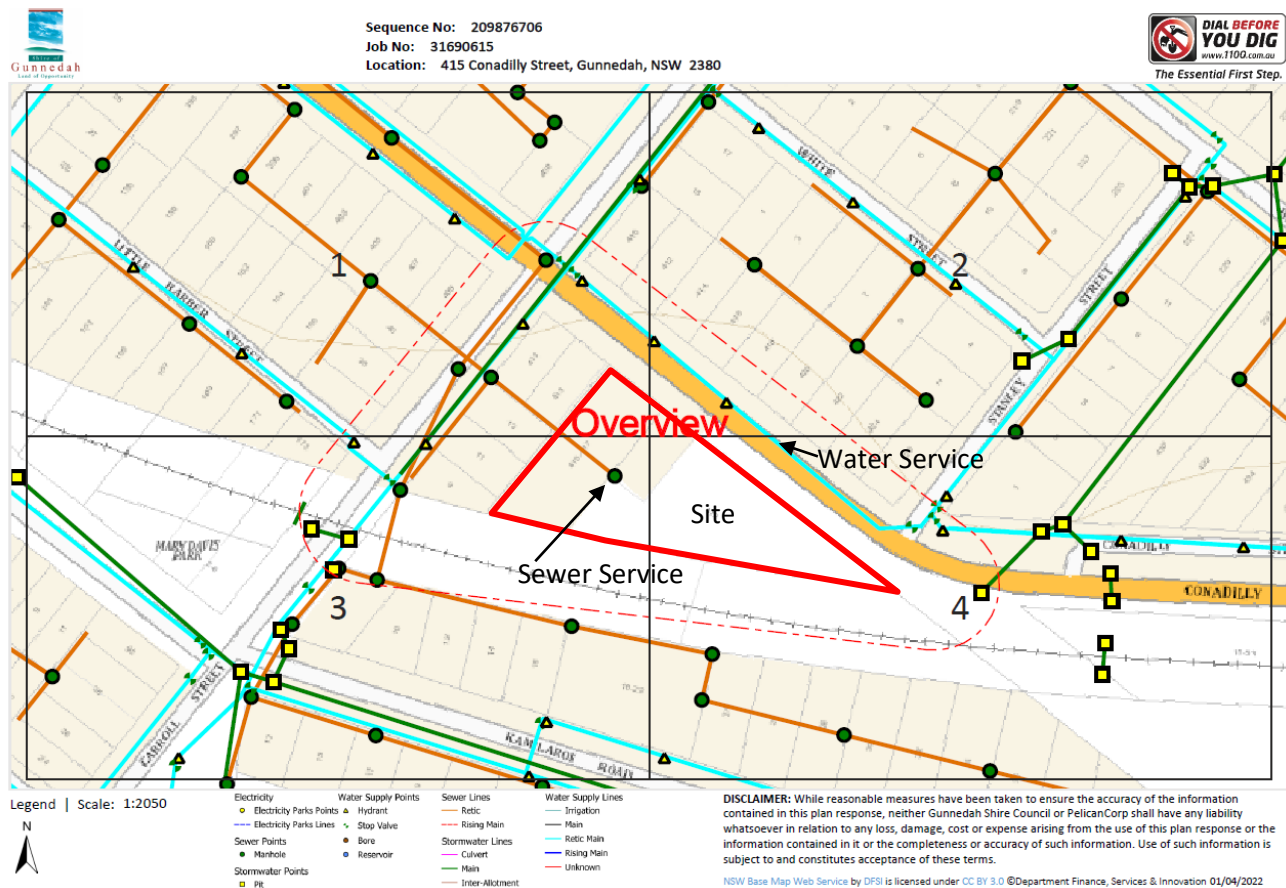


Figure 26: Dial Before you Dig Search

State and Commonwealth Authorities consultation

There has not been any State or Commonwealth Government authority consultation as part of this gateway application.

PART FOUR – MAPPING

The following Gateway Application Maps have been prepared and appended at the back of this report.

Gateway Application Maps

1. Map showing the existing Land Zoning Map LZN-005AA in the Gunnedah Local Environment Plan, 2012
2. Map showing the existing Floor Space Ratio FSR-005A in the Gunnedah Local Environmental Plan, 2012
3. Map showing proposed Floor Space Ratio FSR-005A in the Gunnedah Local Environment Plan, 2012
4. Map showing proposed Additional Permitted Uses APU_005AA in the Gunnedah Local Environment Plan, 2012

PART FIVE – COMMUNITY CONSULTATION

The guideline states that the planning proposal should outline the proposed community consultation to be undertaken following gateway determination. This consultation must be aligned with the NSW Department of Planning Guide to Prepare a Local Environment Plan (hereby referred to as LEP Guide).

The LEP guide has four categories of Planning Proposals, being basic, standard, complex and principal. This application is a standard rezoning proposal. The guideline defines a standard planning proposal as including a proposal that relates to addition of a permitted land use or uses and/or any conditional arrangements under schedule 1 Additional Permitted Uses of the LEP.

Public exhibition for a standard planning proposal is 20 working days. Notification should take the form of:

- Notification in the local newspaper;
- Notification on the website of the Gunnedah Shire Council; and
- Notification in writing to affected and adjoining landholders.

PART SIX – PROJECT TIMELINE

The project timeframe will be based on the date of gateway determination by the department and time frame for Gunnedah Shire Council to make the amendments to the Gunnedah Local Environment Plan. As these processes are removed from our control it is not possible for us to determine an exact project timeline. We have adopted the benchmark timeframe (working days) from the Guideline, table 2 as outlined in **Table 6** this estimated the conclusion of the project after 171 Working days on the 16th November 2022.

Table 6: Planning Proposal Timeframe

Stage	Working Days	Approximate Date
Stage 1 Pre-lodgement	Complete	-
Stage 2 – Planning Proposal	Complete	-
Stage 2 - Planning Proposal Lodgement	1 Day	22 April 2022
Stage 3 – Gateway Determination	25 Days	27 May 2022
Stage 4 – Post Gateway	50 Days	5 July 2022
Stage 5 – Public Exhibition	20 Days	2 August 2022
Stage 5 – Assessment of Exhibition	20 Days	30 September 2022
Stage 6 – Finalisation	55 Days	16 November 2022

Our client wishes to finalise this process as quickly as possible to enable timely lodgement of the development application for this gateway proposal.

CONCLUSION

This gateway proposal outlined in this report will include additional permitted uses of Hotel and Motel Accommodation and Function Centre in schedule 2 additional permitted uses of the Gunnedah Local Environmental Plan, 2012. These additional permitted uses will be listed on Lot A in DP 360493, Lot B in DP372051 and Lot A in DP 405072 and will enable the construction of a 4 ½ Star Hotel and Function centre on the subject site. The local strategic plan Future 2040 identifies the aim for Gateway Development on the eastern and western approaches to Gunnedah. This development will directly align with this strategic plan. It also aligns with the objectives of the New England North West Regional Plan 2036 and the draft New England North West Regional Plan 2041 as it will allow a new business to be established in Gunnedah, create additional employment opportunities and support other businesses in town through increased provision of available services. The proposed development meets the requirements of the ministerial directions and is consistent with the State Environmental Planning Policies. This development will have a net positive outcome for the Gunnedah Economy and will create a gateway development on the approach to town.

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APPENDIX A

CONCEPTUAL ARCHITECTURE PLAN FOR PROPOSED DEVELOPMENT PREPARED BY EJE ARCHITECTURE.

- Gunnedah Hotel Master Plan Ground Floor Plan
- Gunnedah Hotel Master Plan First Floor Plan
- Gunnedah Hotel Master Plan Second Floor Plan
- Gunnedah Hotel Master Plan Front Elevation Floor Plan
- Gunnedah Hotel Master Plan Concept Perspective
- Detail Site Survey (Prepared by Stewart Surveys)

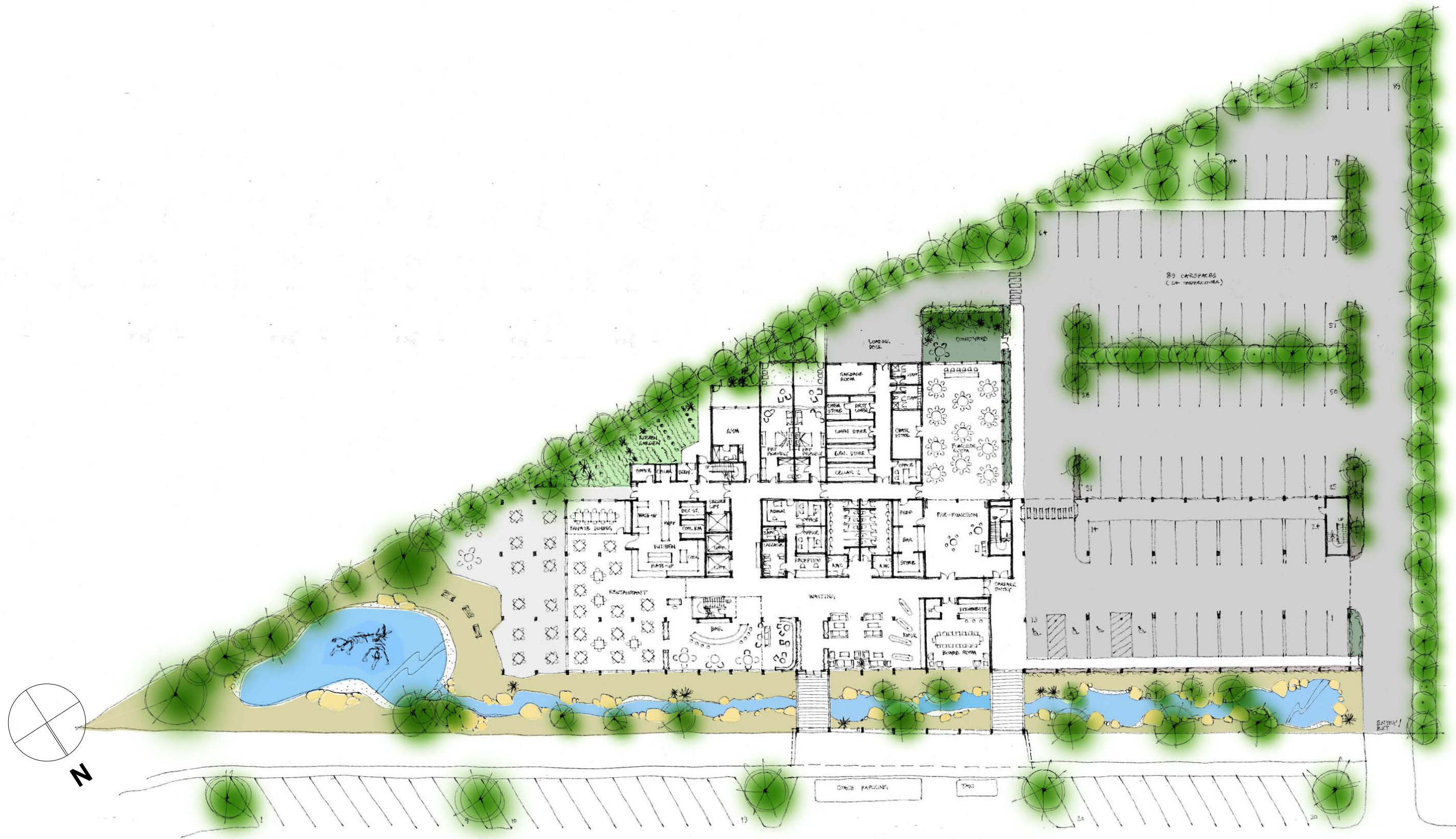
NOTE: THESE PLANS DO NOT FORM PART OF THIS PLANNING PROPOSAL THEY ARE CONCEPTUAL ONLY PROVIDED FOR DESIGN INTENT PURPOSES ONLY.

Development Consultants - Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

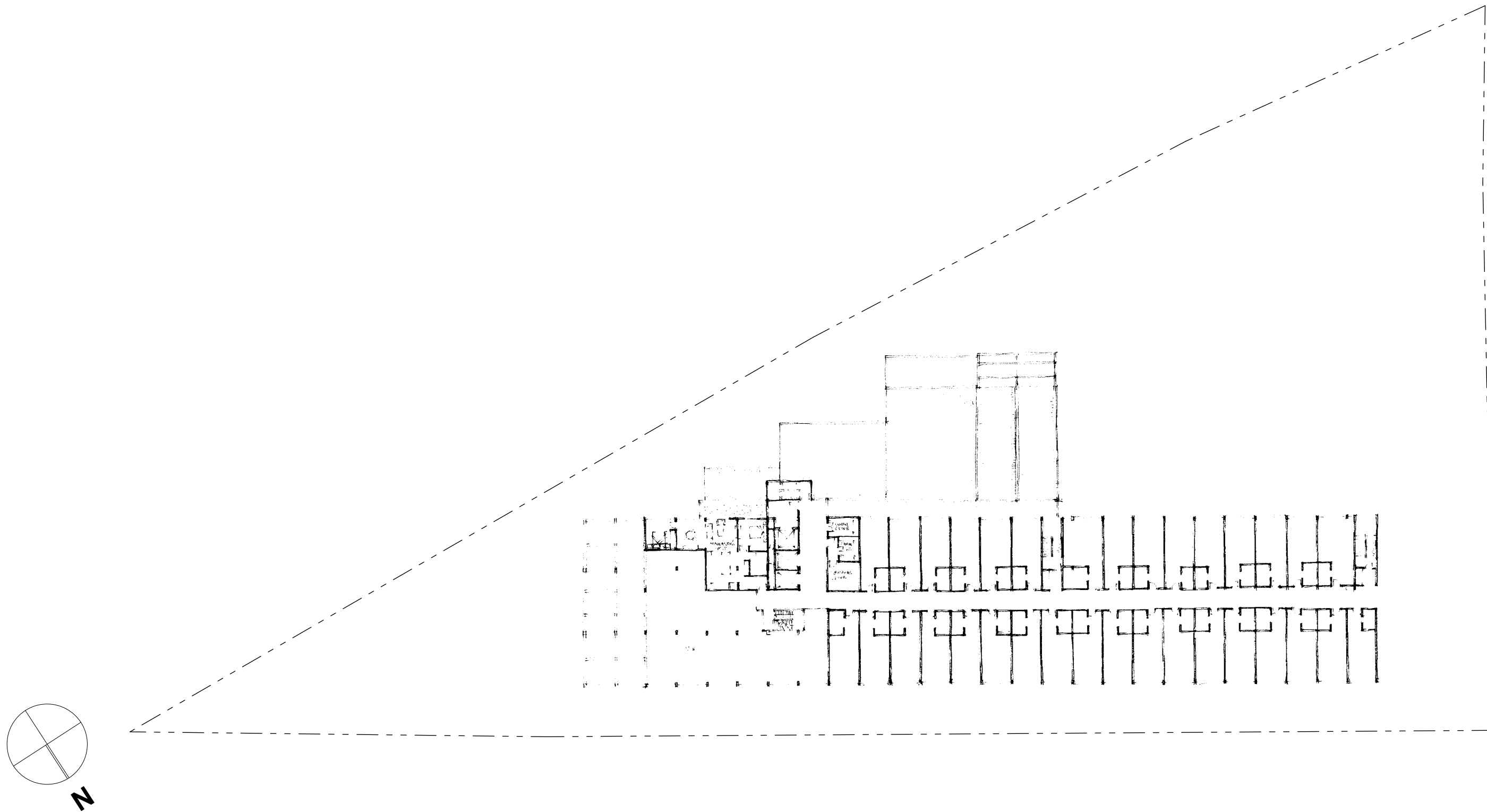
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GUNNEDAH HOTEL - MASTER PLAN
Ground Floor Plan

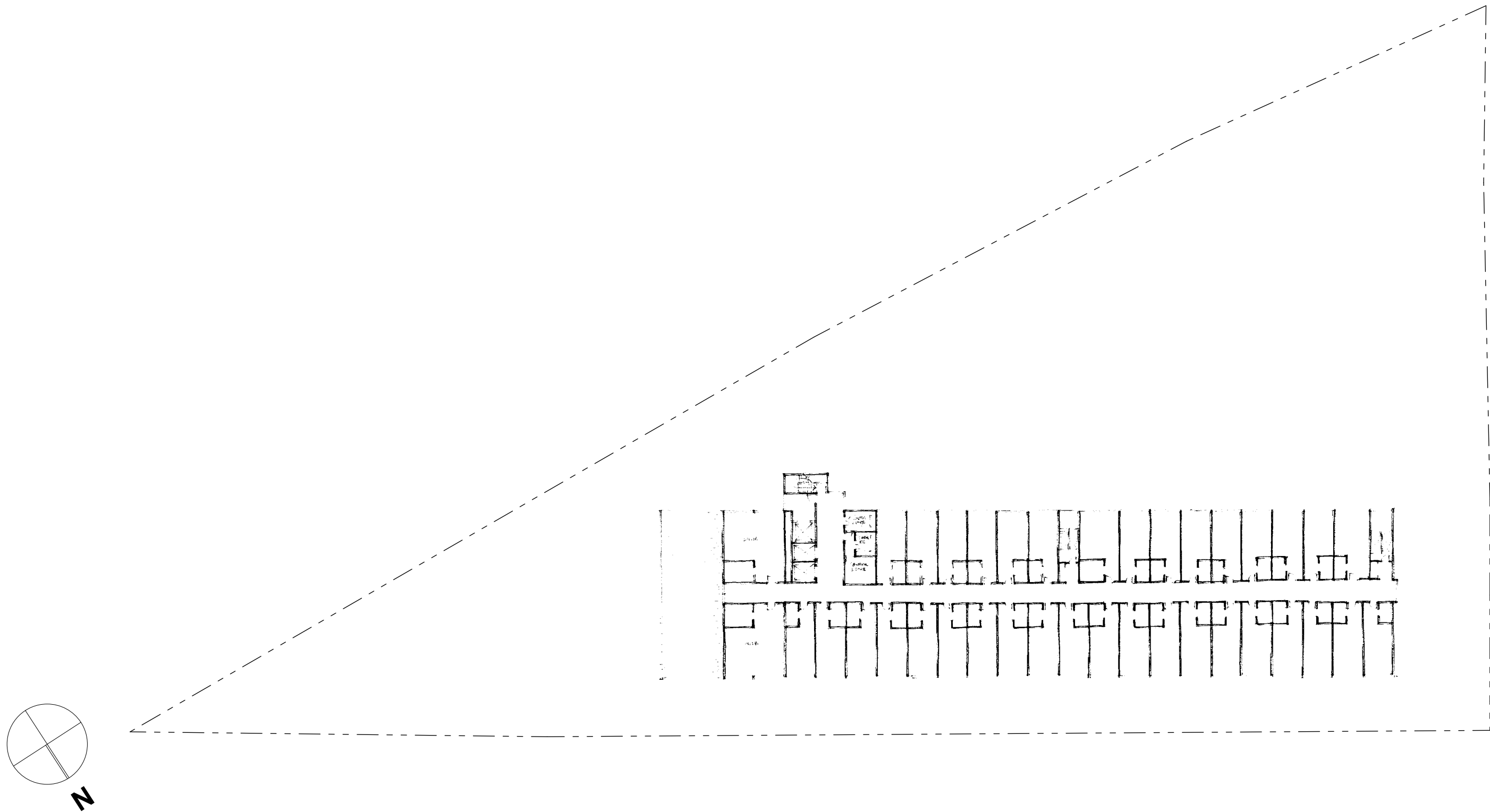
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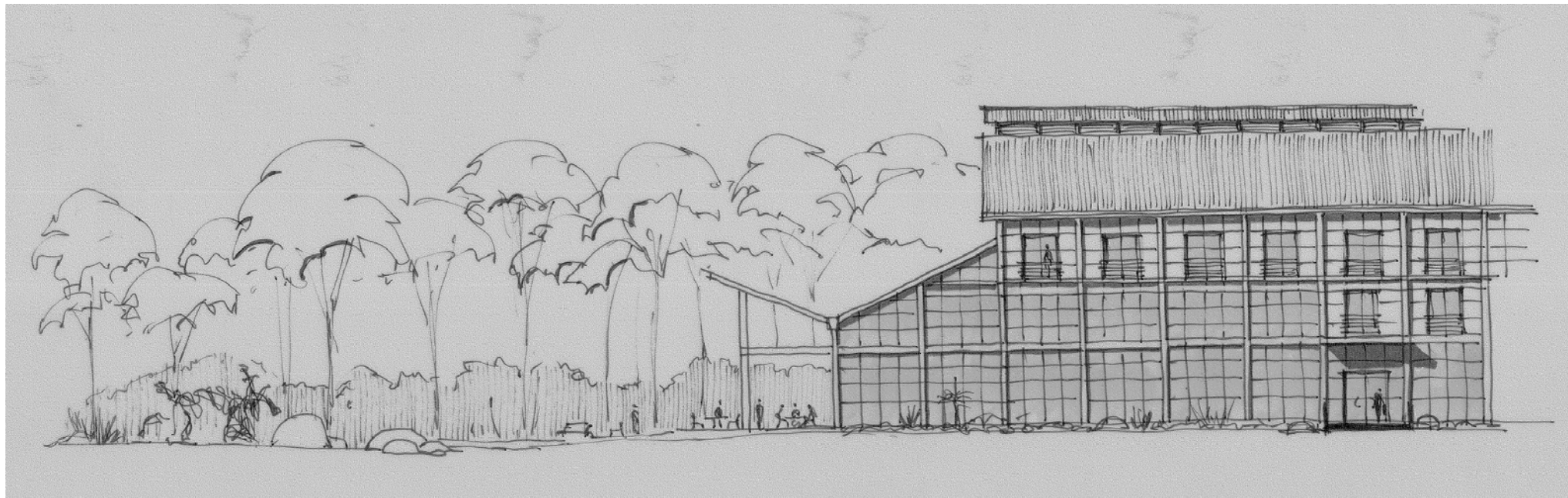


GUNNEDAH HOTEL - MASTER PLAN
First Floor Plan

Scale: 1:500 in A3





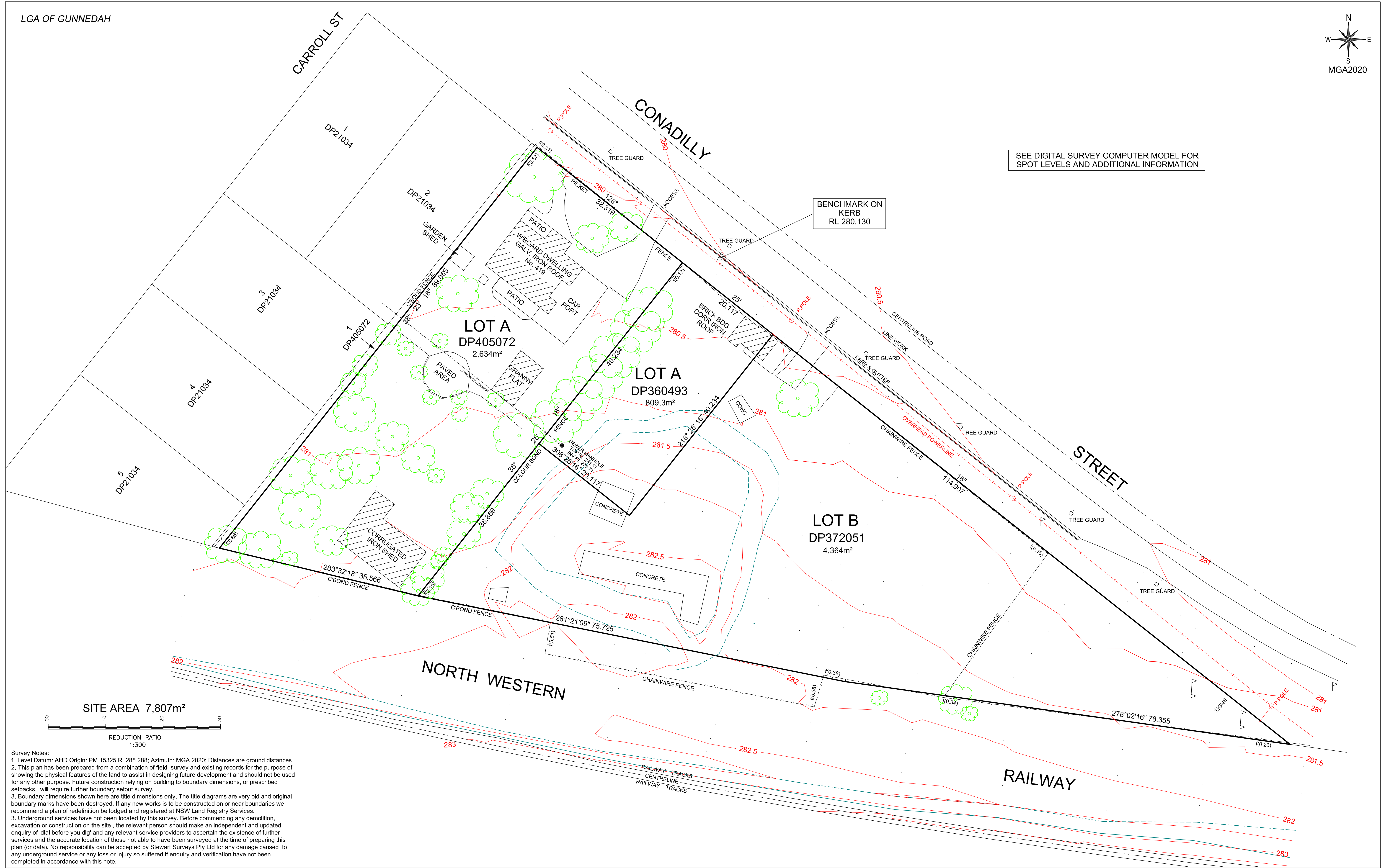


GUNNEDAH HOTEL - MASTER PLAN

Front Elevation

Scale: 1:500 in A3





SEE DIGITAL SURVEY COMPUTER MODEL FOR SPOT LEVELS AND ADDITIONAL INFORMATION

BENCHMARK ON KERB
RL 280.130

SITE AREA 7,807m²

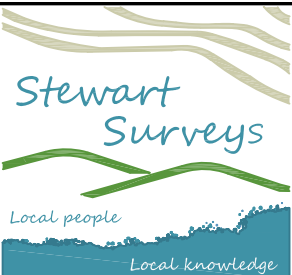
REDUCTION RATIO
1:300

Survey Notes:
1. Level Datum: AHD Origin: PM 15325 RL288.288; Azimuth: MGA 2020; Distances are ground distances
2. This plan has been prepared from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development and should not be used for any other purpose. Future construction relying on building to boundary dimensions, or prescribed setbacks, will require further boundary setout survey.
3. Boundary dimensions shown here are title dimensions only. The title diagrams are very old and original boundary marks have been destroyed. If any new works is to be constructed on or near boundaries we recommend a plan of redefinition be lodged and registered at NSW Land Registry Services.
3. Underground services have not been located by this survey. Before commencing any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of 'dial before you dig' and any relevant service providers to ascertain the existence of further services and the accurate location of those not able to have been surveyed at the time of preparing this plan (or data). No responsibility can be accepted by Stewart Surveys Pty Ltd for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.

Issue	Date	Description



NOTE:
1. REFER TO ACCOMPANYING DIGITAL MODEL FOR ADDITIONAL DETAIL & HEIGHT INFORMATION
2. VISIBLE SURFACE PITS ONLY LOCATED BY THIS SURVEY AND UNDERGROUND SERVICE LINES INCLUDING TELECOMMUNICATIONS, ELECTRICITY, STORMWATER AND WATER HAVE NOT BE LOCATED OR SHOWN ON THIS PLAN



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Surveying, Environmental & Landscape Architecture

Client

**GUNNEDAH GATEWAY
PTY LIMITED**

Project

DETAIL SITE SURVEY

Title

**LOT A DP360493, LOT B DP372051 &
LOT A DP405702
No. 415-419 CONADILLY ST, GUNNEDAH**

Date

FEBRUARY 2022

Drawing number

1

DRAWING SHEET SIZE = A1

Job No.

5641

Issue

A



APPENDIX B

**SOIL CONTAMINATION INVESTIGATION LOT A DP360493 – 419 CONADILLY STREET,
GUNNEDAH NSW, REVISION 2 DATED 14 JANUARY 2022, PREPARED BY EAST WEST ENVIRO AG,
TAMWORTH.**

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Stripes

Soil Contamination Investigation

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Stephanie Cameron demonstrates the relevant qualifications, competencies, and experience appropriate to undertake this site investigation under Schedule B9 of the National Environment Protection (Assessment of Site Contamination) Measure 1999. Stephanie holds current membership of the Australian Contaminated Land Consultants Association, the Royal Australian Chemical Institute, the Australasian Land and Groundwater Association, and Soil Science Australia.

East West is a long established Tamworth-based laboratory undertaking environmental, construction, and agricultural testing. East West is accredited with the National Association of Testing Authorities and the Australasian Soil and Plant Analysis Council. East West have been successfully involved in many environmental sampling and monitoring projects over the past seven years.

This report does not provide a complete assessment of the environmental integrity of the site and is limited to the scope defined herein. Should any reader require that other matters be considered apart from those considered within this report, they should then make their own investigations and form their own conclusions.

This report has been prepared by:

Stephanie Cameron

B. App.Sci



EXECUTIVE SUMMARY

East West were requested to conduct a contamination check investigation into the site at 419 Conadilly Street, Gunnedah NSW (Lot A DP 360493) in the Parish of Gunnedah, County of Pottinger, and Local Government Area of Gunnedah Shire Council. The site has historical use as a fuel depot for BP Australia Limited prior to 1995. A validation report for UPSS removal was supplied by Groundwater Technology Australia in 1995 which validated those areas tested “clean” with hydrocarbons not detected. The site is proposed to be used for motel accommodation development, the land is zoned R2 Low Density Residential.

The objective of this contamination check investigation is to determine whether there is any remaining associated fuel contamination on the property and the risk of the site and affecting any future development or whether the area warrants further investigation. The scope of works included an on-site investigation, soil sampling and analysis of soil next to areas of concern, and some remaining samples on the remainder of the site to determine with greater certainty any risk for previous fuel related contamination to migrate from the site.

Contaminants of concern tested were either below detection limits or well below the NEPM guidelines for health-based investigation levels of residential land in all soil samples collected in October and the additional samples in December 2021.

Considering the assessment contained within this report, the site at 419 Conadilly Street (Lot A DP 360493) has low risk for fuel associated contamination or migration of associated contamination across the site as evidenced by the results of the check for contamination. The results of this investigation also agree with conclusions of the 1995 Groundwater technology Australia report.



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1. SCOPE OF WORKS

The scope of work undertaken relates solely to the areas of soil sampled within Lot A DP 360493.

The scope of work undertaken in this check for contamination investigation comprises:

- Confirmation that previous use of site for fuel storage has not contaminated the site;
- Confirmation that a previous validation report conducted by Groundwater Technology in 1995 for BP Australia Limited was verifiable;
- Auger holes to be located adjacent to underground petroleum storage systems (UPSS) removal site to detect with greater probability any significant associated contamination;
- Strategic sampling of the remainder of the site;
- A summary of the sampling rationale;
- Discussion of the results;
- Clear conclusions about whether the soil analysed meets the NEPM contamination thresholds for the current zoning of residential; and
- Assess the need for further investigations, remedial works or validation.

1.1. POSSIBLE CONTAMINANT SOURCES

Possible contaminants of concern would be from any leaks that have occurred from the UPSS in-situ into the soil below or its surrounds. Contamination such as lead and hydrocarbons from fuel spills or UPSS leaks could be cause for concern.



Figure 1. Overview of Lot A DP 360493 (outlined in red). The red flag is located in the middle of the area of where the UPSS was located. Figure is for illustrative purposes only and is not to scale.



2. SAMPLING AND FIELD OBSERVATIONS

A validation report conducted by Groundwater Technology in 1995 for BP Australia Limited for the site concluded the tank point excavation has been validated as clean, analysis of soils from the bunded area detected no hydrocarbons and the drum platform site was validated as clean. Gunnedah Shire Council have requested confirmation that the site at 419 Conadilly Street Gunnedah (Lot A DP 360493) has a low level of risk from previous use as a site for fuel storage. The UPSS were located beneath a bunded area (Figure 1).

Thirteen (13) sampling locations were selected by East West on 15 October 2021 to determine with 95% confidence of detecting a contamination hotspot on the site. At each sampling location (SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12 and SP13), auger holes were drilled to 1.5m. Twenty Six (26) samples were collected from borehole locations at depths of 0-0.2m and 1.3-1.5m.

Four specific sampling locations were selected adjacent to the four corners of where the UPSS was located (SP8, SP9, SP10 and SP11). Sampling rationale for the samples was to take two soil samples per borehole to establish whether any leaks from the UPSS or from previous use of the site were present in either the surface soils or at depth.

During the auger hole drilling, East West did not observe any unusual odours or visual signs of contamination. There was occasionally clean fill in some of the bore holes on the surface with sandy silty clays and the occasional gravelly clay present below in the soil profiles until 1.5m.

To effectively preserve the samples, each sample was placed in a glass jar with plastic screw-top lid and assigned a sample number. The samples were placed and transported in a cooled esky.

All samples were collected in accordance with the NSW EPA Sampling Design Guidelines and National Environmental Protection (Assessment of Site Contamination) Measure 1999.

Table 1 contains a sample log of those samples collected. Figure 2.1 indicates where the samples were collected from and Appendix A shows photos of the sampling locations.



Table 1: Sample Log

SAMPLE ID	DEPTH	GPS COORDINATES	DESCRIPTION
EW211404-1	0-0.2m	30.59.1269 S	SP1 – Bottom front right corner
EW211404-2	1.3-1.5m	150.15.8742 E	0-1.5m brown sandy clay
EW211404-3	0-0.2m	30.59.1319 S	SP2 – Second right adjacent to concrete area
EW211404-4	1.3-1.5m	150.15.8778 E	0-1.5m brown sandy clay
EW211404-5	0-0.2m	30.59.1394 S	SP3 – Third right
EW211404-6	1.3-1.5m	150.15.8646 E	0-0.2m fill, 0.2-1.5m brown sandy clay and large gravel at 1m
EW211404-7	0-0.2m	30.59.1496 S	SP4 – Back right corner, low spot
EW211404-8	1.3-1.5m	150.15.8538 E	0-0.2m fill, 0.2-0.6m brown clay, 0.6-1.5m orange brown sandy clay
EW211404-9	0-0.2m	30.59.1358 S	SP5 – Mid right front
EW211404-10	1.3-1.5m	150.15.8825 E	0-0.8m brown clay, 0.8-1.5m orange brown sandy clay
EW211404-11	0-0.2m	30.59.1451 S	SP6 – Mid right centre
EW211404-12	1.3-1.5m	150.15.8805 E	0-0.8m brown clay, 0.8-1.5m orange brown sandy clay
EW211404-13	0-0.2m	30.59.1551 S	SP7 – Mid right back
EW211404-14	1.3-1.5m	150.15.8837 E	0-0.5m brown clay, 0.5-1.3m brown sandy clay, 1.3-1.5m orange brown clay
EW211404-15	0-0.2m	30.59.1439 S	SP8 – Front right corner of bund
EW211404-16	1.3-1.5m	150.15.8893 E	0-0.4m fill, 0.4-1.5m orange brown gravelly clay
EW211404-17	0-0.2m	30.59.1460 S	SP9 – Back right corner of bund
EW211404-18	1.3-1.5m	150.15.8862 E	0-0.8m brown clay, 0.8-1.5m orange brown sandy clay
EW211404-19	0-0.2m	30.59.1509 S	SP10 – Back left corner of bund
EW211404-20	1.3-1.5m	150.15.8913 E	0-0.8m brown clay, 0.8-1.5m orange brown gravelly clay
EW211404-21	0-0.2m	30.59.1476 S	SP11 – Front left corner of bund
EW211404-22	1.3-1.5m	150.15.8959 E	0-0.5m brown clay, 0.5-1.5m orange brown sandy clay
EW211404-23	0-0.2m	30.59.1497 S	SP12 – front left corner
EW211404-24	1.3-1.5m	150.15.9089 E	0-0.8m brown clay, 0.8-1.5m orange brown clay
EW211404-25	0-0.2m	30.59.1561 S	SP13 – back left corner
EW211404-26	1.3-1.5m	150.15.9000 E	0-0.8m brown clay, 0.8-1.5m orange brown gravelly clay

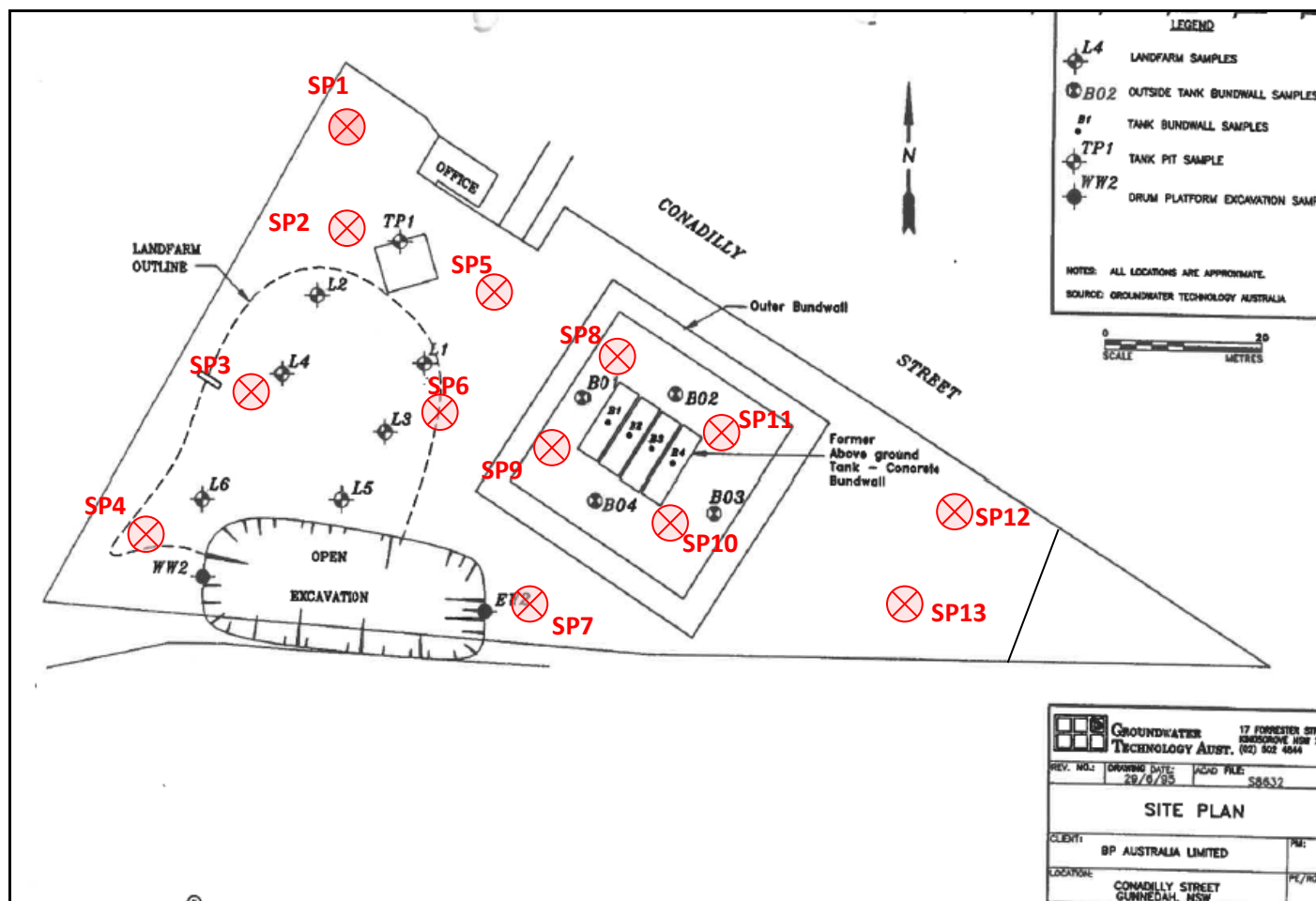


Figure 2.1. Mud Map of Site –sample collection locations in October 2021 highlighted in red overlay samples collected previously in 1995 in black for the site at 419 Conadilly Street - Lot A DP 360493 Tamworth, NSW. Mud map is for illustrative purposes and is not to scale. Map sourced from Groundwater Technology Australia 1995 (Appendix B)



3. RESULTS

All twenty six soil samples were tested for contaminants including lead, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene and xylene (BTEX) at Envirolab (NATA accreditation 2901). The full laboratory report of results for the soil samples are attached.

A summary of analysis results for the soil samples (project reference EW211404) are located in Table 2. The first column contains analytes (element and compounds tested for), the second column is the units of the results (i.e. mg/kg is milligram per kilogram or ppm of soil), and the middle columns contain the validation results for the soil samples collected. The last column of Table 2 displays the maximum permissible concentration of Health-Based Investigation Levels (HILs), which is the maximum concentration of a contaminant permissible, above which further appropriate health investigation and evaluation is required. The HILs selected contain limits suitable to residential A (HIL A) guidelines which are the most conservative HILs and include residences with a garden or accessible soil. The HIL A guidelines have been included as a reference and were located through the NSW Environment and Protection Authority (EPA) and outlined in Schedule B1 of the *National Environment Protection (Assessment of Site Contamination) Measure 1999* (April 2013), NEPC 2013, Canberra.

All twenty six soil sample results at SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12 and SP13 indicate levels for tested analytes below detectable limits or below HIL residential A threshold values (Table 2). TRH concentrations at SP4 are slightly elevated above background concentrations at surface level (0-0.15m), however still remains below adopted guidelines. The results of the sampling indicate low risk for UPSS associated contamination.

The basis on which information was selected from the enclosed Envirolab Data (see Appendix B) for the results summaries was to identify those contaminants that were common contaminants, contaminants of concern, or recorded a measurement above the lowest obtainable reading (LOR or limit of detection). Levels that measure below the instrument's level of detection are typically below guideline limits for contaminants but were still included to show the overall condition of the soil at the site. The quality control data was reviewed and not incorporated into the contained information in the summary as there were no anomalies that needed to be highlighted.

No elevated results above selected guidelines were found.

Soil Contamination Investigation

Lot A DP 360493

419 Conadilly Street

Gunnedah NSW

Table 2: Summary of Soil Analysis Results

ANALYTE	Units	SP1		SP2		SP3		SP4		SP5		SP6		SP7		NEPC Guidelines NEPM Health-Based Investigation Levels (Residential A)
		211404 -1	211404 -2	211404 -3	211404 -4	211404 -5	211404 -6	211404 -7	211404 -8	211404 -9	211404 -10	211404 -11	211404 -12	211404 -13	211404 -14	
		0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.7 (0 to <1m silty soils) 0.9 (1m to <2m silty soils)
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	460 (0 to <1m silty soils) NL (1m to <2m silty soils)
Ethylbenzene	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<70 ESL
Total +ve Xylenes	mg/kg	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	110 (0 to <1m silty soils) 250 (1m to <2m silty soils)
vTPH C6-C10 less BTEX (F1)	mg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	50 (0 to <1m silty soils) 75 (1m to <2m silty soils)
TRH >C10-C16 less naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	270 (0 to <1m silty soils) NL (1m to <2m silty soils)
TRH >C16-34 (F3)	mg/kg	<50	<50	<50	<50	<50	<50	210	<50	<50	<50	<50	<50	<50	<50	300 ESL
Lead	mg/kg	16	7	18	25	7	5	8	8	12	8	18	9	15	12	300

Table 2: Summary of Soil Analysis Results continued

ANALYTE	Units	SP8		SP9		SP10		SP11		SP12		SP13		NEPC Guidelines NEPM Health-Based Investigation Levels (Residential A)
		211404 -15	211404 -16	211404 -17	211404 -18	211404 -19	211404 -20	211404 -21	211404 -22	211404 -23	211404 -24	211404 -25	211404 -26	
		0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	0-0.2m	1.3- 1.5m	
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	0.7 (0 to <1m silty soils) 0.9 (1m to <2m silty soils)
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	460 (0 to <1m silty soils) NL (1m to <2m silty soils)
Ethylbenzene	mg/kg	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<70 ESL
Total +ve Xylenes	mg/kg	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	110 (0 to <1m silty soils) 250 (1m to <2m silty soils)
vTPH C6-C10 less BTEX (F1)	mg/kg	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	50 (0 to <1m silty soils) 75 (1m to <2m silty soils)
TRH >C10-C16 less naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	270 (0 to <1m silty soils) NL (1m to <2m silty soils)
TRH >C16-34 (F3)	mg/kg	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	300 ESL
Lead	mg/kg	7	6	13	6	10	5	14	7	12	8	18	9	300

Residential A is standard residential sites with garden/accessible soil.

4. ADDITIONAL TESTING

Upon review of the first round of contamination testing East West were asked to conduct further testing to determine and confirm the extent of the total recoverable hydrocarbon C16-C34 (TRH) located at SP4 which was more than 50% of the contaminant of potential concern (COPC). In the first round of testing Table 2 shows SP4 at 0-0.2m resulted in a TRH C16-C34 of 210mg/kg with an acceptable ESL threshold of 300mg/kg. To confirm the extent of the TRH C16-C34 COPC another 5 samples were collected on 22 December 2021. The 5 samples as listed in Table 3 were collected below the SP4 top soil at 0.2-0.4m and 4 surface soil samples located equidistant from the centre of SP4 from a depth of 0-0.2m. A mud map of the additional sample locations is contained in Figure 2.2 and a photo of the area where the additional samples were collected from is contained in Figure 17 in Appendix A.

Table 3: Additional Sample Log

SAMPLE ID	DEPTH	GPS COORDINATES	DESCRIPTION
EW211759-1	0.2-0.4m	30.59.1496 S 150.15.8538 E	SP4 – Back right corner, low spot
EW211759-2	0-0.2m	30.59.1518 S 150.15.8546 E	SP14 – Est 5m Behind SP4 (near fence)
EW211759-3	0-0.2m	30.59.1497 S 150.15.8572 E	SP15 – Est 5 m Left of SP4
EW211759-4	0-0.2m	30.59.1508 S 150.15.8557 E	SP16 – Est 5 m Front of SP4
EW211759-5	0-0.2m	30.59.1476 S 150.15.8533 E	SP17 – Est 5 m Right of SP4

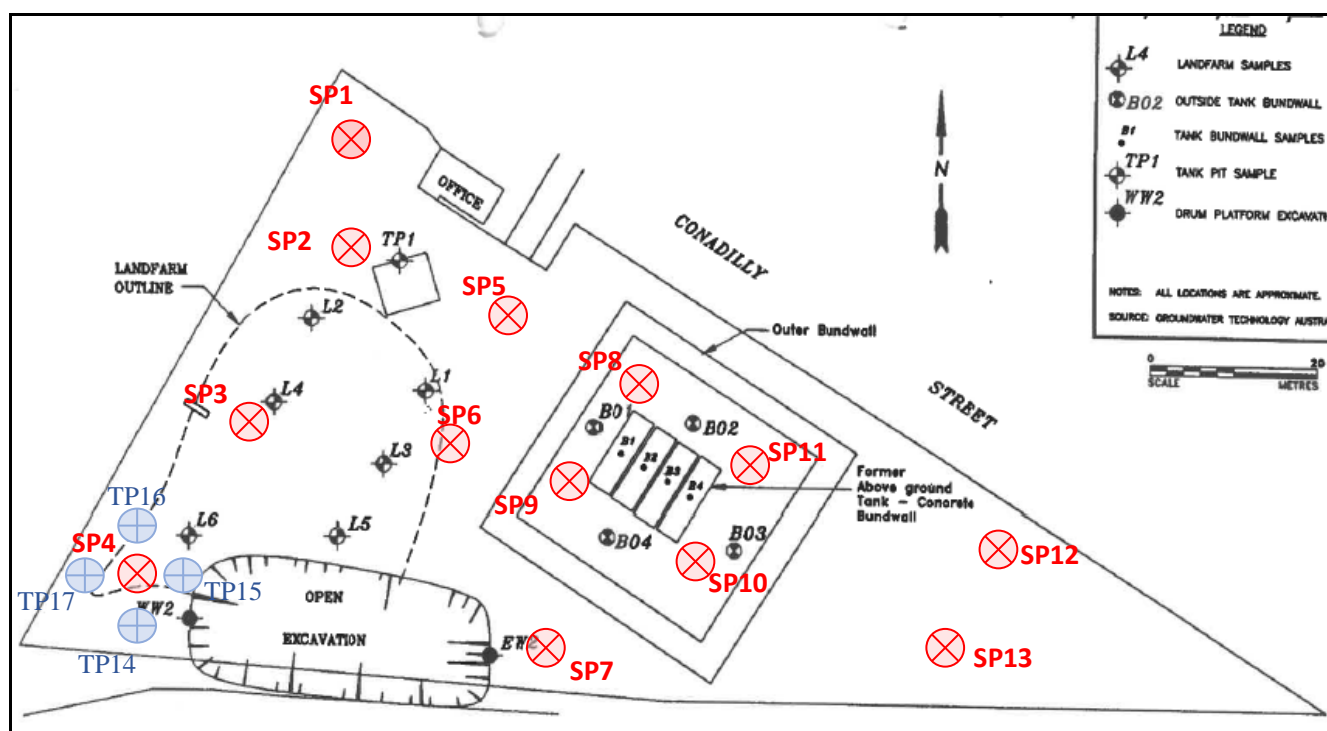


Figure 2.2. Mud Map of Site –additional sample collection locations in December 2021 highlighted in blue. Mud map is for illustrative purposes and is not to scale. Map sourced from Groundwater Technology Australia 1995 (Appendix B)



Table 4: Summary of Additional Soil Analysis Results

ANALYTE	Units	SP4	SP14	SP15	SP16	SP17	NEPC Guidelines NEPM Health-Based Investigation Levels (Residential A)
		211759-1	211759-2	211759-3	211759-4	211759-5	
		0.2-0.4m	0-0.2m	0-0.2m	0-0.2m	0-0.2m	
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	0.7 (0 to <1m silty soils) 0.9 (1m to <2m silty soils)
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	460 (0 to <1m silty soils) NL (1m to <2m silty soils)
Ethylbenzene	mg/kg	<1	<1	<1	<1	<1	<70 ESL
Total +ve Xylenes	mg/kg	<3	<3	<3	<3	<3	110 (0 to <1m silty soils) 250 (1m to <2m silty soils)
vTPH C6-C10 less BTEX (F1)	mg/kg	<25	<25	<25	<25	<25	50 (0 to <1m silty soils) 75 (1m to <2m silty soils)
TRH >C10-C16 less naphthalene (F2)	mg/kg	<50	<50	<50	<50	<50	270 (0 to <1m silty soils) NL (1m to <2m silty soils)
TRH >C16-34 (F3)	mg/kg	<50	<50	<50	<50	<50	300 ESL
Lead	mg/kg	23	20	15	29	20	300

Results from Table 4 show all COPC below the thresholds for residential. The TRH C16-C34 is below the instrument's level of detection in all 5 of the additional samples tested.



5. CONCLUSION

To determine with a degree of certainty whether contaminants associated with the site's previous use as a fuel depot and underground petroleum storage systems (UPSS) are likely to have contaminated the soil and require further investigation, an on-site investigation was conducted. The investigation involved soil sampling areas of concern and the remainder of the site as a check for contamination.

Results of the soil analysis displayed showed contaminants of concern tested were either below detection limits or well below the NEPM guidelines for health-based investigation levels of residential A land in soil samples at SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12, SP13, SP14, SP15, SP16 and SP17. The results of the investigation therefore suggest there is low risk for contamination from previous use and confirms the results of the validation report conducted by Groundwater Technology Australia.

Considering the assessment contained within this report, the site at 419 Conadilly Street (Lot A DP 360493), Gunnedah, NSW has low risk for fuel associated contamination as evidenced by the results of the contamination check.

6. REPORT LIMITATIONS

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only.

This report does not provide a complete assessment of the environmental integrity of the site and is limited by the scope as defined above.

7. REFERENCES

NSW EPA [1995], *Contaminated Sites – Sampling Design Guidelines*. Sydney South, ISBN 0 7310 3756 1

NEPC [2013], *National Environment Protection (Assessment of Site Contamination) Measure 1999* (April 2013). Canberra.

NEPC [2013], *Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater Measure 1999* (May 2013). Canberra.



APPENDIX A Site Photos



Figure 3: SP1



Figure 4: SP2



Figure 5: SP3



Figure 6: SP4

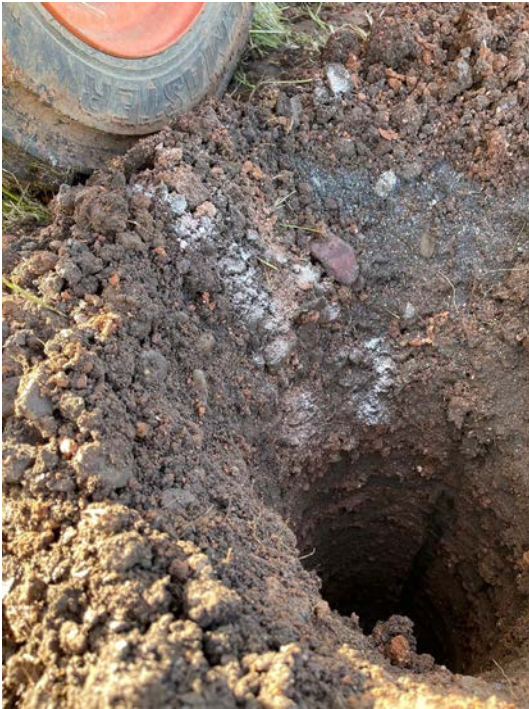


Figure 7: SP5



Figure 8: SP6



Figure 9: SP7

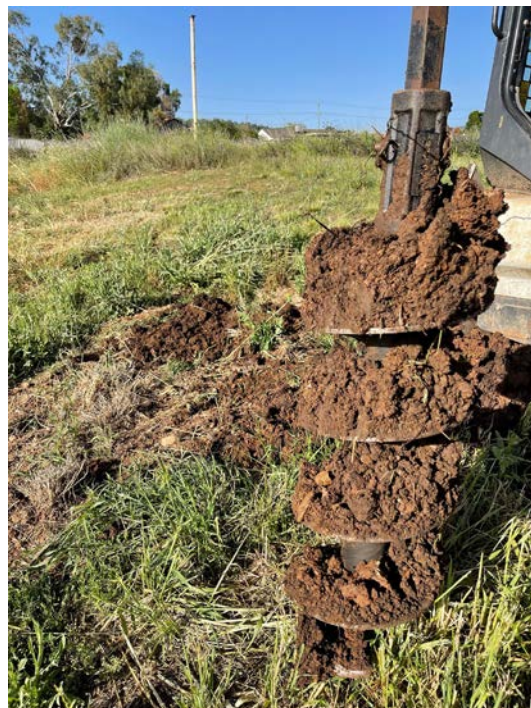


Figure 10: SP8



Figure 11: SP9



Figure 12: SP10



Figure 13: SP11



Figure 14: SP12



Figure 15: SP13



Figure 16: Location of the old UPSS bunded area



Figure 17: View of the Location of SP4 and additional samples collected at SP14, SP15, SP16 & SP17



APPENDIX B

Envirolab Results & GTA Report

Kathryn Yigman

From: Jack Chaffey <jack@stripes.net.au>
Sent: Monday, 17 January 2022 12:45 PM
To: Mark Slack-Smith; Jamie Chaffey; Kathryn Yigman
Subject: FW: 419 Conadilly Soil Testing

FYI

Regards,

JACK CHAFFEY
Business Development Manager

125 Mathias Road, Gunnedah, 2380
jack@stripes.net.au
www.stripes.net.au
0417 409 981

STRIPES



From: Hudson - Wade <wadehudson@infogunnedah.com.au>
Sent: Monday, 17 January 2022 11:48 AM
To: Jack Chaffey <jack@stripes.net.au>
Cc: Nixon - Ashleigh <ashleighbnixon@infogunnedah.com.au>
Subject: RE: 419 Conadilly Soil Testing

Hi Jack,

I would agree that this shows that there is no higher level of contamination around this one location. It appears that it could be an isolated point. I would suggest that you include this report with any planning proposal or development application for this property.

Kind Regards



Wade Hudson Senior Development Officer
Gunnedah Shire Council

T +61 2 6740 2100 F 02 6740 2129 E wadehudson@infogunnedah.com.au
PO Box 63 (63 Elgin Street), GUNNEDAH NSW 2380
www.gunnedah.nsw.gov.au or www.facebook.com/gunnedahshire

I acknowledge the Kamilaroi Aboriginal Nation as the traditional custodians of the land on which I live, work and play. I pay my respect to Elders past and present.

From: Jack Chaffey [<mailto:jack@stripes.net.au>]
Sent: Monday, 17 January 2022 9:30 AM
To: Hudson - Wade
Subject: 419 Conadilly Soil Testing

Morning Wade,

Please find attached the results from the second round of soil contamination testing at 419 Conadilly Street.

Moving forward, are these results satisfactory for DA purposes?

Regards,

JACK CHAFFEY
Business Development Manager

125 Mathias Road, Gunnedah, 2380

jack@stripes.net.au

www.stripes.net.au

0417 409 981



///STRIPES



Click [here](#) to report this email as spam.

This message has been scanned for malware by Websense. www.websense.com



APPENDIX C

EPLANNING REPORT

Development Consultants - Surveying, Environmental & Landscape Architecture Services

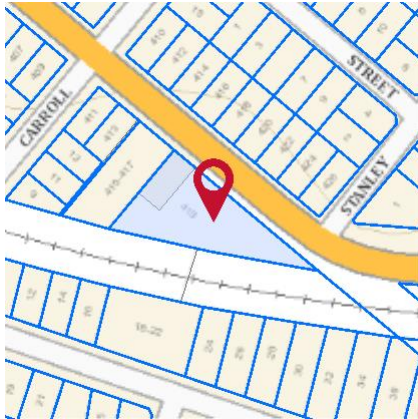
Stewart Surveys Pty Ltd
ABN 65 002 886 508

109 Conadilly Street
PO Box 592
Gunnedah NSW 2380
T 02 6742 2966
F 02 6742 0684
cstewart@stewartsurveys.com



Property Report

419 CONADILLY STREET GUNNEDAH 2380



Property Details

Address: 419 CONADILLY STREET GUNNEDAH 2380
 Lot/Section A/-/DP360493 B/-/DP372051
 /Plan No:
 Council: GUNNEDAH 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	Gunnedah Local Environmental Plan 2012 (pub. 29-6-2012)
Land Zoning	R2 - Low Density Residential: (pub. 29-6-2012)
Height Of Building	NA
Floor Space Ratio	0.5:1
Minimum Lot Size	650 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

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)



Property Report

419 CONADILLY STREET GUNNEDAH 2380

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 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) 2021: Land Application (pub. 26-11-2021)
- 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 (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Excluded (pub. 17-9-2021)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- 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)

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

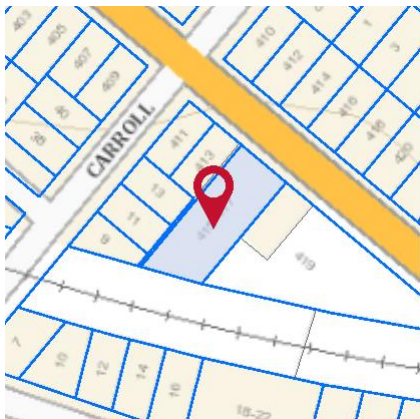
1.5 m Buffer around Classified Roads	Classified Road Adjacent
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	RED CHIEF
Regional Plan Boundary	New England North West

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



Property Report

415-417 CONADILLY STREET GUNNEDAH 2380



Property Details

Address: 415-417 CONADILLY STREET GUNNEDAH 2380
 Lot/Section /Plan No: A/-/DP405072
 Council: GUNNEDAH 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	Gunnedah Local Environmental Plan 2012 (pub. 29-6-2012)
Land Zoning	R2 - Low Density Residential: (pub. 29-6-2012)
Height Of Building	NA
Floor Space Ratio	0.5:1
Minimum Lot Size	650 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

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)



Property Report

415-417 CONADILLY STREET GUNNEDAH 2380

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 17-9-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- 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 (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	RED CHIEF
Regional Plan Boundary	New England North West

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



APPENDIX D

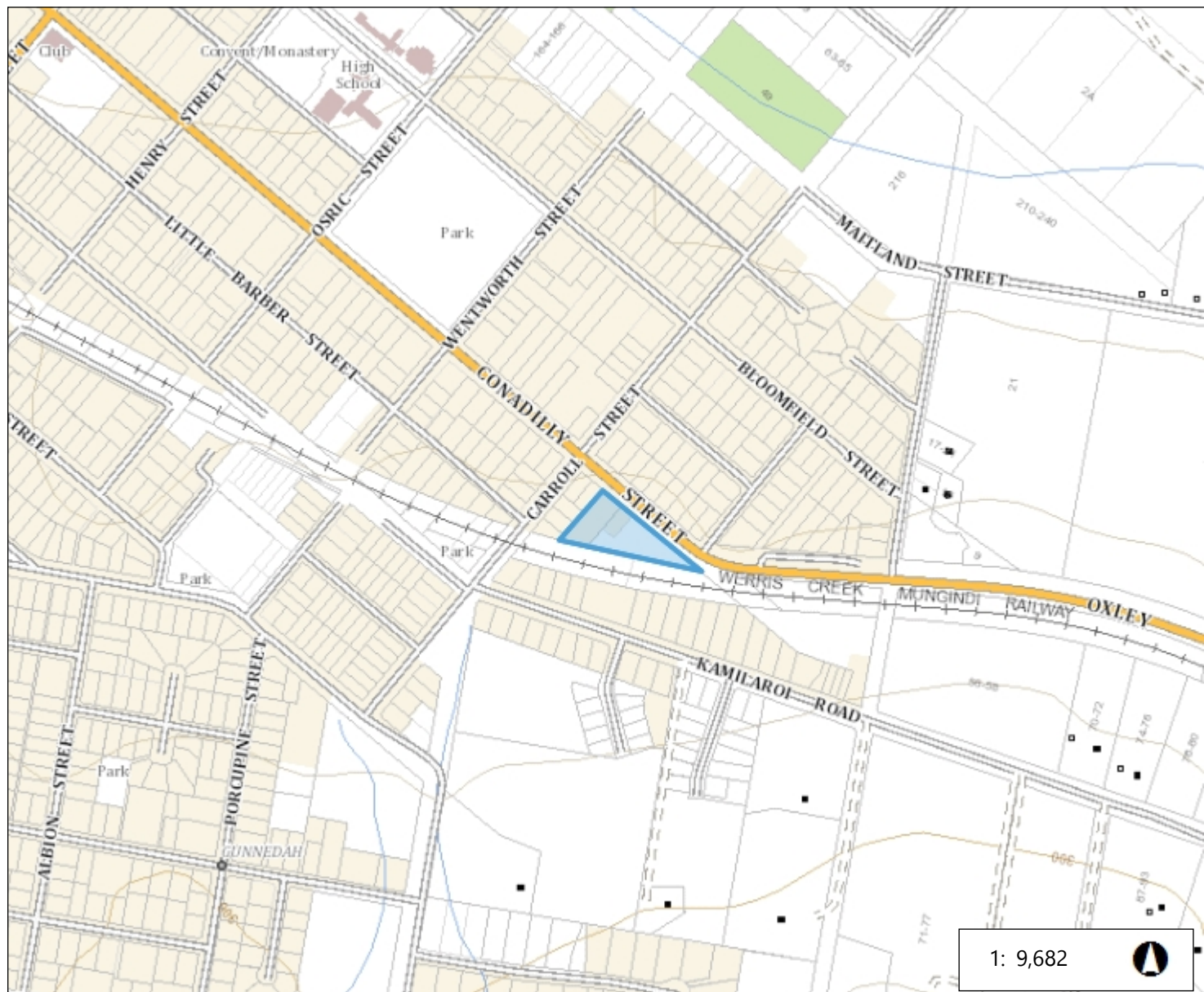
BIODIVERSITY OFFSET SCHEME (BOS) ENTRY THRESHOLD MAP

Development Consultants - Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

109 Conadilly Street
PO Box 592
Gunnedah NSW 2380
T 02 6742 2966
F 02 6742 0684
cstewart@stewartsurveys.com

Biodiversity Values Map



491.8 0 245.91 491.8 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

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

Notes

© NSW Department of Planning and Environment

Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	13/04/2022 11:32 AM	BDAR Required*
Total Digitised Area	7,572.4 sqm	
Minimum Lot Size Method	LEP	
Minimum Lot Size 10,000sqm = 1ha	650 sqm	
Area Clearing Threshold 10,000sqm = 1ha	2,500 sqm	
Area clearing trigger Area of native vegetation cleared	Unknown [#]	Unknown [#]
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	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 BMAT 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 Department of Planning and Environment 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 Kathryn Figman Date: 13/04/2022 11:32 AM



APPENDIX E

ABORIGINAL HERITAGE INFORMATION MANAGEMENT SYSTEMS SEARCH RESULTS

- Lot A DP360493
- Lot B DP372051
- Lot A DP 405072

Development Consultants - Surveying, Environmental & Landscape Architecture Services

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cstewart@stewartsurveys.com

Kathryn Yigman

Date: 13 April 2022

PO Box 592 109 Conadilly Street
Gunnedah New South Wales 2380

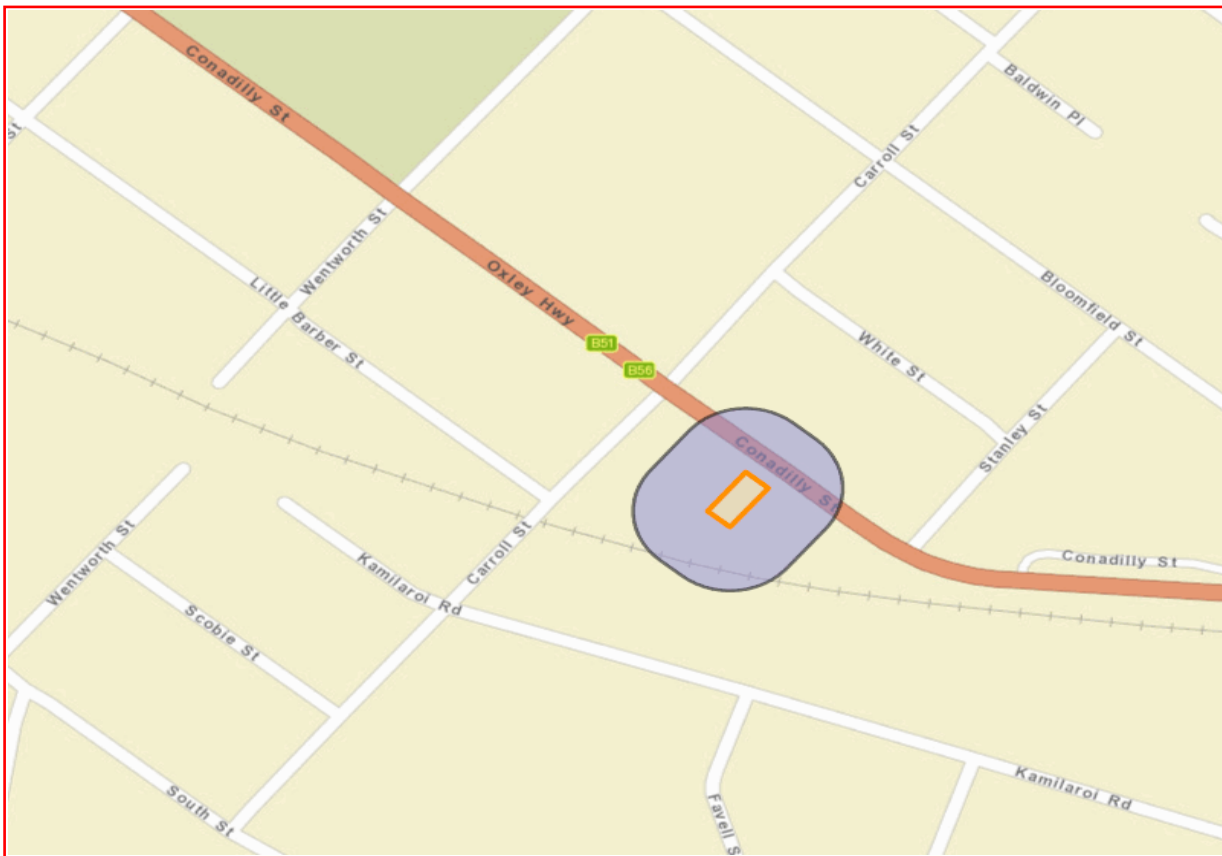
Attention: Kathryn Yigman

Email: kathryn@stewartsurveys.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : A, DP:DP360493, Section : - with a Buffer of 50 meters, conducted by Kathryn Yigman on 13 April 2022.

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 Heritage NSW 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 \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW 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.

Kathryn Yigman

Date: 13 April 2022

PO Box 592 109 Conadilly Street
Gunnedah New South Wales 2380

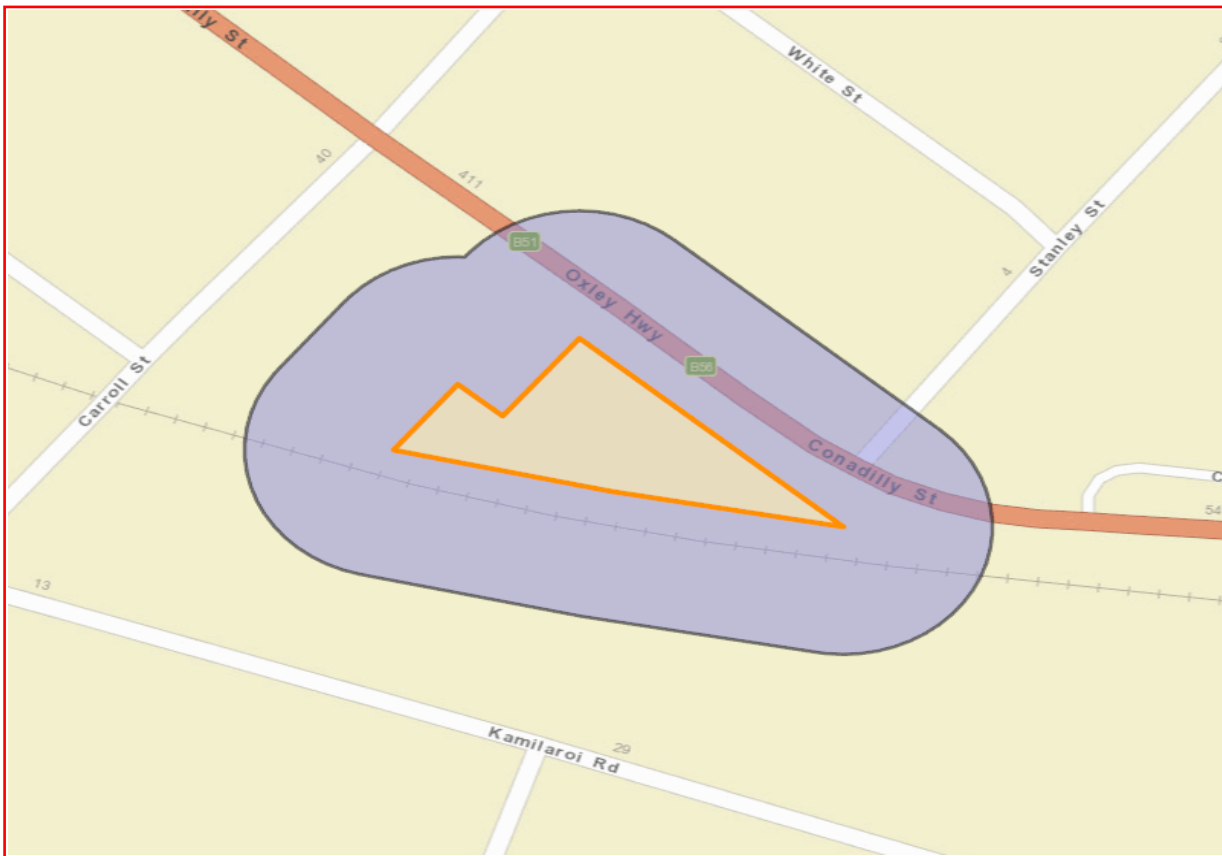
Attention: Kathryn Yigman

Email: kathryn@stewartsurveys.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : B, DP:DP372051, Section : - with a Buffer of 50 meters, conducted by Kathryn Yigman on 13 April 2022.

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 Heritage NSW 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 \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW 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 Heritage NSW 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.

Kathryn Yigman

Date: 13 April 2022

PO Box 592 109 Conadilly Street
Gunnedah New South Wales 2380

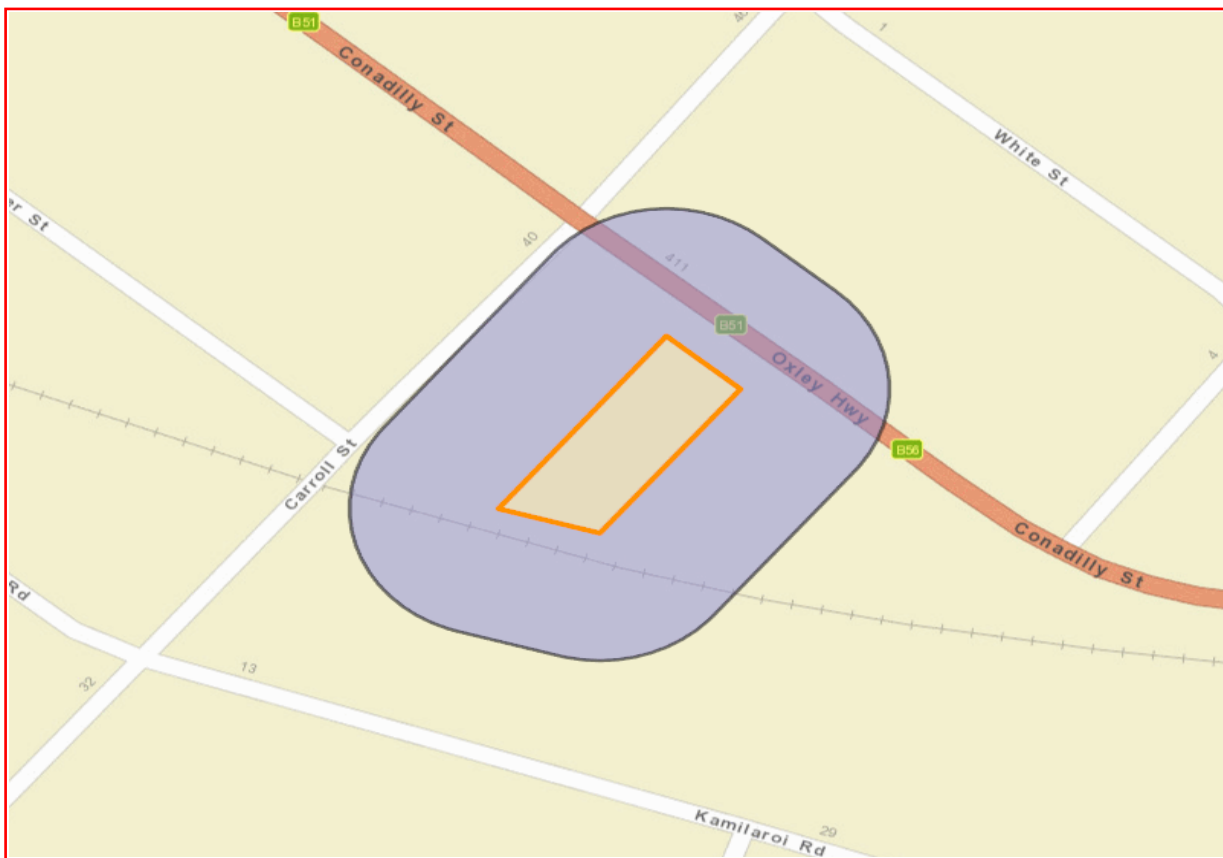
Attention: Kathryn Yigman

Email: kathryn@stewartsurveys.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : A, DP:DP405072, Section : - with a Buffer of 50 meters, conducted by Kathryn Yigman on 13 April 2022.

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 Heritage NSW 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 \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW 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 Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



APPENDIX F

SOIL LANDSCAPE PROFILE

- Frw (Fullwoods Road)

Development Consultants – Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

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PO Box 592
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T 02 6742 2966
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cstewart@stewartsurveys.com



Landscape— Extremely long (400 - 2,500 m) pediment footslopes comprised of coalescing alluvial fans below Permian and Triassic lithic sandstone hills. Slopes 2 - 8%, local relief <80 m, elevation 290 - 400 m. Mostly cleared open woodland.

Soils— Mostly degraded very deep to giant, moderately well-drained Red and Brown Chromosols (Red-brown Earths) with deep to very deep, well-drained Red Kandosols (Red Earths) common on upper footslopes.

Qualities and limitations— moderate soil fertility, localised foundation hazard, localised dieback, widespread recharge zone, localised discharge zone, localised salinity hazard, localised gully erosion hazard, localised sheet erosion hazard, widespread high run-on, localised permanently high watertables.

LOCATION AND SIGNIFICANCE

Long pediment footslopes and alluvial fans derived from Permian and Triassic sandstone hills in the Curlewis Hills. Type location is E end of Fullwoods Rd, 8 km SE of Curlewis and 17 km NW of Breeza (MGA grid reference 242500E, 6548900N, grid zone 56).

Variants

None.

Included landscapes

None.

LANDSCAPE

Landform

Coalescing alluvial fan systems on long (400 - 2,500 m) pediment footslopes below Permian and Triassic sandstone hills, with slopes between 2 - 8%, local relief <80 m and elevation ranging from 290 - 400 m. Upper slopes are steeper with gradients up to 8% and incised drainage lines, whilst lower slopes are dominated by sheetflow with a few gullies.

Localised saline outbreaks are found in the floors of deep gullies and along lower footslopes, particularly where subsurface drainage may be impeded, e.g., by roads.

Geology

Quaternary alluvial/colluvial complex derived from Permian and Triassic sandstones and conglomerates deposited as a complex of interlocking fans. Depth to bedrock is generally >6 m. Most of the fan material overlies Permian sandstones and conglomerates.

Vegetation

Open woodland mostly cleared originally for agriculture. Dominant species which occur in remnant patches of vegetation and in regrowth areas include *Eucalyptus albens* (white box), *E. melliodora* (yellow box), *E. populnea* (bimble box), *E. pilligaensis* (pilliga box), *Casuarina cristata* (belah), *Brachychiton populneus* (kurrajong), *Geijera parviflora* (wilga), *Heterodendron oleifolium* (rosewood), *Eremophila mitchellii* (budda), *Acacia deanei* ssp. *deanei* (Deane's wattle), *A. aneura* (mulga), and *A. harpophylla* (brigalow).

Ground cover species include *Stipa* spp. (spear grasses), *Aristida* spp. (wire grasses), *Bothriochloa ambigua* (red grass), *Dicanthium sericeum* (blue grass), *Eragrostis* spp. (love grasses) and *Panicum* spp. (panics).

Climate

Estimated average annual rainfall ranges from 560 - 640 mm/year.

Hydrology

Not recorded.

Land use

Most of this soil landscape was originally cleared for cultivation, though grazing of cattle and sheep on improved pastures is now the dominant land use. Cropping is generally carried out in rotation with pasture phases, although some continuous cropping may still be found.

Land degradation

Severe gully erosion is associated with previously intensive cropping, and most gullies are relatively stable. Severe sheet and rill erosion is common in some areas. Structural decline from previous continuous cropping systems is evident in the form of plough pans, and where continuous cultivation is still carried out the remaining topsoil has become a dense compacted mass. Saline outbreaks are found on lower footslopes and fans and in association with structural controls such as roads.

Erosion hazard

Land use	Non-concentrated flows	Concentrated flows	Wind
cultivation	moderate	high	moderate
grazing	low	moderate	low

SOILS

Soil Variation and Distribution

Upper footslopes are dominated by deep to very deep, well-drained Red Kandosols (Red Earths), with total soil depth <2 m. Mid to lower footslopes are generally dominated by very deep to giant, moderately well-drained Red and Brown Chromosols (Red-brown Earths), with total soil depth often >5 m.

QUALITIES AND LIMITATIONS

Capabilities

Land and Soil Capability	5	Urban Capability	A
Soil Regolith Class	R4 (R3)		

Limitations to Land Use

Grazing	low	Cultivation	moderate to high
Urban	low to moderate		

Landscape

Steep slopes	not observed	Mass movement hazard	not observed
Rock outcrop	not observed	Rockfall hazard	not observed

Foundation hazard	localised	Woody weeds	not observed
Complex terrain	not observed	Productive arable land	not observed
Soils			
Shallow soils	not observed	Poor moisture availability	not observed
Non-cohesive soils	not observed	Soil fertility	moderate
Hydrology			
High run-on	widespread	Poor drainage	not observed
Permanently high watertables	localised	Permanent waterlogging	not observed
Seasonal waterlogging	not observed	Flood hazard	not observed
Erosion			
Wind erosion hazard	not observed	Wave erosion hazard	not observed
Gully erosion hazard	localised	Sheet erosion hazard	localised
Streambank erosion hazard	not observed		
Salinity			
Recharge zone	widespread	Discharge zone	localised
Salinity hazard	localised	Seepage scalds	localised

FACETS

frw(1)— Upper footslopes

Soils	Deep to very deep, well-drained Red Kandosols (Red Earths).
Type Profile	Soil Landscapes of the Curlewis 1:100 000 Sheet (1000212), profile 27.

frw(2)— Mid to lower footslopes

Soils	Very deep to giant, moderately well-drained Red Chromosols and Sodosols (Red-brown Earths and Solodic soils).
Type Profile	Soil Landscapes of the Curlewis 1:100 000 Sheet (1000212), profile 53.

LAND MANAGEMENT RECOMMENDATIONS

Contour banks and strip cropping is necessary to control sheetflow, especially in cropping systems but also beneficial on steeper upper footslopes in grazing systems. Cropping should be in rotation with pasture, with a maximum of 3 years under crop and a minimum of 3 years in continuous pasture. Tree cover of >10% in stands should be retained or promoted by planting or regeneration.

A buffer strip of native vegetation (planted or regenerated trees or pasture) should be maintained along the plain-footslope/fan boundary to lower locally high watertables and thereby reduce dryland salinity hazard.

Subsoil materials are generally unsuitable for earthworks, as some are susceptible to tunnelling or piping whilst others are highly expansive. Likewise some subsoils may provide difficulties in designing and constructing buildings, footings and drainage systems.

NOTES

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

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

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

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SLAM Soil Landscape Report for Liverpool Plains v 1.0.0, Mon Oct 31 09:13:49 2011



APPENDIX G

BUSHFIRE PRONE LAND SEARCH RESULTS

Development Consultants - Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508

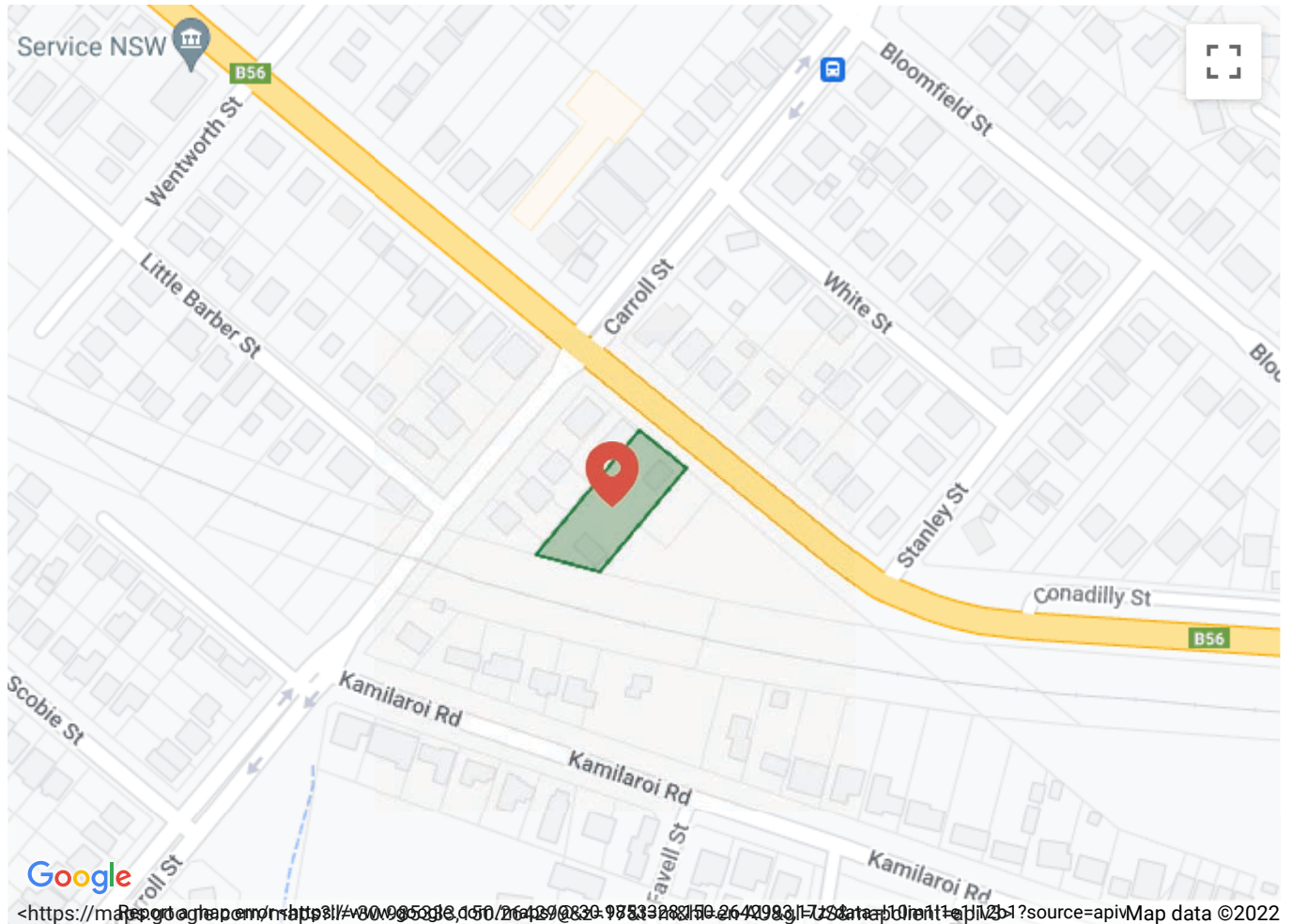
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NSW RURAL FIRE SERVICE

Check if you're in bush fire prone land

Your Property



Your search result

You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact

bushfireprone.mapping@rfs.nsw.gov.au

The parcel of land selected is not identified as bush fire prone however you could still be affected by a bush fire.

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.

For more information on making a plan for bush fire check out our [guide to making your bush fire survival plan](#)

<https://www.rfs.nsw.gov.au/plan-and-prepare/bush-fire-survival-plan>

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



- 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



APPENDIX H

BIONET ATLAS SEARCH RESULTS – THREATENED FAUNA SPECIES LIST

Development Consultants – Surveying, Environmental & Landscape Architecture Services

Stewart Surveys Pty Ltd
ABN 65 002 886 508



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Data from the BIONET Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Public Report of all Valid Records of Entities in selected area [North: -30.93 West: 150.21 East: 150.31 South: -31.03] returned a total of 2,129 records of 689 species.
Report generated on 13/04/2022 10:28 AM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Amphibia	Hylidae	3025	<i>Cyclorana platycephala</i>		Water-holding Frog	P		1	
Animalia	Amphibia	Hylidae	3171	<i>Litoria caerulea</i>		Green Tree Frog	P		8	
Animalia	Amphibia	Hylidae	3204	<i>Litoria peronii</i>		Peron's Tree Frog	P		3	
Animalia	Amphibia	Hylidae	3210	<i>Litoria rubella</i>		Desert Tree Frog	P		4	
Animalia	Amphibia	Limnodynastidae	3058	<i>Limnodynastes dumerilii</i>		Eastern Banjo Frog	P		1	
Animalia	Amphibia	Limnodynastidae	3059	<i>Limnodynastes fletcheri</i>		Long-thumbed Frog	P		1	
Animalia	Amphibia	Limnodynastidae	3062	<i>Limnodynastes salmini</i>		Salmon Striped Frog	P		1	
Animalia	Amphibia	Limnodynastidae	3063	<i>Limnodynastes tasmaniensis</i>		Spotted Grass Frog	P		2	
Animalia	Amphibia	Limnodynastidae	3064	<i>Limnodynastes terraereginae</i>		Northern Banjo Frog	P		3	
Animalia	Amphibia	Limnodynastidae	3098	<i>Notaden bennettii</i>		Crucifix Frog	P		1	
Animalia	Reptilia	Chelidae	5259	<i>Chelodina expansa</i>		Broad-shelled Turtle	P		2	
Animalia	Reptilia	Chelidae	2017	<i>Chelodina longicollis</i>		Eastern Snake-necked Turtle	P		7	
Animalia	Reptilia	Chelidae	2034	<i>Emydura macquarii</i>		Macquarie Turtle	P		2	
Animalia	Reptilia	Diplodactylidae	2123	<i>Nebulifera robusta</i>		Robust Velvet Gecko	P		1	
Animalia	Reptilia	Pygopodidae	2144	<i>Aprasia parapulchella</i>		Pink-tailed Legless Lizard	V,P	V	1	
Animalia	Reptilia	Pygopodidae	2170	<i>Lialis burtonis</i>		Burton's Snake-lizard	P		1	
Animalia	Reptilia	Pygopodidae	2911	<i>Pygopus schraderi</i>		Eastern Hooded Scaly-foot	P		1	
Animalia	Reptilia	Scincidae	2331	<i>Cryptoblepharus virgatus</i>		Cream-striped Shinning-skink	P		2	
Animalia	Reptilia	Scincidae	2375	<i>Ctenotus robustus</i>		Robust Ctenotus	P		1	
Animalia	Reptilia	Scincidae	T114	<i>Ctenotus sp.</i>			P		1	
Animalia	Reptilia	Scincidae	2429	<i>Egernia striolata</i>		Tree Skink	P		1	
Animalia	Reptilia	Scincidae	2450	<i>Lampropholis delicata</i>		Dark-flecked Garden Sunskink	P		2	
Animalia	Reptilia	Scincidae	2499	<i>Lerista punctatovittata</i>		Eastern Robust Slider	P		1	
Animalia	Reptilia	Scincidae	2419	<i>Liopholis modesta</i>		Eastern Ranges Rock-skink	P		1	
Animalia	Reptilia	Scincidae	2580	<i>Tiliqua scincoides</i>		Eastern Blue-tongue	P		2	
Animalia	Reptilia	Agamidae	2177	<i>Pogona barbata</i>		Bearded Dragon	P		4	
Animalia	Reptilia	Varanidae	2283	<i>Varanus varius</i>		Lace Monitor	P		2	
Animalia	Reptilia	Typhlopidae	2603	<i>Anilius proximus</i>		Proximus Blind Snake	P		1	
Animalia	Reptilia	Typhlopidae	T112	<i>Anilius sp.</i>		blind snake	P		1	
Animalia	Reptilia	Typhlopidae	2606	<i>Anilius wiedii</i>		Brown-snouted Blind Snake	P		1	
Animalia	Reptilia	Elapidae	2711	<i>Brachyurophis australis</i>		Coral Snake	P		2	
Animalia	Reptilia	Elapidae	2669	<i>Furina diadema</i>		Red-naped Snake	P		2	
Animalia	Reptilia	Elapidae	2692	<i>Pseudechis guttatus</i>		Spotted Black Snake	P		2	
Animalia	Reptilia	Elapidae	9075	<i>Pseudechis sp.</i>		Unidentified Black Snake	P		1	
Animalia	Reptilia	Elapidae	2699	<i>Pseudonaja textilis</i>		Eastern Brown Snake	P		5	
Animalia	Aves	Phasianidae	0009	<i>Coturnix pectoralis</i>		Stubble Quail	P		1	
Animalia	Aves	Anatidae	0211	<i>Anas gracilis</i>		Grey Teal	P		1	
Animalia	Aves	Anatidae	0208	<i>Anas superciliosa</i>		Pacific Black Duck	P		7	
Animalia	Aves	Anatidae	0202	<i>Chenonetta jubata</i>		Australian Wood Duck	P		5	
Animalia	Aves	Anatidae	0203	<i>Cygnus atratus</i>		Black Swan	P		1	
Animalia	Aves	Columbidae	0957	<i>Columba livia</i>	*	Rock Dove			4	
Animalia	Aves	Columbidae	0031	<i>Geopelia cuneata</i>		Diamond Dove	P		1	
Animalia	Aves	Columbidae	0032	<i>Geopelia humeralis</i>		Bar-shouldered Dove	P		1	
Animalia	Aves	Columbidae	9931	<i>Geopelia striata</i>		Peaceful Dove	P		2	
Animalia	Aves	Columbidae	0043	<i>Ocyphaps lophotes</i>		Crested Pigeon	P		10	
Animalia	Aves	Columbidae	0034	<i>Phaps chalcoptera</i>		Common Bronzewing	P		1	

Animalia	Aves	Podargidae	0313	<i>Podargus strigoides</i>	Tawny Frogmouth	P	3	
Animalia	Aves	Aegothelidae	0317	<i>Aegotheles cristatus</i>	Australian Owlet-nightjar	P	2	
Animalia	Aves	Apodidae	0335	<i>Apus pacificus</i>	Fork-tailed Swift	P	C,J,K	1
Animalia	Aves	Anhingidae	8731	<i>Anhinga novaehollandiae</i>	Australasian Darter	P		1
Animalia	Aves	Ardeidae	0188	<i>Egretta novaehollandiae</i>	White-faced Heron	P		4
Animalia	Aves	Threskiornithidae	0180	<i>Threskiornis spinicollis</i>	Straw-necked Ibis	P		3
Animalia	Aves	Accipitridae	0221	<i>Accipiter fasciatus</i>	Brown Goshawk	P		1
Animalia	Aves	Accipitridae	0224	<i>Aquila audax</i>	Wedge-tailed Eagle	P		1
Animalia	Aves	Accipitridae	0232	<i>Elanus axillaris</i>	Black-shouldered Kite	P		1
Animalia	Aves	Accipitridae	0228	<i>Haliastur sphenurus</i>	Whistling Kite	P		3
Animalia	Aves	Accipitridae	0225	<i>Hieraaetus morphnoides</i>	Little Eagle	V,P		2
Animalia	Aves	Accipitridae	0230	<i>Lophoictinia isura</i>	Square-tailed Kite	V,P,3		1
Animalia	Aves	Falconidae	0240	<i>Falco cenchroides</i>	Nankeen Kestrel	P		7
Animalia	Aves	Falconidae	0235	<i>Falco longipennis</i>	Australian Hobby	P		1
Animalia	Aves	Charadriidae	0133	<i>Vanellus miles</i>	Masked Lapwing	P		4
Animalia	Aves	Scolopacidae	0168	<i>Gallinago hardwickii</i>	Latham's Snipe	P	J,K	1
Animalia	Aves	Turnicidae	0014	<i>Turnix varius</i>	Painted Button-quail	P		1
Animalia	Aves	Cacatuidae	0269	<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	P		15
Animalia	Aves	Cacatuidae	0271	<i>Cacatua sanguinea</i>	Little Corella	P		5
Animalia	Aves	Cacatuidae	0273	<i>Eolophus roseicapilla</i>	Galah	P		20
Animalia	Aves	Cacatuidae	0274	<i>Nymphicus hollandicus</i>	Cockatiel	P		1
Animalia	Aves	Psittacidae	0281	<i>Alisterus scapularis</i>	Australian King-Parrot	P		5
Animalia	Aves	Psittacidae	0280	<i>Aprosmictus erythropterus</i>	Red-winged Parrot	P		1
Animalia	Aves	Psittacidae	0294	<i>Barnardius zonarius</i>	Australian Ringneck	P		2
Animalia	Aves	Psittacidae	0258	<i>Glossopsitta concinna</i>	Musk Lorikeet	P		2
Animalia	Aves	Psittacidae	0260	<i>Glossopsitta pusilla</i>	Little Lorikeet	V,P		4
Animalia	Aves	Psittacidae	0309	<i>Lathamus discolor</i>	Swift Parrot	E1,P,3	CE	3
Animalia	Aves	Psittacidae	0288	<i>Platycercus eximius</i>	Eastern Rosella	P		7
Animalia	Aves	Psittacidae	T039	<i>Platycercus sp.</i>	Unidentified Rosella	P		1
Animalia	Aves	Psittacidae	0295	<i>Psephotus haematonotus</i>	Red-rumped Parrot	P		4
Animalia	Aves	Psittacidae	9947	<i>Trichoglossus haematodus</i>	Rainbow Lorikeet	P		3
Animalia	Aves	Cuculidae	0338	<i>Cacomantis flabelliformis</i>	Fan-tailed Cuckoo	P		1
Animalia	Aves	Cuculidae	0342	<i>Chalcites basalis</i>	Horsfield's Bronze-Cuckoo	P		1
Animalia	Aves	Cuculidae	0348	<i>Scythrops novaehollandiae</i>	Channel-billed Cuckoo	P		2
Animalia	Aves	Strigidae	9922	<i>Ninox novaeseelandiae</i>	Southern Boobook	P		3
Animalia	Aves	Tytonidae	9923	<i>Tyto javanica</i>	Eastern Barn Owl	P		1
Animalia	Aves	Alcedinidae	0322	<i>Dacelo novaeguineae</i>	Laughing Kookaburra	P		4
Animalia	Aves	Alcedinidae	0326	<i>Todiramphus sanctus</i>	Sacred Kingfisher	P		4
Animalia	Aves	Meropidae	0329	<i>Merops ornatus</i>	Rainbow Bee-eater	P		1
Animalia	Aves	Climacteridae	8127	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	V,P		1
Animalia	Aves	Climacteridae	0558	<i>Cormobates leucophaea</i>	White-throated Treecreeper	P		1
Animalia	Aves	Maluridae	0529	<i>Malurus cyaneus</i>	Superb Fairy-wren	P		4
Animalia	Aves	Maluridae	0536	<i>Malurus lamberti</i>	Variegated Fairy-wren	P		2
Animalia	Aves	Acanthizidae	0486	<i>Acanthiza chrysorrhoa</i>	Yellow-rumped Thornbill	P		3
Animalia	Aves	Acanthizidae	0471	<i>Acanthiza nana</i>	Yellow Thornbill	P		1
Animalia	Aves	Acanthizidae	0475	<i>Acanthiza pusilla</i>	Brown Thornbill	P		1
Animalia	Aves	Acanthizidae	0484	<i>Acanthiza reguloides</i>	Buff-rumped Thornbill	P		1
Animalia	Aves	Acanthizidae	0504	<i>Chthonicola sagittata</i>	Speckled Warbler	V,P		4
Animalia	Aves	Acanthizidae	0463	<i>Gerygone fusca</i>	Western Gerygone	P		1
Animalia	Aves	Acanthizidae	0465	<i>Smicrornis brevirostris</i>	Weebill	P		1
Animalia	Aves	Pardalotidae	0976	<i>Pardalotus striatus</i>	Striated Pardalote	P		3

Animalia	Aves	Meliphagidae	0640	<i>Acanthagenys rufocularis</i>	Spiny-cheeked Honeyeater	P	5	
Animalia	Aves	Meliphagidae	0638	<i>Anthochaera carunculata</i>	Red Wattlebird	P	1	
Animalia	Aves	Meliphagidae	T210	<i>Anthochaera sp.</i>	Unidentified Wattlebird	P	1	
Animalia	Aves	Meliphagidae	0614	<i>Caligavis chrysops</i>	Yellow-faced Honeyeater	P	1	
Animalia	Aves	Meliphagidae	0634	<i>Manorina melanocephala</i>	Noisy Miner	P	6	
Animalia	Aves	Meliphagidae	0617	<i>Nesoptilotis leucotis</i>	White-eared Honeyeater	P	1	
Animalia	Aves	Meliphagidae	0646	<i>Philemon citreogularis</i>	Little Friarbird	P	5	
Animalia	Aves	Meliphagidae	0645	<i>Philemon corniculatus</i>	Noisy Friarbird	P	3	
Animalia	Aves	Meliphagidae	0585	<i>Plectorhyncha lanceolata</i>	Striped Honeyeater	P	1	
Animalia	Aves	Meliphagidae	0613	<i>Ptilotula fusca</i>	Fuscous Honeyeater	P	2	
Animalia	Aves	Meliphagidae	0625	<i>Ptilotula penicillata</i>	White-plumed Honeyeater	P	5	
Animalia	Aves	Neosittidae	0549	<i>Daphoenositta chrysoptera</i>	Varied Sittella	V,P	1	
Animalia	Aves	Campephagidae	0424	<i>Coracina novaehollandiae</i>	Black-faced Cuckoo-shrike	P	4	
Animalia	Aves	Campephagidae	0430	<i>Lalage sueurii</i>	White-winged Triller	P	1	
Animalia	Aves	Pachycephalidae	0408	<i>Colluricincla harmonica</i>	Grey Shrike-thrush	P	1	
Animalia	Aves	Pachycephalidae	0401	<i>Pachycephala rufiventris</i>	Rufous Whistler	P	3	
Animalia	Aves	Artamidae	8519	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V,P	1	
Animalia	Aves	Artamidae	0700	<i>Cracticus nigrogularis</i>	Pied Butcherbird	P	3	
Animalia	Aves	Artamidae	T022	<i>Cracticus sp.</i>	Unidentified Butcherbird	P	2	
Animalia	Aves	Artamidae	0702	<i>Cracticus torquatus</i>	Grey Butcherbird	P	2	
Animalia	Aves	Artamidae	0705	<i>Gymnorhina tibicen</i>	Australian Magpie	P	21	
Animalia	Aves	Artamidae	0694	<i>Strepera graculina</i>	Pied Currawong	P	5	
Animalia	Aves	Rhipiduridae	0361	<i>Rhipidura albiscapa</i>	Grey Fantail	P	2	
Animalia	Aves	Rhipiduridae	0364	<i>Rhipidura leucophrys</i>	Willie Wagtail	P	7	
Animalia	Aves	Corvidae	0930	<i>Corvus coronoides</i>	Australian Raven	P	5	
Animalia	Aves	Corvidae	9902	<i>Corvus orru</i>	Torresian Crow	P	2	
Animalia	Aves	Monarchidae	0415	<i>Grallina cyanoleuca</i>	Magpie-lark	P	4	
Animalia	Aves	Corcoracidae	0693	<i>Corcorax melanorhamphos</i>	White-winged Chough	P	1	
Animalia	Aves	Petroicidae	0392	<i>Eopsaltria australis</i>	Eastern Yellow Robin	P	1	
Animalia	Aves	Hirundinidae	0357	<i>Hirundo neoxena</i>	Welcome Swallow	P	5	
Animalia	Aves	Hirundinidae	0360	<i>Petrochelidon ariel</i>	Fairy Martin	P	3	
Animalia	Aves	Turdidae	0991	<i>Turdus merula</i>	Eurasian Blackbird	*	1	
Animalia	Aves	Sturnidae	0999	<i>Sturnus vulgaris</i>	Common Starling	*	8	
Animalia	Aves	Zosteropidae	0574	<i>Zosterops lateralis</i>	Silvereye	P	3	
Animalia	Aves	Dicaeidae	0564	<i>Dicaeum hirundinaceum</i>	Mistletoebird	P	3	
Animalia	Aves	Estrildidae	0655	<i>Stizoptera bichenovii</i>	Double-barred Finch	P	4	
Animalia	Aves	Passeridae	0995	<i>Passer domesticus</i>	House Sparrow	*	5	
Animalia	Aves	Motacillidae	0647	<i>Anthus novaeseelandiae</i>	Australian Pipit	P	4	
Animalia	Mammalia	Ornithorhynchidae	1001	<i>Ornithorhynchus anatinus</i>	Platypus	P	4	
Animalia	Mammalia	Tachyglossidae	1003	<i>Tachyglossus aculeatus</i>	Short-beaked Echidna	P	60	
Animalia	Mammalia	Dasyuridae	1008	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V,P	E	7
Animalia	Mammalia	Dasyuridae	1061	<i>Sminthopsis murina</i>	Common Dunnart	P	2	
Animalia	Mammalia	Phascolarctidae	1162	<i>Phascolarctos cinereus</i>	Koala	V,P	E	280
Animalia	Mammalia	Vombatidae	1165	<i>Vombatus ursinus</i>	Bare-nosed Wombat	P	4	
Animalia	Mammalia	Petauridae	1138	<i>Petaurus breviceps</i>	Sugar Glider	P	1	
Animalia	Mammalia	Pseudocheiridae	1129	<i>Pseudocheirus peregrinus</i>	Common Ringtail Possum	P	2	
Animalia	Mammalia	Phalangeridae	T082	<i>Trichosurus sp.</i>	brush-tail possum	P	53	
Animalia	Mammalia	Phalangeridae	1113	<i>Trichosurus vulpecula</i>	Common Brush-tail Possum	P	14	
Animalia	Mammalia	Macropodidae	1265	<i>Macropus giganteus</i>	Eastern Grey Kangaroo	P	10	

Animalia	Mammalia	Macropodidae	T085	<i>Macropus sp.</i>	kangaroo / wallaby	P		16	
Animalia	Mammalia	Macropodidae	1261	<i>Notamacropus rufogriseus</i>	Red-necked Wallaby	P		1	
Animalia	Mammalia	Macropodidae	1266	<i>Osphranter robustus</i>	Common Wallaroo	P		2	
Animalia	Mammalia	Pteropodidae	1280	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V,P	V	3	
Animalia	Mammalia	Pteropodidae	T087	<i>Pteropus sp.</i>	Flying-fox	P		4	
Animalia	Mammalia	Emballonuridae	1321	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheathtail-bat	V,P		1	
Animalia	Mammalia	Molossidae	1324	<i>Austronomus australis</i>	White-striped Freetail-bat	P		1	
Animalia	Mammalia	Molossidae	1946	<i>Ozimops petersi</i>		P		1	
Animalia	Mammalia	Molossidae	1940	<i>Ozimops planiceps</i>	South-eastern Free-tailed Bat			2	
Animalia	Mammalia	Vespertilionidae	1349	<i>Chalinolobus gouldii</i>	Gould's Wattled Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1351	<i>Chalinolobus morio</i>	Chocolate Wattled Bat	P		1	
Animalia	Mammalia	Vespertilionidae	T315	<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat	V,P	V	1	
Animalia	Mammalia	Vespertilionidae	1335	<i>Nyctophilus geoffroyi</i>	Lesser Long-eared Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1364	<i>Scotorepens balstoni</i>	Inland Broad-nosed Bat	P		2	
Animalia	Mammalia	Vespertilionidae	1365	<i>Scotorepens orion</i>	Eastern Broad-nosed Bat	P		1	
Animalia	Mammalia	Vespertilionidae	1025	<i>Vespadelus troughtoni</i>	Eastern Cave Bat	V,P		29	
Animalia	Mammalia	Vespertilionidae	1379	<i>Vespadelus vulturnus</i>	Little Forest Bat	P		2	
Animalia	Mammalia	Muridae	1412	<i>Mus musculus</i>	*			1	
Animalia	Mammalia	Muridae	1395	<i>Rattus fuscipes</i>	Bush Rat	P		1	
Animalia	Mammalia	Muridae	1408	<i>Rattus rattus</i>	*			1	
Animalia	Mammalia	Canidae	1531	<i>Canis lupus</i>	*			5	
Animalia	Mammalia	Canidae	1532	<i>Vulpes vulpes</i>	*			66	
Animalia	Mammalia	Felidae	1536	<i>Felis catus</i>	*			2	
Animalia	Mammalia	Leporidae	1929	<i>Lepus capensis</i>		P		2	
Animalia	Mammalia	Leporidae	1510	<i>Oryctolagus cuniculus</i>	*			4	
Animalia	Mammalia	Equidae	1512	<i>Equus caballus</i>	*			1	
Animalia	Mammalia	Bovidae	1518	<i>Bos taurus</i>	*			3	
Animalia	Mammalia	Cervidae	9112	<i>Cervus sp.</i>	*			2	
Animalia	Insecta	Lycaenidae	T190	<i>Lucia limbaria</i>	Grassland Copper			1	
Animalia	Unknown	Unknown Fauna	T202	<i>Microchiroptera</i>	Unidentified Microbat			3	
Plantae	Flora	Acanthaceae	1003	<i>Brunoniella australis</i>	Blue Trumpet			1	
Plantae	Flora	Aizoaceae	11185	<i>Tetragonia tetragonioides</i>	New Zealand Spinach			1	
Plantae	Flora	Aizoaceae	6504	<i>Zaleya galericulata</i>	Hogweed			1	
Plantae	Flora	Aizoaceae	7094	<i>Zaleya galericulata</i> subsp. <i>australis</i>				1	
Plantae	Flora	Alismataceae	1044	<i>Damasonium minus</i>	Starfruit			1	
Plantae	Flora	Alliaceae	8963	<i>Nothoscordum borbonicum</i>	*			4	
Plantae	Flora	Amaranthaceae	6478	<i>Alternanthera denticulata</i>	Lesser Joyweed			5	
Plantae	Flora	Amaranthaceae	7191	<i>Alternanthera pungens</i>	*			4	
Plantae	Flora	Amaranthaceae	8485	<i>Alternanthera sp. A</i>				1	
Plantae	Flora	Amaranthaceae	1057	<i>Amaranthus macrocarpus</i>	Dwarf Amaranth			5	
Plantae	Flora	Amaranthaceae	9092	<i>Amaranthus macrocarpus</i> var. <i>macrocarpus</i>				1	
Plantae	Flora	Amaranthaceae	1060	<i>Amaranthus powellii</i>	*			1	
Plantae	Flora	Amaranthaceae	1062	<i>Amaranthus retroflexus</i>	*			1	
Plantae	Flora	Amaranthaceae	1064	<i>Amaranthus viridis</i>	*			2	
Plantae	Flora	Amaranthaceae	7056	<i>Gomphrena celosioides</i>	*			5	
Plantae	Flora	Amaranthaceae	1077	<i>Ptilotus macrocephalus</i>	Green Pussytails			1	

Plantae	Flora	Amaryllidaceae	6607	<i>Crinum flaccidum</i>		Darling Lily	1
Plantae	Flora	Anacardiaceae	1086	<i>Schinus areira</i>	*	Pepper Tree	4
Plantae	Flora	Anthericaceae	3518	<i>Arthropodium minus</i>		Small Vanilla Lily	1
Plantae	Flora	Anthericaceae	6896	<i>Caesia calliantha</i>			1
Plantae	Flora	Apiaceae	1098	<i>Ammi majus</i>	*	Bishop's Weed	4
Plantae	Flora	Apiaceae	11195	<i>Cyclospermum leptophyllum</i>	*	Slender Celery	4
Plantae	Flora	Apiaceae	1109	<i>Daucus glochidiatus</i>		Native Carrot	4
Plantae	Flora	Apiaceae	8805	<i>Daucus glochidiatus</i> f. <i>F</i>		Native Carrot	1
Plantae	Flora	Apiaceae	1118	<i>Foeniculum vulgare</i>	*	Fennel	2
Plantae	Flora	Apocynaceae	1227	<i>Gomphocarpus fruticosus</i>	*	Narrow-leaved Cotton Bush	2
Plantae	Flora	Apocynaceae	10896	<i>Marsdenia viridiflora</i>		Native Pear	1
Plantae	Flora	Apocynaceae	1178	<i>Parsonsia eucalyptophylla</i>		Gargaloo	5
Plantae	Flora	Asphodelaceae	3524	<i>Asphodelus fistulosus</i>	*	Onion Weed	1
Plantae	Flora	Asteraceae	1273	<i>Arctotheca calendula</i>	*	Capeweed	1
Plantae	Flora	Asteraceae	1280	<i>Aster subulatus</i>	*	Wild Aster	3
Plantae	Flora	Asteraceae	1283	<i>Bidens pilosa</i>	*	Cobbler's Pegs	4
Plantae	Flora	Asteraceae	7244	<i>Brachyscome diversifolia</i> var. <i>dissecta</i>			1
Plantae	Flora	Asteraceae	1332	<i>Calocephalus sonderi</i>		Pale Beauty-heads	1
Plantae	Flora	Asteraceae	1337	<i>Calotis cuneifolia</i>		Purple Burr-Daisy	2
Plantae	Flora	Asteraceae	1344	<i>Calotis lappulacea</i>		Yellow Burr-daisy	6
Plantae	Flora	Asteraceae	1358	<i>Carthamus lanatus</i>	*	Saffron Thistle	5
Plantae	Flora	Asteraceae	1370	<i>Cassinia quinquefaria</i>			3
Plantae	Flora	Asteraceae	1382	<i>Centaurea melitensis</i>	*	Maltese Cockspur	3
Plantae	Flora	Asteraceae	1383	<i>Centaurea solstitialis</i>	*	St Barnabys Thistle	5
Plantae	Flora	Asteraceae	14360	<i>Centipeda minima</i> subsp. <i>minima</i>		spreading sneezeweed	1
Plantae	Flora	Asteraceae	1386	<i>Centipeda thespidioides</i>		Desert Sneezeweed	1
Plantae	Flora	Asteraceae	1391	<i>Chondrilla juncea</i>	*	Skeleton Weed	3
Plantae	Flora	Asteraceae	8559	<i>Chrysocephalum apiculatum</i>		Common Everlasting	1
Plantae	Flora	Asteraceae	8562	<i>Chrysocephalum semipapposum</i>		Clustered Everlasting	4
Plantae	Flora	Asteraceae	CHRY	<i>Chrysocephalum</i> spp.			1
Plantae	Flora	Asteraceae	1397	<i>Cichorium intybus</i>	*	Chicory	4
Plantae	Flora	Asteraceae	1400	<i>Cirsium vulgare</i>	*	Spear Thistle	4
Plantae	Flora	Asteraceae	1404	<i>Conyza bonariensis</i>	*	Flaxleaf Fleabane	4
Plantae	Flora	Asteraceae	10442	<i>Conyza sumatrensis</i>	*	Tall fleabane	1
Plantae	Flora	Asteraceae	1410	<i>Cosmos bipinnatus</i>	*		2
Plantae	Flora	Asteraceae	1426	<i>Cymbonotus lawsonianus</i>		Bear's Ear	1
Plantae	Flora	Asteraceae	9690	<i>Euchiton sphaericus</i>		Star Cudweed	1
Plantae	Flora	Asteraceae	14493	<i>Gamochaeta coarctata</i>	*		1
Plantae	Flora	Asteraceae	15124	<i>Hypochaeris albiflora</i>	*	White Flatweed	2
Plantae	Flora	Asteraceae	1540	<i>Hypochaeris glabra</i>	*	Smooth Catsear	2
Plantae	Flora	Asteraceae	8788	<i>Hypochaeris radicata</i>	*	Catsear	1
Plantae	Flora	Asteraceae	1549	<i>Lactuca saligna</i>	*	Willow-leaved Lettuce	2
Plantae	Flora	Asteraceae	1550	<i>Lactuca serriola</i>	*	Prickly Lettuce	3
Plantae	Flora	Asteraceae	12767	<i>Leiocarpa leptolepis</i>		Pale Plover-daisy	1
Plantae	Flora	Asteraceae	15129	<i>Leontodon rhaadioloides</i>	*	Cretan Weed	4
Plantae	Flora	Asteraceae	1590	<i>Olearia elliptica</i>		Sticky Daisy-bush	2
Plantae	Flora	Asteraceae	9206	<i>Ozothamnus cassinioides</i>			1
Plantae	Flora	Asteraceae	8557	<i>Ozothamnus diosmifolius</i>		White Dogwood	1
Plantae	Flora	Asteraceae	14032	<i>Rhaponticum repens</i>	*	Creeping Knapweed	2
Plantae	Flora	Asteraceae	10166	<i>Schkuhria pinnata</i> var. <i>abrotanoides</i>	*	Dwarf Marigold	2
Plantae	Flora	Asteraceae	1650	<i>Scolymus maculatus</i>	*	Spotted Thistle	2

Plantae	Flora	Asteraceae	7914	<i>Senecio diaschides</i>		1	
Plantae	Flora	Asteraceae	1675	<i>Senecio quadridentatus</i>	Cotton Fireweed	1	
Plantae	Flora	Asteraceae	8781	<i>Sigesbeckia australiensis</i>		1	
Plantae	Flora	Asteraceae	1684	<i>Silybum marianum</i>	*	Variegated Thistle	8
Plantae	Flora	Asteraceae	1689	<i>Sonchus asper</i>	*	Prickly Sowthistle	1
Plantae	Flora	Asteraceae	1690	<i>Sonchus oleraceus</i>	*	Common Sowthistle	5
Plantae	Flora	Asteraceae	TAGE	<i>Tagetes spp.</i>	*		1
Plantae	Flora	Asteraceae	1698	<i>Taraxacum officinale</i>	*	Dandelion	2
Plantae	Flora	Asteraceae	14051	<i>Tragopogon porrifolius</i>	*	Salsify	1
				<i>subsp. porrifolius</i>			
Plantae	Flora	Asteraceae	12820	<i>Venidium fastuosum</i>	*		1
Plantae	Flora	Asteraceae	1709	<i>Vittadinia cervicalaris</i>			4
Plantae	Flora	Asteraceae	1711	<i>Vittadinia cuneata</i>			3
Plantae	Flora	Asteraceae	6737	<i>Vittadinia cuneata</i> var. <i>cuneata</i>			1
Plantae	Flora	Asteraceae	1716	<i>Vittadinia muelleri</i>			1
Plantae	Flora	Asteraceae	1718	<i>Vittadinia pustulata</i>		Fuzzweed	1
Plantae	Flora	Asteraceae	7130	<i>Xanthium occidentale</i>	*	Noogoora Burr	5
Plantae	Flora	Asteraceae	1729	<i>Xanthium spinosum</i>	*	Bathurst Burr	4
Plantae	Flora	Asteraceae	7452	<i>Xanthium strumarium</i>	*		1
Plantae	Flora	Asteraceae	11377	<i>Xerochrysum bracteatum</i>		Golden Everlasting	4
Plantae	Flora	Asteraceae	11380	<i>Xerochrysum viscosum</i>		Sticky Everlasting	1
Plantae	Flora	Azollaceae	9260	<i>Azolla filiculoides</i>		Pacific Azolla	1
Plantae	Flora	Bignoniaceae	8688	<i>Jacaranda mimosifolia</i>	*	Jacaranda	1
Plantae	Flora	Bignoniaceae	10485	<i>Pandorea pandorana</i>		Wonga Wonga Vine	1
				<i>subsp. pandorana</i>			
Plantae	Flora	Boraginaceae	1744	<i>Amsinckia lycopsoides</i>	*		1
Plantae	Flora	Boraginaceae	1751	<i>Echium plantagineum</i>	*	Patterson's Curse	3
Plantae	Flora	Boraginaceae	1752	<i>Echium vulgare</i>	*	Viper's Bugloss	3
Plantae	Flora	Boraginaceae	1754	<i>Ehretia membranifolia</i>		Peach Bush	2
Plantae	Flora	Boraginaceae	1771	<i>Omphalolappula concava</i>		Burr Stickseed	1
Plantae	Flora	Brassicaceae	1788	<i>Brassica nigra</i>	*	Black Mustard	1
Plantae	Flora	Brassicaceae	1794	<i>Capsella bursa-pastoris</i>	*	Shepherd's Purse	2
Plantae	Flora	Brassicaceae	1814	<i>Hirschfeldia incana</i>	*	Buchan Weed	9
Plantae	Flora	Brassicaceae	1815	<i>Lepidium africanum</i>	*	Common Peppercross	3
Plantae	Flora	Brassicaceae	14924	<i>Lepidium didymum</i>	*	Lesser Swinecress	2
Plantae	Flora	Brassicaceae	6643	<i>Lepidium</i>		Peppercross	2
				<i>pseudohyssopifolium</i>			
Plantae	Flora	Brassicaceae	1841	<i>Rapistrum rugosum</i>	*	Turnip Weed	2
Plantae	Flora	Brassicaceae	1850	<i>Sinapis arvensis</i>	*	Charlock	1
Plantae	Flora	Brassicaceae	1855	<i>Sisymbrium orientale</i>	*	Indian Hedge Mustard	1
Plantae	Flora	Cactaceae	12452	<i>Cereus uruguayanus</i>	*	Apple Cactus	1
Plantae	Flora	Cactaceae	1875	<i>Opuntia stricta</i>	*	Common Prickly Pear	8
Plantae	Flora	Cactaceae	7659	<i>Opuntia stricta</i> var. <i>stricta</i>	*	Common Prickly Pear	3
Plantae	Flora	Campanulaceae	14937	<i>Lobelia concolor</i>		Poison Pratia	4
Plantae	Flora	Campanulaceae	1929	<i>Wahlenbergia communis</i>		Tufted Bluebell	2
Plantae	Flora	Campanulaceae	7314	<i>Wahlenbergia luteola</i>		Bluebell	4
Plantae	Flora	Campanulaceae	1938	<i>Wahlenbergia stricta</i>		Tall Bluebell	2
Plantae	Flora	Campanulaceae	8708	<i>Wahlenbergia stricta</i> subsp. <i>stricta</i>		Tall Bluebell	1
Plantae	Flora	Capparaceae	1942	<i>Apophyllum anomalum</i>		Warrior Bush	1
Plantae	Flora	Capparaceae	1945	<i>Capparis mitchellii</i>		Native Orange	5
Plantae	Flora	Caprifoliaceae	1952	<i>Lonicera japonica</i>	*	Japanese Honeysuckle	1
Plantae	Flora	Caryophyllaceae	1974	<i>Paronychia brasiliiana</i>	*	Chilean Whitlow Wort,	1
						Brazilian Whitlow	
Plantae	Flora	Caryophyllaceae	7584	<i>Petrorhaqia nanteuilli</i>	*	Proliferous Pink	1

Plantae	Flora	Caryophyllaceae	1979	<i>Polycarpon tetraphyllum</i>	*	Four-leaved Allseed	1
Plantae	Flora	Caryophyllaceae	2006	<i>Stellaria media</i>	*	Common Chickweed	1
Plantae	Flora	Casuarinaceae	8370	<i>Allocasuarina diminuta</i> <i>subsp. diminuta</i>			1
Plantae	Flora	Casuarinaceae	2013	<i>Allocasuarina luehmannii</i>		Bulloak	1
Plantae	Flora	Casuarinaceae	2019	<i>Casuarina cristata</i>		Belah	1
Plantae	Flora	Casuarinaceae	9006	<i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i>		River Oak	1
Plantae	Flora	Celastraceae	14672	<i>Denhamia cunninghamii</i>			4
Plantae	Flora	Chenopodiaceae	6368	<i>Atriplex leptocarpa</i>		Slender-fruit Saltbush	3
Plantae	Flora	Chenopodiaceae	2070	<i>Atriplex semibaccata</i>		Creeping Saltbush	3
Plantae	Flora	Chenopodiaceae	2075	<i>Atriplex suberecta</i>			1
Plantae	Flora	Chenopodiaceae	2084	<i>Chenopodium album</i>	*	Fat Hen	2
Plantae	Flora	Chenopodiaceae	2095	<i>Chenopodium melanocarpum</i>		Black Crumbweed	1
Plantae	Flora	Chenopodiaceae	15125	<i>Dysphania carinata</i>		Keeled Goosefoot	1
Plantae	Flora	Chenopodiaceae	DYSP	<i>Dysphania spp.</i>			1
Plantae	Flora	Chenopodiaceae	2110	<i>Einadia hastata</i>		Berry Saltbush	3
Plantae	Flora	Chenopodiaceae	2111	<i>Einadia nutans</i>		Climbing Saltbush	2
Plantae	Flora	Chenopodiaceae	6482	<i>Einadia nutans</i> subsp. <i>nutans</i>		Climbing Saltbush	1
Plantae	Flora	Chenopodiaceae	2112	<i>Einadia polygonoides</i>		Knotweed Goosefoot	1
Plantae	Flora	Chenopodiaceae	2113	<i>Einadia trigonos</i>		Fishweed	3
Plantae	Flora	Chenopodiaceae	7909	<i>Einadia trigonos</i> subsp. <i>stellulata</i>			1
Plantae	Flora	Chenopodiaceae	7193	<i>Einadia trigonos</i> subsp. <i>trigonos</i>			2
Plantae	Flora	Chenopodiaceae	2114	<i>Enchylaena tomentosa</i>		Ruby Saltbush	1
Plantae	Flora	Chenopodiaceae	2119	<i>Maireana aphylla</i>		Cotton Bush	2
Plantae	Flora	Chenopodiaceae	2128	<i>Maireana enchylaenoides</i>		Wingless Fissure-weed	1
Plantae	Flora	Chenopodiaceae	2138	<i>Maireana microphylla</i>		Small-leaf Bluebush	1
Plantae	Flora	Chenopodiaceae	2160	<i>Rhagodia parabolica</i>			2
Plantae	Flora	Chenopodiaceae	14594	<i>Salsola australis</i>			1
Plantae	Flora	Chenopodiaceae	7923	<i>Salsola kali</i> var. <i>kali</i>		Buckbush	4
Plantae	Flora	Chenopodiaceae	2165	<i>Scleroblitum atriplicinum</i>		Purple Goosefoot	1
Plantae	Flora	Chenopodiaceae	2170	<i>Sclerolaena birchii</i>		Galvanized Burr	10
Plantae	Flora	Chenopodiaceae	2178	<i>Sclerolaena divaricata</i>		Tangled Copperburr	1
Plantae	Flora	Chenopodiaceae	7570	<i>Sclerolaena muricata</i> var. <i>muricata</i>		Black Rolypoly	1
Plantae	Flora	Chenopodiaceae	7799	<i>Sclerolaena muricata</i> var. <i>villosa</i>		Black Rolypoly	1
Plantae	Flora	Commelinaceae	2209	<i>Commelina cyanea</i>		Native Wandering Jew	1
Plantae	Flora	Commelinaceae	6788	<i>Murdannia graminea</i>			1
Plantae	Flora	Convolvulaceae	CONVC	<i>Convolvulaceae</i> <i>indeterminate</i>	*	Morning glories	1

Plantae	Flora	Convolvulaceae	2220	<i>Convolvulus erubescens</i>	Pink Bindweed	2
Plantae	Flora	Convolvulaceae	2287	<i>Cuscuta campestris</i> *	Golden Dodder	2
Plantae	Flora	Convolvulaceae	2222	<i>Dichondra repens</i>	Kidney Weed	2
Plantae	Flora	Convolvulaceae	15127	<i>Dichondra sp. Inglewood</i>		5
Plantae	Flora	Cupressaceae	2278	<i>Callitris columellaris</i>		1
Plantae	Flora	Cupressaceae	2279	<i>Callitris endlicheri</i>	Black Cypress Pine	2
Plantae	Flora	Cupressaceae	6379	<i>Callitris glaucophylla</i>	White Cypress Pine	6
Plantae	Flora	Cyperaceae	2327	<i>Carex inversa</i>	Knob Sedge	2
Plantae	Flora	Cyperaceae	2358	<i>Cyperus congestus</i> *		1
Plantae	Flora	Cyperaceae	2364	<i>Cyperus eragrostis</i> *	Umbrella Sedge	1
Plantae	Flora	Cyperaceae	2366	<i>Cyperus exaltatus</i>		1
Plantae	Flora	Cyperaceae	2374	<i>Cyperus gracilis</i>	Slender Flat-sedge	1
Plantae	Flora	Cyperaceae	2402	<i>Cyperus subulatus</i>	Pointed Flat-sedge	3
Plantae	Flora	Cyperaceae	2421	<i>Eleocharis plana</i>	Flat Spike-sedge	1
Plantae	Flora	Cyperaceae	2422	<i>Eleocharis pusilla</i>		3
Plantae	Flora	Cyperaceae	6402	<i>Lepidosperma laterale</i>	Variable Sword-sedge	1
Plantae	Flora	Dilleniaceae	2542	<i>Hibbertia obtusifolia</i>	Hoary Guinea Flower	1
Plantae	Flora	Ericaceae	2613	<i>Leucopogon biflorus</i>		1
Plantae	Flora	Euphorbiaceae	2694	<i>Beyeria viscosa</i>	Sticky Wallaby Bush	4
Plantae	Flora	Euphorbiaceae	2704	<i>Croton phebaloides</i>		4
Plantae	Flora	Euphorbiaceae	2710	<i>Euphorbia dallachyana</i>		1
Plantae	Flora	Euphorbiaceae	7628	<i>Euphorbia drummondii</i>	Caustic Weed	1
Plantae	Flora	Euphorbiaceae	15255	<i>Euphorbia papillifolia</i> var. <i>polyandra</i>		2
Plantae	Flora	Euphorbiaceae	6900	<i>Euphorbia tannensis</i> subsp. <i>eremophila</i>		1
Plantae	Flora	Euphorbiaceae	6396	<i>Petalostigma pubescens</i>	Bitter Bark	1
Plantae	Flora	Euphorbiaceae	2758	<i>Ricinoscarpos bowmanii</i>		1
Plantae	Flora	Fabaceae (Caesalpinioidea e)	9221	<i>Senna aciphylla</i>	Sprawling Cassia	1
Plantae	Flora	Fabaceae (Caesalpinioidea e)	8492	<i>Senna artemisioides</i> subsp. <i>filifolia</i>		1
Plantae	Flora	Fabaceae (Caesalpinioidea e)	14539	<i>Senna artemisioides</i> subsp. <i>X artemisioides</i>		2
Plantae	Flora	Fabaceae (Caesalpinioidea e)	8494	<i>Senna artemisioides</i> subsp. <i>zygophylla</i>		2
Plantae	Flora	Fabaceae (Caesalpinioidea e)	6644	<i>Senna barclayana</i>	Smooth Senna	2
Plantae	Flora	Fabaceae (Faboideae)	7513	<i>Aeschynomene indica</i>	Budda Pea	1
Plantae	Flora	Fabaceae (Faboideae)	14540	<i>Bossiaea concolor</i>		1
Plantae	Flora	Fabaceae (Faboideae)	12173	<i>Crotalaria medicaginea</i> var. <i>neglecta</i>	Trefoil Rattlepod	1
Plantae	Flora	Fabaceae (Faboideae)	10674	<i>Cullen tenax</i>	Emu-foot	3
Plantae	Flora	Fabaceae (Faboideae)	2840	<i>Desmodium varians</i>	Slender Tick-trefoil	1
Plantae	Flora	Fabaceae (Faboideae)	2860	<i>Glycine clandestina</i>	Twining glycine	2
Plantae	Flora	Fabaceae (Faboideae)	8522	<i>Glycine latifolia</i>		3
Plantae	Flora	Fabaceae (Faboideae)	2861	<i>Glycine tabacina</i>	Variable Glycine	4
Plantae	Flora	Fabaceae (Faboideae)	2873	<i>Hardenbergia violacea</i>	False Sarsaparilla	1
Plantae	Flora	Fabaceae (Faboideae)	7544	<i>Indigofera adesmiifolia</i>	Tick Indigo	2
Plantae	Flora	Fabaceae (Faboideae)	2882	<i>Indigofera australis</i>	Australian Indigo	1

Plantae	Flora	Fabaceae (Faboideae)	2918	<i>Medicago laciniata</i>	*	Cut-leaved Medic	3
Plantae	Flora	Fabaceae (Faboideae)	2920	<i>Medicago minima</i>	*	Woolly Burr Medic	2
Plantae	Flora	Fabaceae (Faboideae)	2922	<i>Medicago polymorpha</i>	*	Burr Medic	5
Plantae	Flora	Fabaceae (Faboideae)	2924	<i>Medicago sativa</i>	*	Lucerne	1
Plantae	Flora	Fabaceae (Faboideae)	2926	<i>Medicago truncatula</i>	*	Barrel Medic	1
Plantae	Flora	Fabaceae (Faboideae)	15128	<i>Oxytes brachypoda</i>		Large Tick-trefoil	2
Plantae	Flora	Fabaceae (Faboideae)	2994	<i>Pultenaea foliolosa</i>			1
Plantae	Flora	Fabaceae (Faboideae)	3003	<i>Pultenaea microphylla</i>			1
Plantae	Flora	Fabaceae (Faboideae)	7304	<i>Rhynchosia minima</i>			1
Plantae	Flora	Fabaceae (Faboideae)	7462	<i>Sesbania cannabina</i> var. <i>cannabina</i>		Sesbania Pea	1
Plantae	Flora	Fabaceae (Faboideae)	10070	<i>Swainsona cadellii</i>			3
Plantae	Flora	Fabaceae (Faboideae)	3041	<i>Swainsona galegifolia</i>		Smooth Darling Pea	2
Plantae	Flora	Fabaceae (Faboideae)	3042	<i>Swainsona greyana</i>		Darling Pea	1
Plantae	Flora	Fabaceae (Faboideae)	3059	<i>Swainsona swainsonioides</i>		Downy Swainson-pea	2
Plantae	Flora	Fabaceae (Faboideae)	13059	<i>Trifolium alexandrinum</i> var. <i>serotinum</i>	*		1
Plantae	Flora	Fabaceae (Faboideae)	3073	<i>Trifolium arvense</i>	*	Haresfoot Clover	2
Plantae	Flora	Fabaceae (Faboideae)	3085	<i>Trifolium repens</i>	*	White Clover	4
Plantae	Flora	Fabaceae (Faboideae)	3097	<i>Vicia sativa</i>	*	Common vetch	1
Plantae	Flora	Fabaceae (Mimosoideae)	6691	<i>Acacia buxifolia</i> subsp. <i>buxifolia</i>		Box-leaved Wattle	1
Plantae	Flora	Fabaceae (Mimosoideae)	3738	<i>Acacia cheelii</i>		Motherumbah	5
Plantae	Flora	Fabaceae (Mimosoideae)	3759	<i>Acacia deanei</i>		Green Wattle	1
Plantae	Flora	Fabaceae (Mimosoideae)	8269	<i>Acacia deanei</i> subsp. <i>deanei</i>		Deane's Wattle	2
Plantae	Flora	Fabaceae (Mimosoideae)	3761	<i>Acacia decora</i>		Western Silver Wattle	5
Plantae	Flora	Fabaceae (Mimosoideae)	3783	<i>Acacia gladiiformis</i>		Sword Wattle	2
Plantae	Flora	Fabaceae (Mimosoideae)	3786	<i>Acacia hakeoides</i>		Hakea Wattle	1
Plantae	Flora	Fabaceae (Mimosoideae)	3788	<i>Acacia harpophylla</i>		Brigalow	1
Plantae	Flora	Fabaceae (Mimosoideae)	3791	<i>Acacia homalophylla</i>		Yarran	1
Plantae	Flora	Fabaceae (Mimosoideae)	12032	<i>Acacia homalophylla</i> <--> <i>melvillei</i>			2
Plantae	Flora	Fabaceae (Mimosoideae)	6472	<i>Acacia irrorata</i> subsp. <i>irrorata</i>		Green Wattle	1
Plantae	Flora	Fabaceae (Mimosoideae)	3813	<i>Acacia lineata</i>		Streaked Wattle	2
Plantae	Flora	Fabaceae (Mimosoideae)	3824	<i>Acacia melanoxylon</i>		Blackwood	1
Plantae	Flora	Fabaceae (Mimosoideae)	3843	<i>Acacia oswaldii</i>		Miljee	2
Plantae	Flora	Fabaceae (Mimosoideae)	3848	<i>Acacia pendula</i>		Weeping Myall, Boree	7
Plantae	Flora	Fabaceae (Mimosoideae)	3858	<i>Acacia pruinosa</i>		Frosty Wattle	1
Plantae	Flora	Fabaceae (Mimosoideae)	3872	<i>Acacia salicina</i>		Cooba	3

Plantae	Flora	Fabaceae	10784	<i>Acacia sertiformis</i>		1	
		(Mimosoideae)					
Plantae	Flora	Fabaceae	3878	<i>Acacia spectabilis</i>	Mudgee Wattle	1	
		(Mimosoideae)					
Plantae	Flora	Fabaceae	3879	<i>Acacia stenophylla</i>	River Cooba	1	
		(Mimosoideae)					
Plantae	Flora	Fabaceae	3884	<i>Acacia subulata</i>	Awl-leaved Wattle	2	
		(Mimosoideae)					
Plantae	Flora	Fumariaceae	3126	<i>Fumaria densiflora</i>	*	Narrow-leaved Fumitory	2
Plantae	Flora	Fumariaceae	9367	<i>Fumaria muralis subsp. muralis</i>	*	Wall Fumitory	1
Plantae	Flora	Fumariaceae	3130	<i>Fumaria parviflora</i>	*	Small-flowered Fumitory	1
Plantae	Flora	Gentianaceae	3133	<i>Centaurium tenuiflorum</i>	*	Branched Centaury, Slender centaury	2
Plantae	Flora	Geraniaceae	3141	<i>Erodium cicutarium</i>	*	Common Crowfoot	2
Plantae	Flora	Geraniaceae	3142	<i>Erodium crinitum</i>		Blue Crowfoot	4
Plantae	Flora	Geraniaceae	3154	<i>Geranium retrorsum</i>		Cranesbill Geranium	1
Plantae	Flora	Geraniaceae	3156	<i>Geranium solanderi</i>		Native Geranium	1
Plantae	Flora	Goodeniaceae	3177	<i>Goodenia cycloptera</i>		Cut-leaf Goodenia	1
Plantae	Flora	Goodeniaceae	3181	<i>Goodenia fascicularis</i>		Mallee Goodenia	1
Plantae	Flora	Goodeniaceae	9279	<i>Goodenia hederacea subsp. hederacea</i>			1
Plantae	Flora	Gyrostemonaceae	3231	<i>Codonocarpus attenuatus</i>		Bell-fruit Tree	3
Plantae	Flora	Haloragaceae	3249	<i>Haloragis aspera</i>		Rough Raspwort	1
Plantae	Flora	Haloragaceae	7455	<i>Haloragis glauca f. glauca</i>			4
Plantae	Flora	Haloragaceae	3252	<i>Haloragis heterophylla</i>		Variable Raspwort	1
Plantae	Flora	Haloragaceae	3254	<i>Haloragis serra</i>			1
Plantae	Flora	Juncaceae	3347	<i>Juncus sarophorus</i>			1
Plantae	Flora	Lamiaceae	3371	<i>Ajuga australis</i>		Austral Bugle	1
Plantae	Flora	Lamiaceae	3377	<i>Lamium amplexicaule</i>	*	Dead Nettle	1
Plantae	Flora	Lamiaceae	3381	<i>Marrubium vulgare</i>	*	White Horehound	2
Plantae	Flora	Lamiaceae	3389	<i>Moluccella laevis</i>	*	Molucca Balm	1
Plantae	Flora	Lamiaceae	3445	<i>Salvia reflexa</i>	*	Mintweed	8
Plantae	Flora	Lamiaceae	3446	<i>Salvia verbenaca</i>	*	Vervain	1
Plantae	Flora	Lamiaceae	15130	<i>Teucrium betchei</i>			5
Plantae	Flora	Lamiaceae	14963	<i>Teucrium junceum</i>			1
Plantae	Flora	Loganiaceae	13187	<i>Logania albiflora subsp. W</i>			1
Plantae	Flora	Lomandraceae	6302	<i>Lomandra filiformis</i>		Wattle Matt-rush	1
Plantae	Flora	Lomandraceae	6512	<i>Lomandra filiformis subsp. flavior</i>		Wattle Matt-rush	2
Plantae	Flora	Lomandraceae	8802	<i>Lomandra multiflora subsp. multiflora</i>		Many-flowered Mat-rush	1
Plantae	Flora	Loranthaceae	6393	<i>Amyema bifurcata</i>			1
Plantae	Flora	Loranthaceae	3599	<i>Amyema cambagei</i>		Needle-leaf Mistletoe	1
Plantae	Flora	Loranthaceae	6394	<i>Amyema miquelii</i>		Box Mistletoe	2
Plantae	Flora	Loranthaceae	7630	<i>Amyema quandang var. quandang</i>		Grey Mistletoe	2
Plantae	Flora	Loranthaceae	7910	<i>Lysiana subfalcata</i>			2
Plantae	Flora	Lythraceae	3623	<i>Lythrum hyssopifolia</i>		Hyssop Loosestrife	3
Plantae	Flora	Malvaceae	3627	<i>Abutilon fraseri</i>		Dwarf Lantern-flower	1
Plantae	Flora	Malvaceae	3632	<i>Abutilon oxycarpum</i>		Straggly Lantern-bush	2
Plantae	Flora	Malvaceae	6126	<i>Brachychiton acerifolius</i>		Illawarra Flame Tree	2
Plantae	Flora	Malvaceae	6128	<i>Brachychiton populneus</i>		Kurrajong	1
Plantae	Flora	Malvaceae	8961	<i>Brachychiton populneus subsp. populneus</i>			1
Plantae	Flora	Malvaceae	9872	<i>Gossypium sturtianum var. nandewarense</i>			2
Plantae	Flora	Malvaceae	7296	<i>Hibiscus sturtii var. sturtii</i>		Hill Hibiscus	3
Plantae	Flora	Malvaceae	3648	<i>Hibiscus trionum</i>		Flower-of-an-hour	2
Plantae	Flora	Malvaceae	3655	<i>Malva neglecta</i>	*	Dwarf Mallow	4
Plantae	Flora	Malvaceae	3657	<i>Malva parviflora</i>	*	Small-flowered Mallow	5

Plantae	Flora	Malvaceae	MALV	<i>Malva</i> spp.	Mallow		1
Plantae	Flora	Malvaceae	7206	<i>Malvastrum americanum</i> *	Spiked Malvastrum		5
Plantae	Flora	Malvaceae	3659	<i>Malvastrum coromandelianum</i>	Prickly Malvastrum		2
Plantae	Flora	Malvaceae	3664	<i>Sida corrugata</i>	Corrugated Sida		3
Plantae	Flora	Malvaceae	3666	<i>Sida cunninghamii</i>	Ridge Sida		4
Plantae	Flora	Malvaceae	3667	<i>Sida filiformis</i>			2
Plantae	Flora	Malvaceae	14631	<i>Sida hackettiana</i>	Golden Rod, Spiked Sida, Queensland Hemp		2
Plantae	Flora	Malvaceae	3673	<i>Sida rhombifolia</i> *	Paddy's Lucerne		2
Plantae	Flora	Malvaceae	7612	<i>Sida spinosa</i> *			8
Plantae	Flora	Malvaceae	3674	<i>Sida trichopoda</i>	High Sida		1
Plantae	Flora	Marsileaceae	8803	<i>Marsilea drummondii</i>	Common Nardoo		5
Plantae	Flora	Marsileaceae	8138	<i>Marsilea hirsuta</i>	Short-fruited Nardoo		1
Plantae	Flora	Meliaceae	3680	<i>Melia azedarach</i>	White Cedar		2
Plantae	Flora	Moraceae	11720	<i>Ficus rubiginosa</i> f. <i>rubiginosa</i>			2
Plantae	Flora	Myoporaceae	3933	<i>Eremophila bignoniiflora</i>	Eurah		2
Plantae	Flora	Myoporaceae	8602	<i>Eremophila debilis</i>	Amulla		2
Plantae	Flora	Myoporaceae	3944	<i>Eremophila mitchellii</i>	Budda		5
Plantae	Flora	Myoporaceae	3955	<i>Myoporum montanum</i>	Western Boobialla		2
Plantae	Flora	Myrtaceae	3971	<i>Angophora floribunda</i>	Rough-barked Apple		1
Plantae	Flora	Myrtaceae	12526	<i>Corymbia torelliana</i> *	Cadaghi		1
Plantae	Flora	Myrtaceae	4039	<i>Eucalyptus albens</i>	White Box		11
Plantae	Flora	Myrtaceae	4057	<i>Eucalyptus blakelyi</i>	Blakely's Red Gum		5
Plantae	Flora	Myrtaceae	6360	<i>Eucalyptus camaldulensis</i>	River Red Gum		12
Plantae	Flora	Myrtaceae	6798	<i>Eucalyptus chloroclada</i>	Dirty Gum		2
Plantae	Flora	Myrtaceae	4074	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark		5
Plantae	Flora	Myrtaceae	4078	<i>Eucalyptus dealbata</i>	Tumbledown Red Gum		1
Plantae	Flora	Myrtaceae	4091	<i>Eucalyptus fibrosa</i>	Red Ironbark		2
Plantae	Flora	Myrtaceae	4125	<i>Eucalyptus melliodora</i>	Yellow Box		7
Plantae	Flora	Myrtaceae	4127	<i>Eucalyptus microcarpa</i>	Western Grey Box		1
Plantae	Flora	Myrtaceae	4154	<i>Eucalyptus pilligaensis</i>	Narrow-leaved Grey Box		1
Plantae	Flora	Myrtaceae	10023	<i>Eucalyptus populnea</i> subsp. <i>bimil</i>	Bimble Box		5
Plantae	Flora	Myrtaceae	4181	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark		2
Plantae	Flora	Myrtaceae	4238	<i>Leptospermum sphaerocarpum</i>			1
Plantae	Flora	Nyctaginaceae	6753	<i>Boerhavia coccinea</i>	Tarvine		1
Plantae	Flora	Nyctaginaceae	6841	<i>Boerhavia dominii</i>	Tarvine		3
Plantae	Flora	Oleaceae	6398	<i>Jasminum lineare</i>	Desert Jasmine		2
Plantae	Flora	Oleaceae	4319	<i>Notelaea microcarpa</i>	Native Olive		6
Plantae	Flora	Oleaceae	6695	<i>Notelaea microcarpa</i> var. <i>microcarpa</i>			7
Plantae	Flora	Oleaceae	7688	<i>Olea europaea</i> subsp. <i>europaea</i> *	Olive		1
Plantae	Flora	Onagraceae	7375	<i>Ludwigia peploides</i> subsp. <i>montevidensis</i>	Water Primrose		1
Plantae	Flora	Orchidaceae	4376	<i>Caladenia cucullata</i>	Hooded Caladenia	P	1
Plantae	Flora	Orchidaceae	9593	<i>Caladenia tentaculata</i>	Fringed Spider Orchid	P	1
Plantae	Flora	Oxalidaceae	4615	<i>Oxalis exilis</i>			1
Plantae	Flora	Oxalidaceae	4618	<i>Oxalis latifolia</i> *			1
Plantae	Flora	Oxalidaceae	4621	<i>Oxalis perennans</i>			7
Plantae	Flora	Papaveraceae	7115	<i>Argemone ochroleuca</i> subsp. <i>ochroleuca</i> *	Mexican Poppy		2
Plantae	Flora	Papaveraceae	4632	<i>Eschscholzia californica</i> *	California Poppy		2
Plantae	Flora	Papaveraceae	4638	<i>Papaver hybridum</i> *	Rough Poppy		1
Plantae	Flora	Phormiaceae	3569	<i>Stypandra glauca</i>	Nodding Blue Lily		2
Plantae	Flora	Phyllanthaceae	2695	<i>Breynia oblongifolia</i>	Coffee Bush		2
Plantae	Flora	Phyllanthaceae	10561	<i>Phyllanthus carpentariae</i>			1

Plantae	Flora	Phyllanthaceae	6676	<i>Phyllanthus similis</i>		1
Plantae	Flora	Pinaceae	4661	<i>Pinus radiata</i>	*	Radiata Pine 1
Plantae	Flora	Pittosporaceae	4674	<i>Bursaria spinosa</i>		Native Blackthorn 1
Plantae	Flora	Pittosporaceae	11202	<i>Pittosporum anqustifolium</i>		Butterbush 2
Plantae	Flora	Plantaginaceae	4690	<i>Plantago cunninghamii</i>		Sago-weed 1
Plantae	Flora	Plantaginaceae	4699	<i>Plantago lanceolata</i>	*	Lamb's Tongues 1
Plantae	Flora	Plantaginaceae	6009	<i>Veronica plebeia</i>		Trailing Speedwell 1
Plantae	Flora	Poaceae	6842	<i>Amphibromus nervosus</i>		Swamp Wallaby Grass 1
Plantae	Flora	Poaceae	4748	<i>Andropogon virginicus</i>	*	Whisky Grass 1
Plantae	Flora	Poaceae	4757	<i>Aristida caput-medusae</i>		Many-headed Wiregrass 1
Plantae	Flora	Poaceae	4758	<i>Aristida echinata</i>		1
Plantae	Flora	Poaceae	4760	<i>Aristida jerichoensis</i>		Jericho Wiregrass 2
Plantae	Flora	Poaceae	4762	<i>Aristida leptopoda</i>		White Speargrass 1
Plantae	Flora	Poaceae	4767	<i>Aristida personata</i>		4
Plantae	Flora	Poaceae	4770	<i>Aristida ramosa</i>		Purple Wiregrass 2
Plantae	Flora	Poaceae	ARIS	<i>Aristida spp.</i>		2
Plantae	Flora	Poaceae	4778	<i>Astrebula lappacea</i>		Curly Mitchell Grass 1
Plantae	Flora	Poaceae	10384	<i>Austrostipa aristiglumis</i>		Plains Grass 7
Plantae	Flora	Poaceae	9918	<i>Austrostipa ramosissima</i>		Stout Bamboo Grass 1
Plantae	Flora	Poaceae	10377	<i>Austrostipa scabra</i>		Speargrass 3
Plantae	Flora	Poaceae	10378	<i>Austrostipa scabra subsp. scabra</i>		Rough Speargrass 3
Plantae	Flora	Poaceae	10382	<i>Austrostipa setacea</i>		Corkscrew Grass 2
Plantae	Flora	Poaceae	10371	<i>Austrostipa verticillata</i>		Slender Bamboo Grass 8
Plantae	Flora	Poaceae	4779	<i>Avena barbata</i>	*	Bearded Oats 1
Plantae	Flora	Poaceae	AVEN	<i>Avena spp.</i>	*	Oats 1
Plantae	Flora	Poaceae	4787	<i>Bothriochloa biloba</i>		Lobed Bluegrass 3
Plantae	Flora	Poaceae	10346	<i>Bothriochloa bladhii subsp. bladhii</i>		Forest Bluegrass 1
Plantae	Flora	Poaceae	7559	<i>Bothriochloa decipiens var. decipiens</i>		Pitted Bluegrass 2
Plantae	Flora	Poaceae	4790	<i>Bothriochloa macra</i>		Red Grass 3
Plantae	Flora	Poaceae	BOTH	<i>Bothriochloa spp.</i>		Redgrass, Bluegrass 1
Plantae	Flora	Poaceae	4804	<i>Bromus arenarius</i>		Sand Brome 1
Plantae	Flora	Poaceae	7813	<i>Bromus catharticus</i>	*	Praire Grass 6
Plantae	Flora	Poaceae	4811	<i>Bromus molliformis</i>	*	Soft Brome 1
Plantae	Flora	Poaceae	4823	<i>Cenchrus caliculatus</i>		Hillside Burrgrass 1
Plantae	Flora	Poaceae	6413	<i>Cenchrus ciliaris</i>	*	Buffel Grass 1
Plantae	Flora	Poaceae	14903	<i>Cenchrus clandestinus</i>	*	Kikuyu Grass 2
Plantae	Flora	Poaceae	4824	<i>Cenchrus incertus</i>	*	Spiny Burr Grass 1
Plantae	Flora	Poaceae	4831	<i>Chloris gayana</i>	*	Rhodes Grass 3
Plantae	Flora	Poaceae	4833	<i>Chloris truncata</i>		Windmill Grass 9
Plantae	Flora	Poaceae	4834	<i>Chloris ventricosa</i>		Tall Chloris 1
Plantae	Flora	Poaceae	4841	<i>Cymbopogon refractus</i>		Barbed Wire Grass 12
Plantae	Flora	Poaceae	6540	<i>Cynodon dactylon</i>		Common Couch 15
Plantae	Flora	Poaceae	7178	<i>Dactyloctenium radulans</i>		Button Grass 2
Plantae	Flora	Poaceae	7485	<i>Dichanthium sericeum</i>		Queensland Bluegrass 5
Plantae	Flora	Poaceae	7645	<i>Dichanthium sericeum subsp. sericeum</i>		Queensland Bluegrass 2
Plantae	Flora	Poaceae	4898	<i>Dichelachne micrantha</i>		Shorthair Plumegrass 2
Plantae	Flora	Poaceae	6857	<i>Digitaria brownii</i>		Cotton Panic Grass 3
Plantae	Flora	Poaceae	4905	<i>Digitaria diffusa</i>		Open Summer-grass 1
Plantae	Flora	Poaceae	4907	<i>Digitaria divaricatissima</i>		Umbrella Grass 3
Plantae	Flora	Poaceae	4920	<i>Diplachne fusca</i>		Brown Beetle Grass 1
Plantae	Flora	Poaceae	7607	<i>Echinochloa colona</i>		Awnless Barnyard Grass 1
Plantae	Flora	Poaceae	4923	<i>Echinochloa crus-galli</i>	*	Barnyard Grass 2
Plantae	Flora	Poaceae	4940	<i>Eleusine tristachya</i>	*	Goose Grass 3
Plantae	Flora	Poaceae	4943	<i>Enneapogon gracilis</i>		Slender Nineawn 1
Plantae	Flora	Poaceae	ENNE	<i>Enneapogon spp.</i>		Nineawn Grass, Bottlewashers 1



Plantae	Flora	Poaceae	6721	<i>Enteropogon acicularis</i>	Curly Windmill Grass	2
Plantae	Flora	Poaceae	6387	<i>Eragrostis cilianensis</i> *	Stinkgrass	5
Plantae	Flora	Poaceae	4952	<i>Eragrostis curvula</i> *	African Lovegrass	1
Plantae	Flora	Poaceae	4955	<i>Eragrostis elongata</i>	Clustered Lovegrass	1
Plantae	Flora	Poaceae	4961	<i>Eragrostis megalosperma</i>		2
Plantae	Flora	Poaceae	4967	<i>Eragrostis parviflora</i>	Weeping Lovegrass	3
Plantae	Flora	Poaceae	ERAG	<i>Eragrostis</i> spp.		1
Plantae	Flora	Poaceae	7907	<i>Eriochloa australiensis</i>	Australian Cupgrass	1
Plantae	Flora	Poaceae	7335	<i>Eriochloa</i>	Early Spring Grass	1
Plantae	Flora	Poaceae	7602	<i>pseudoacrotricha</i> <i>Eulalia aurea</i>	Silky Browntop	1
Plantae	Flora	Poaceae	5012	<i>Hordeum leporinum</i> *	Barley Grass	3
Plantae	Flora	Poaceae	5016	<i>Hyparrhenia hirta</i> *	Coolatai Grass	1
Plantae	Flora	Poaceae	11388	<i>Lachnagrostis filiformis</i>		3
Plantae	Flora	Poaceae	14476	<i>Leptochloa asthenes</i>		1
Plantae	Flora	Poaceae	5028	<i>Leptochloa</i> <i>divaricatissima</i>		1
Plantae	Flora	Poaceae	5033	<i>Lolium rigidum</i> *	Wimmera Ryegrass	3
Plantae	Flora	Poaceae	10904	<i>Melinis repens</i> *	Red Natal Grass	1
Plantae	Flora	Poaceae	5037	<i>Microlaena stipoides</i>	Weeping Grass	1
Plantae	Flora	Poaceae	6395	<i>Panicum decompositum</i>	Native Millet	1
Plantae	Flora	Poaceae	5055	<i>Panicum effusum</i>	Hairy Panic	2
Plantae	Flora	Poaceae	5066	<i>Panicum simile</i>	Two-colour Panic	1
Plantae	Flora	Poaceae	5073	<i>Paspalidium aversum</i>	Bent Summer Grass	4
Plantae	Flora	Poaceae	5077	<i>Paspalidium constrictum</i>	Knottybutt Grass	2
Plantae	Flora	Poaceae	7172	<i>Paspalidium distans</i>		2
Plantae	Flora	Poaceae	5080	<i>Paspalidium globoideum</i>	Shotgrass	1
Plantae	Flora	Poaceae	5081	<i>Paspalidium gracile</i>	Slender Panic	3
Plantae	Flora	Poaceae	5082	<i>Paspalidium jubiflorum</i>	Warrego Grass	3
Plantae	Flora	Poaceae	5086	<i>Paspalum dilatatum</i> *	Paspalum	5
Plantae	Flora	Poaceae	5087	<i>Paspalum distichum</i>	Water Couch	4
Plantae	Flora	Poaceae	5110	<i>Phalaris minor</i> *	Lesser Canary Grass	2
Plantae	Flora	Poaceae	5121	<i>Poa annua</i> *	Winter Grass	1
Plantae	Flora	Poaceae	5141	<i>Poa sieberiana</i>	Snowgrass	1
Plantae	Flora	Poaceae	8744	<i>Poa sieberiana</i> var. <i>hirtella</i>		1
Plantae	Flora	Poaceae	8742	<i>Poa sieberiana</i> var. <i>sieberiana</i>	Snowgrass	1
Plantae	Flora	Poaceae	POA	<i>Poa</i> spp.		1
Plantae	Flora	Poaceae	5145	<i>Polypogon monspeliensis</i> *	Annual Beardgrass	1
Plantae	Flora	Poaceae	14304	<i>Rytidosperma bipartitum</i>	Wallaby Grass	2
Plantae	Flora	Poaceae	14305	<i>Rytidosperma</i> <i>caespitosum</i>	Ringed Wallaby Grass	2
Plantae	Flora	Poaceae	14312	<i>Rytidosperma</i> <i>lonaifolium</i>	Long-leaved Wallaby Grass	3
Plantae	Flora	Poaceae	14317	<i>Rytidosperma</i> <i>racemosum</i>	Wallaby Grass	1
Plantae	Flora	Poaceae	14319	<i>Rytidosperma</i> <i>racemosum</i> var. <i>obtusatum</i>	Wallaby Grass	1
Plantae	Flora	Poaceae	RYTI	<i>Rytidosperma</i> spp.		1
Plantae	Flora	Poaceae	5164	<i>Setaria italica</i> *	Foxtail Millet	2
Plantae	Flora	Poaceae	5169	<i>Setaria verticillata</i> *	Whorled Pigeon Grass	1
Plantae	Flora	Poaceae	5172	<i>Sorghum halepense</i> *	Johnson Grass	6
Plantae	Flora	Poaceae	5177	<i>Sporobolus caroli</i>	Fairy Grass	3
Plantae	Flora	Poaceae	5179	<i>Sporobolus creber</i>	Slender Rat's Tail Grass	2
Plantae	Flora	Poaceae	5220	<i>Themeda avenacea</i>	Native Oatgrass	1
Plantae	Flora	Poaceae	7770	<i>Themeda triandra</i>		3
Plantae	Flora	Poaceae	5224	<i>Tragus australianus</i>	Small Burrgrass	1

Plantae	Flora	Poaceae	5228	<i>Triodia scariosa</i>	Porcupine Grass	1
Plantae	Flora	Poaceae	7798	<i>Urochloa advena</i> *		1
Plantae	Flora	Poaceae	10001	<i>Urochloa fasciculata</i> var. <i>reticulata</i> *		1
Plantae	Flora	Poaceae	5237	<i>Urochloa panicoides</i> *	Urochloa Grass	6
Plantae	Flora	Poaceae	7506	<i>Urochloa piligera</i>	Hairy Armgrass	1
Plantae	Flora	Polygonaceae	5264	<i>Acetosa vesicaria</i> *	Bladder Dock	1
Plantae	Flora	Polygonaceae	5265	<i>Acetosella vulgaris</i> *	Sheep Sorrel	2
Plantae	Flora	Polygonaceae	14542	<i>Duma florulenta</i>	Lignum	1
Plantae	Flora	Polygonaceae	5266	<i>Emex australis</i> *	Spiny Emex	2
Plantae	Flora	Polygonaceae	5282	<i>Persicaria lapathifolia</i>	Pale Knotweed	2
Plantae	Flora	Polygonaceae	5288	<i>Polygonum aviculare</i> *	Wireweed	3
Plantae	Flora	Polygonaceae	13486	<i>Polygonum bellardii</i> *	Tree Hogweed	1
Plantae	Flora	Polygonaceae	5296	<i>Rumex brownii</i>	Swamp Dock	3
Plantae	Flora	Polygonaceae	5297	<i>Rumex conglomeratus</i> *	Clustered Dock	1
Plantae	Flora	Polygonaceae	5298	<i>Rumex crispus</i> *	Curled Dock	6
Plantae	Flora	Polygonaceae	5299	<i>Rumex crystallinus</i>	Shiny Dock	1
Plantae	Flora	Portulacaceae	5324	<i>Portulaca oleracea</i>	Pigweed	5
Plantae	Flora	Potamogetonaceae	5330	<i>Potamogeton crispus</i>	Curly Pondweed	1
Plantae	Flora	Primulaceae	14614	<i>Lysimachia arvensis</i> *	Scarlet Pimpernel	5
Plantae	Flora	Proteaceae	10956	<i>Grevillea floribunda</i> subsp. <i>floribunda</i>	Seven Dwarfs Grevillea	2
Plantae	Flora	Pteridaceae	6382	<i>Cheilanthes distans</i>	Bristly Cloak Fern	1
Plantae	Flora	Pteridaceae	10439	<i>Cheilanthes sieberi</i>	Rock Fern	3
Plantae	Flora	Pteridaceae	8007	<i>Cheilanthes sieberi</i> subsp. <i>sieberi</i>	Rock Fern	3
Plantae	Flora	Pteridaceae	CHE1	<i>Cheilanthes</i> spp.	Cloak Fern, Mulga Fern, Rock Fern	2
Plantae	Flora	Ranunculaceae	5496	<i>Clematis microphylla</i>	Small-leaved Clematis	2
Plantae	Flora	Ranunculaceae	5528	<i>Ranunculus undosus</i>	Swamp Buttercup	1
Plantae	Flora	Rhamnaceae	7686	<i>Alphitonia excelsa</i>	Red Ash	6
Plantae	Flora	Rhamnaceae	8246	<i>Cryptandra amara</i> var. <i>floribunda</i>	Pretty Cryptandra	1
Plantae	Flora	Rhamnaceae	6377	<i>Ventilago viminalis</i>	Supple Jack	1
Plantae	Flora	Rubiaceae	5653	<i>Asperula conferta</i>	Common Woodruff	1
Plantae	Flora	Rubiaceae	5654	<i>Asperula cunninghamii</i>	Twining Woodruff	1
Plantae	Flora	Rubiaceae	5660	<i>Asperula subulifolia</i>		1
Plantae	Flora	Rubiaceae	5686	<i>Galium migrans</i>		1
Plantae	Flora	Rubiaceae	5688	<i>Galium propinquum</i>	Maori Bedstraw	1
Plantae	Flora	Rubiaceae	12317	<i>Psydrax odorata</i> subsp. <i>australiana</i> f. <i>subnitida</i>		3
Plantae	Flora	Rutaceae	5800	<i>Geijera parviflora</i>	Wilga	11
Plantae	Flora	Rutaceae	9285	<i>Phebalium squamulosum</i> subsp. <i>coriaceum</i>	P	1
Plantae	Flora	Sapindaceae	5902	<i>Dodonaea peduncularis</i>		1
Plantae	Flora	Sapindaceae	6573	<i>Dodonaea sinuolata</i> subsp. <i>sinuolata</i>		2
Plantae	Flora	Sapindaceae	7690	<i>Dodonaea viscosa</i> subsp. <i>anaustifolia</i>		5
Plantae	Flora	Sapindaceae	6502	<i>Dodonaea viscosa</i> subsp. <i>mucronata</i>		1
Plantae	Flora	Scrophulariaceae	7062	<i>Misopates orontium</i> *	Lesser Snapdragon	1
Plantae	Flora	Solanaceae	7016	<i>Capsicum annuum</i> var. <i>alabriusculum</i> *		1
Plantae	Flora	Solanaceae	6027	<i>Cestrum parqui</i> *	Green Cestrum	1
Plantae	Flora	Solanaceae	6030	<i>Datura ferox</i> *	Fierce Thornapple	3
Plantae	Flora	Solanaceae	6033	<i>Datura stramonium</i> *	Common Thornapple	2
Plantae	Flora	Solanaceae	6040	<i>Lycium ferocissimum</i> *	African Boxthorn	8
Plantae	Flora	Solanaceae	6045	<i>Nicotiana glauca</i> *	Tree Tobacco	1
Plantae	Flora	Solanaceae	6050	<i>Nicotiana suaveolens</i>	Native Tobacco	2
Plantae	Flora	Solanaceae	14010	<i>Physalis longifolia</i> *	Perennial Ground Cherry	1

Plantae	Flora	Solanaceae	6067	<i>Solanum brownii</i>	Violet Nightshade				4
Plantae	Flora	Solanaceae	6072	<i>Solanum cinereum</i>	Narrawa Burr				2
Plantae	Flora	Solanaceae	6078	<i>Solanum elaeagnifolium</i> *	Silver-leaved Nightshade				3
Plantae	Flora	Solanaceae	6082	<i>Solanum ferocissimum</i>	Spiny Potato-bush				1
Plantae	Flora	Solanaceae	6089	<i>Solanum linearifolium</i>	Mountain Kangaroo Apple				1
Plantae	Flora	Solanaceae	6091	<i>Solanum nigrum</i> *	Black-berry Nightshade				6
Plantae	Flora	Solanaceae	12295	<i>Solanum parvifolium</i> <i>subsp. parvifolium</i>	Nightshade				2
Plantae	Flora	Surianaceae	6161	<i>Cadellia pentastylis</i>	Ooline	V	V		2
Plantae	Flora	Thymelaeaceae	9576	<i>Pimelea ciliolaris</i>					1
Plantae	Flora	Thymelaeaceae	6774	<i>Pimelea curviflora</i> var. <i>divergens</i>					1
Plantae	Flora	Thymelaeaceae	6184	<i>Pimelea neo-anglica</i>	Poison Pimelea				1
Plantae	Flora	Thymelaeaceae	6192	<i>Pimelea strigosa</i>					1
Plantae	Flora	Thymelaeaceae	6194	<i>Pimelea trichostachya</i>					1
Plantae	Flora	Typhaceae	7224	<i>Typha domingensis</i>	Narrow-leaved Cumbungi				2
Plantae	Flora	Urticaceae	6237	<i>Urtica incisa</i>	Stinging Nettle				2
Plantae	Flora	Verbenaceae	12422	<i>Glandularia aristigera</i> *	Mayne's Pest				2
Plantae	Flora	Verbenaceae	6252	<i>Phyla nodiflora</i> *	Carpet Weed				1
Plantae	Flora	Verbenaceae	6256	<i>Verbena bonariensis</i> *	Purpletop				7
Plantae	Flora	Verbenaceae	6636	<i>Verbena hispida</i> *	Rough Verbena				1
Plantae	Flora	Verbenaceae	6258	<i>Verbena littoralis</i> *					2
Plantae	Flora	Verbenaceae	6259	<i>Verbena officinalis</i> *	Common Verbena				1
Plantae	Flora	Verbenaceae	11406	<i>Verbena rigida</i> var. <i>rigida</i> *	Veined Verbena				2
Plantae	Flora	Viscaceae	6442	<i>Korthalsella rubra</i> subsp. <i>aeijericola</i>					2
Plantae	Flora	Xanthorrhoeaceae	8373	<i>Xanthorrhoea acaulis</i>		P			1
Plantae	Flora	Zamiaceae	6328	<i>Macrozamia diplomera</i>		P			1
Plantae	Flora	Zygophyllaceae	9230	<i>Tribulus micrococcus</i>	Spineless Caltrop				4
Plantae	Flora	Zygophyllaceae	7655	<i>Tribulus terrestris</i> *	Cat-head				4
Plantae	Flora	Zygophyllaceae	6354	<i>Zygophyllum glaucum</i>	Pale Twinleaf				2



MAP 1:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - LAND ZONING MAPS LNZ_005AA

EXISTING LAND ZONING MAP LNZ_005AA

GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 13 APRIL 2022

PREPARED FOR:

Gunnedah Gateway Developments

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592

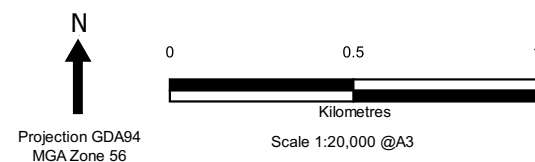
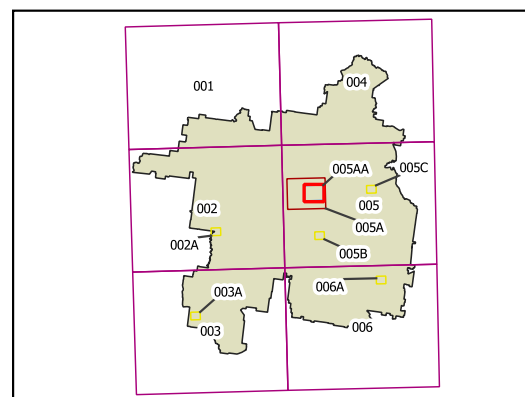
GUNNEDAH NSW 2380
office@stewartsurveys.com



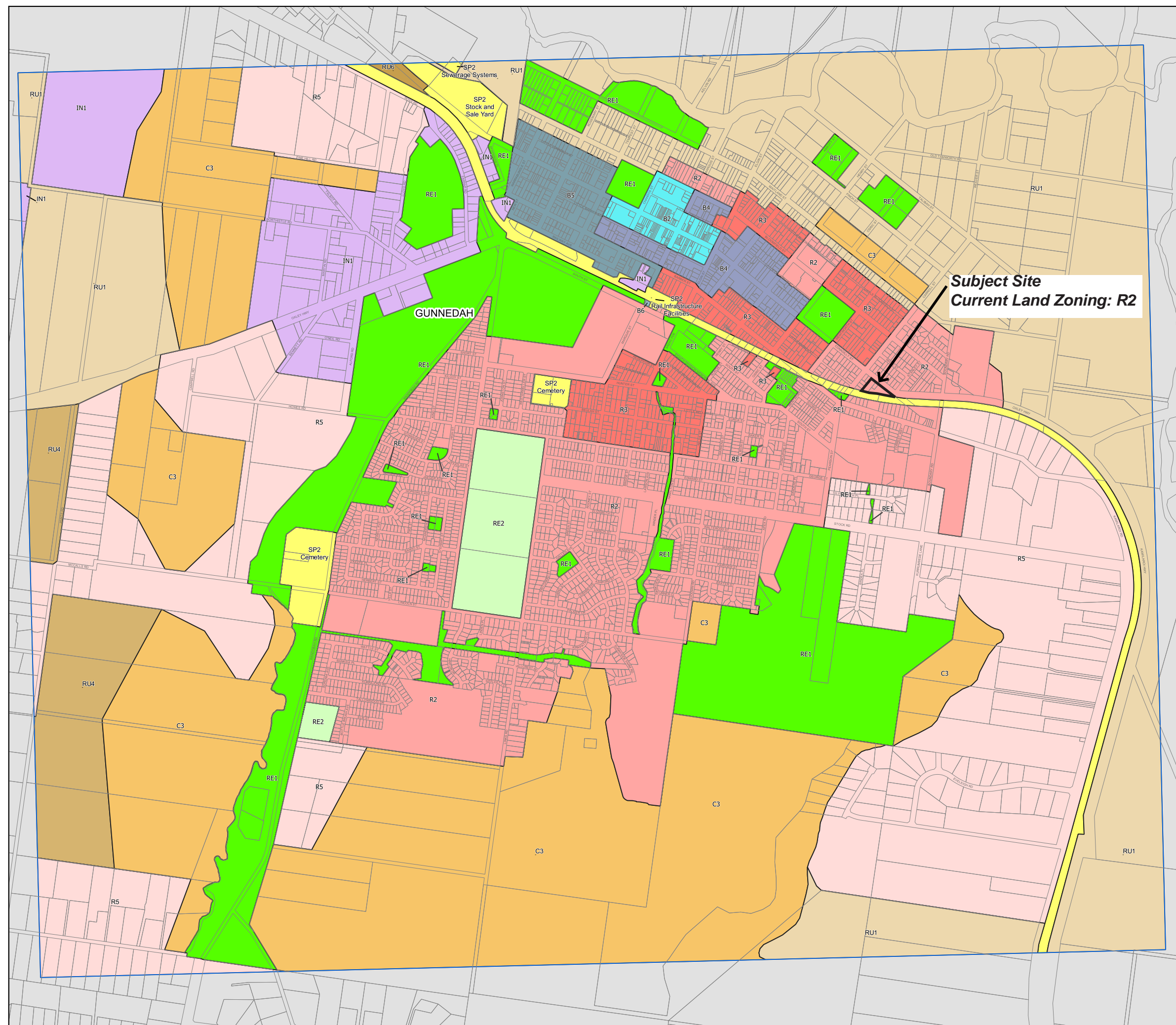
Gunnedah Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_005AA

- Zone**
- B2** Local Centre
 - B4** Mixed Use
 - B5** Business Development
 - B6** Enterprise Corridor
 - C1** National Parks and Nature Reserves
 - C3** Environmental Management
 - IN1** General Industrial
 - IN3** Heavy Industrial
 - R2** Low Density Residential
 - R3** Medium Density Residential
 - R5** Large Lot Residential
 - RE1** Public Recreation
 - RE2** Private Recreation
 - RU1** Primary Production
 - RU3** Forestry
 - RU4** Primary Production Small Lots
 - RU5** Village
 - RU6** Transition
 - SP1** Special Activities
 - SP2** Infrastructure
- Cadastre**
- Cadastre 30/09/2021 © Spatial Services



Map Identification Number: 3550_COM_LZN_005AA_020_20210930



MAP 2 & 3:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - FLOOR SPACE RATIO MAPS FSR_005A

EXISTING FLOOR SPACE RATIO MAP FSR_005A PROPOSED REMOVAL OF FLOOR SPACE RATIO MAP FSR_005A GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 13 APRIL 2022

PREPARED FOR:

Gunnedah Gateway Developments

PREPARED BY:

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Gunnedah Local Environmental Plan 2012

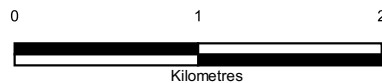
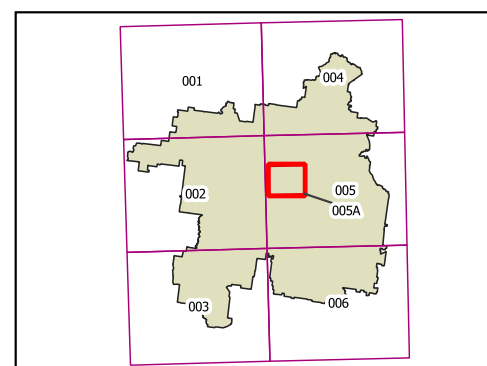
Floor Space Ratio Map - Sheet FSR_005A

Maximum Floor Space Ratio (n:1)

D	0.5
F	0.6
S	1.5

Cadastral

Cadastral 30/09/2021 © Spatial Services



Projection GDA94
MGA Zone 56

Scale 1:40000 @A3

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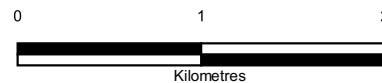
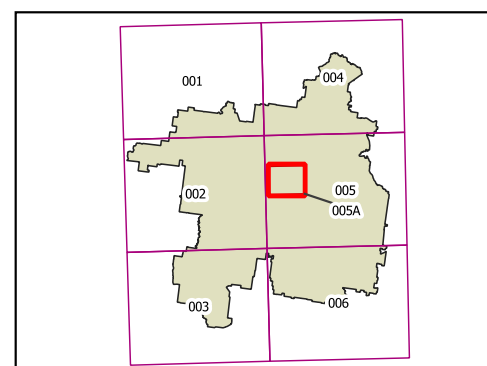
Floor Space Ratio Map - Sheet FSR_005A

Maximum Floor Space Ratio (n:1)

D	0.5
F	0.6
S	1.5

Cadastral

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Projection GDA94
MGA Zone 56

Scale 1:40000 @A3

Map Identification Number: 3550_COM_FSR_005A_040_20210930



MAP 4:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - ADDITIONAL PERMITTED USE MAP APU_005AA

PROPOSED ADDITIONAL PERMITTED USE MAP APU_005AA GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 13 APRIL 2022

PREPARED FOR:

Gunnedah Gateway Developments

PREPARED BY:


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Gunnedah Local Environmental Plan 2012

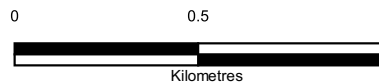
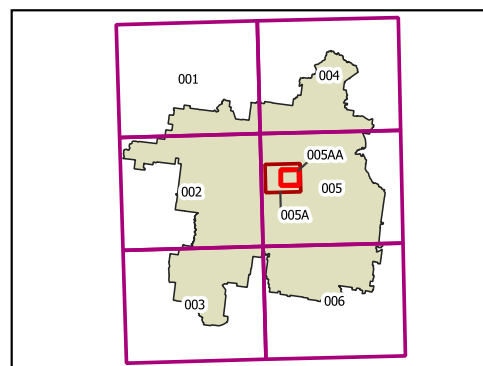
Additional Permitted Uses Map - Sheet APU_005AA

Additional Permitted Uses

 Refer to Schedule 1

Cadastral

 Cadastral 23/03/2021 © Spatial Services



Projection GDA94
MGA Zone 56

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