Conservation Zoned Lands Review Report

Prepared for
Albury City Council

3 December 2021

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Glossary

Term	Description
ACC	Albury City Council
Box Gum Woodland	A Threatened Ecological Community consisting of grassy woodland where the dominant canopy species are Yellow Box *Eucalyptus melliodora* and/or White Box *Eucalyptus albens* and/or Blakely's Red Gum *Eucalyptus blakelyi*
DPIE	NSW Department of Planning, Industry and Environment
ELA	Eco Logical Australia
GIS	Geographic Information System
OEH	Office of Environment and Heritage (now Department of Planning, Industry and Environment)
Open Forest	Forest found on metasediments (slates, schists etc.) on ridges to the west and north of Albury City; canopy species include White Box, Yellow Box, Blakely's Red Gum, Red Stringybark *Eucalyptus macrorhyncha*, Red Box *Eucalyptus polyanthemos* and Long-leaved Box *Eucalyptus goniocalyx*.
River Red Gum Forest	Forests and wetlands dominated by River Red Gum *Eucalyptus camaldulensis* on the floodplains of the Murray River and its major tributaries
Significant Environmental Area	A GIS map layer provided by ACC that identifies areas of native vegetation and habitat/movement corridors, as spatially depicted on the Significant Environmental Area Map (**Appendix A – Parts 2 & 3**).
TEC	Threatened Ecological Community: a vegetation type that is listed as Threatened under NSW and/or Commonwealth legislation

1 Introduction

Conservation Zones or 'C Zones' are designed to protect or manage land that is of environmental value in local government areas across New South Wales through Local Environmental Plans (LEPs).

Three types of C Zones are used in the Albury Local Environmental Plan 2010 (ALEP 2010). Along with controls in the Albury Development Control Plan 2010, C Zones assist in meeting a key overarching aim of Biodiversity Certification (as effected by the ALEP), being:

> ***To maintain or improve biodiversity across Albury, and to avoid significant impacts on matters of environmental significance***.

Since the implementation of the ALEP, a number of anomalies have been discovered with regard to C Zones; for example, in places the C Zone boundary does not align with environmental values on the ground. Some of the anomalies are the result of cadastral representations based on the recommendations of the *Thurgoona Threatened Species Conservation Strategy* and *Albury Ranges Threatened Species Conservation Strategy* prepared by the Albury Wodonga Corporation in 2004; not all of the alignments have been ground-truthed or updated to reflect recent developments.

Albury City Council (ACC) undertook a preliminary audit of conservation zoned lands across the Albury Local Government Area (LGA) to identify areas where conservation zonings might be changed. ACC then engaged Elton Consulting and Eco Logical Australia (ELA) to review and update this audit, substantiating conservation zoning recommendations, as well as identifying any additional areas where zoning changes should be considered.

This report presents the results of this review and update, noting that recommendations are the result of an ecological and biodiversity based analysis only. Any amendments proposed in this report will be subject to consultation with the community, landowners, the NSW Department of Planning, Industry and Environment (DPIE - formerly Office of Environment and Heritage), and other stakeholders as part of a formal Planning Proposal to amend the ALEP 2010. In this regard, the C Zone amendments proposed in the eventual Planning Proposal may differ from those proposed in this report.

Original biodiversity certification conferred on ALEP was predicated on a quantum of land with significant environmental value being zoned either C2 Environmental Conservation or C3 Environmental Management. This quantum of land remains a critical offset that supports biodiversity certification across the Albury LGA. The investigations documented in this report substantiate recommended adjustments (inclusions or exclusions) to the existing network of conservation zoned land.

2 Methods

2.1 Data sources

Prior to the commencement of this project, Albury City Council (ACC) identified 477 candidate sites, in 45 separate locations, for review. ACC provided the following key sources of information about the sites:

- A GIS (Geographic Information System) map (shapefile) with details of the sites, including recommended zoning changes.
- For each location, a PDF map showing the sites and preliminary recommended zoning changes.
- For each location, a PDF map, as above, with DPIE comments superimposed.
- For each location, literature detailing ecological and planning considerations, together with preliminary recommended zoning changes.
- GIS maps (shapefiles) listed as follows and included in **Appendix A – Part 1**:
    - Albury GIS spatial data – Extant vegetation type and condition mapped in the Albury LGA and threatened species records.
    - Proposed Biodiversity Certification for the Albury Local Environmental Plan 2009 Report – NSW Department of Environment, Climate Change and Water,
    - Albury GIS spatial data – Significant Environmental Area, and
    - Albury GIS spatial data – Waterways.
- High resolution aerial imagery captured in 2017.

The above information was reviewed prior to undertaking the field survey.

2.2 Identifying additional candidate sites

As described above, ACC originally provided a selection of candidate sites. Other sites were subsequently identified for inclusion, as follows:

1. Sites requested for review by ACC
2. Suggestions made by DPIE
3. Sites identified by ELA via GIS analysis.

A total of 534 candidate sites were assessed for this review and are provided in **Appendix B**.

2.3 Prioritising sites for field verification

ELA chose a representative sample of sites for field survey. The highest priorities for field visits were:

- Candidate sites which had been specifically requested for review by ACC
- Candidate sites suggested by DPIE or where key comments provided on other sites.

Aside from these highest priority candidate sites, sites were selected to ensure good geographic and environmental coverage of the LGA.

Candidate sites that were not visited during field survey were subject to desktop assessment using GIS mapping and ESRI aerial imagery dated January 2017, as detailed in **Section 2.5.**

2.4 Field survey

ELA Senior Ecologist Dr Brian Hawkins visited a total of 107 discrete points (mapped in **Appendix A – Part 1**) during the week of the 17th to 21st September 2018, including all candidate sites that had been specifically requested for review by ACC, and all candidate sites suggested by DPIE. At each point, a rapid assessment of environmental values (vegetation type and condition, and the presence and condition of any important

environmental features) was entered into a digital version of ACC's Rapid Assessment proforma; photos were taken; and a preliminary recommendation was recorded – based on the identified values, zone objectives and land use – about whether or not the associated candidate site should be in a C zone. The locations of threatened species observations and some hollow-bearing trees were also recorded.

2.5 Site assessments

Site assessments were based on field survey results (where applicable) and desktop review of GIS mapping in conjunction with the aerial imagery (circa 2017) provided by ACC.

2.5.1 Assessment criteria

For each site, the following criteria were considered:

Dominant vegetation type

Derived from field survey where possible. For sites that were not visited, the dominant vegetation type was assessed using a combination of aerial imagery, the results of nearby field survey, and the vegetation mapping produced to assist with the original biodiversity certification proposal for the ALEP in 2009 (now 2010)(refer to **Appendix A – Part 1**). The 2009 mapping categorised the vegetation of Albury into three broad classes (Box Gum Woodland, Open Forest and River Red Gum Forest). These classes were also used in the present study.

Field surveys for the present study found that for the most part the 2009 mapping accurately predicted the dominant vegetation type at a site. Inaccuracies in the 2009 mapping were largely confined to the incorrect mapping of small areas of cleared land as vegetation and vice versa, and were easily identifiable by reference to the 2017 aerial imagery.

Vegetation condition

Derived from field survey where possible. For sites that were not visited, vegetation condition was assessed using a combination of aerial imagery, the results of nearby field survey, and the 2009 mapping, which categorised native vegetation into three condition levels:

- High – native overstorey present and >50% native plant cover in the understorey
- Medium – native overstorey present with a crown cover that is at least 4% of the area and <50% native plant cover in the understorey
- Low – scattered paddock trees and small tree clumps over exotic pasture or ploughed fields.

This classification was also used in this present study. Field surveys for the present study found that the 2009 mapping was mostly an accurate predictor of vegetation condition. Inaccuracies in the 2009 mapping were largely confined to the incorrect mapping of small areas of cleared land as vegetation and vice versa, and were easily identifiable by reference to the 2017 aerial imagery.

Threatened Ecological Communities

Threatened Ecological Communities (TECs) are vegetation types listed as Threatened under NSW and/or Commonwealth legislation; Box Gum Woodland (grassy woodlands where the dominant canopy species are Yellow Box *Eucalyptus melliodora* and/or White Box *Eucalyptus albens* and/or Blakely's Red Gum *Eucalyptus blakelyi*) is the main TEC in the Albury Region. TECs were identified by field survey where possible; for sites that were not visited, TECs were assessed using a combination of aerial imagery, the results of nearby field survey, and the 2009 vegetation mapping. All Box Gum Woodland in the study area qualifies as a TEC under the NSW *Biodiversity Conservation Act 2016* (BC Act) and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Threatened species

Threatened species were assessed using a combination of field survey results and database records provided by ACC, as detailed in **Section 2.1**.

Habitat connectivity

Habitat connectivity was assessed via a combination of field survey, inspection of aerial imagery, and ACC's Significant Environmental Area mapping (**Appendix A: Parts 2 & 3**), which identifies areas of native vegetation and habitat/movement corridors. Some of the riparian (i.e., streamside) habitat/movement corridors identified by the Significant Environmental Area mapping contain large tracts that are devoid of native vegetation. However, the presence of a watercourse (even an ephemeral creek that is usually dry) means that these areas provide natural pathways for the movement of animals and plants. Riparian zones are also priority areas for future revegetation and environmental rehabilitation. The present study considered any area within 40 m of a watercourse to have habitat connectivity value; this conforms to the existing situation in much of the LGA, where areas within 40 m of a watercourse are zoned for conservation.

Hollow-bearing trees

The presence of hollow-bearing trees was assessed using a combination of field survey results and mapping provided by ACC, as detailed in **Section 2.1** It should be noted that only a fraction of the hollow-bearing trees in the LGA have been mapped, with isolated hollow-bearing trees in areas of cleared or degraded habitat more likely to have been mapped than hollow-bearing trees in areas of high quality habitat.

2.5.2 Scoring sites

Each site was scored as follows:

- If the dominant vegetation type is native vegetation (including native plantings), score 1.
- If there is some native vegetation present (including native plantings), but the site is mostly cleared, score 0.5.
- If the dominant vegetation type is native vegetation in high condition, score 2.
- If the dominant vegetation type is native vegetation in medium condition, score 1.
- If there is some native vegetation present (including native plantings), but the site is mostly cleared, and the native vegetation is in medium condition, score 0.5.
- If the dominant vegetation type is a Threatened Ecological Community (Box Gum Woodland), score 1.
- If there is some Threatened Ecological Community present, but the site is mostly cleared, score 0.5.
- If there are records of threatened species at or (for fauna only) close to the site, score 1.
- If the site has habitat connectivity value (e.g., Significant Environmental Area mapping, refer to **Appendix A: Parts 2 & 3**), score 1.

These scores were then summed to obtain a Total Ecological Value score, which serves as an index to the ecological value of a site. Note that the presence of hollow-bearing trees was not used in scoring, because only a fraction of the hollow-bearing trees in the study area have been mapped, with isolated hollow-bearing trees in areas of degraded or low quality habitat more likely to have been mapped than hollow-bearing trees in areas of high quality habitat. Incorporating hollow-bearing trees into the scoring system might therefore have resulted in inflated scores for degraded sites.

2.5.3 Making zoning recommendations

Zoning recommendations were derived from a combination of quantitative data (i.e., the Total Ecological Value scores: **Section 2.5.2**) and qualitative considerations. In general, sites with higher ecological value scores (>3) were considered suitable for conservation zoning, and sites with lower ecological value scores (≤3) were not considered suitable for conservation zoning. However, in many cases qualitative considerations took precedence over the ecological value scores. For example, cleared sites within 40 m of a watercourse were recommended for conservation zoning, even where ecological value scores were low, because of their (actual or potential) connectivity function.

Conversely, some sites with high ecological value scores were not recommended for conservation zoning because of qualitative planning considerations. For example, some sites with high ecological value scores were not recommended for conservation zoning because they were small (< 1 ha) and located on private land

otherwise zoned for industrial or residential development; or because they were on land over which development consent had already been granted; or because they were on land designated for roads.

It is acknowledged that the incorporation of qualitative considerations precludes a completely objective system of zoning recommendations. To reflect the combination of quantitative data and qualitative considerations used to derive zoning recommendations, each site was assigned to one or more categories that summarised the rationale for its inclusion in or exclusion from conservation zoned land.

The qualitative categories are described below and are included in **Appendix B** for each site. In this regard, **Appendix B** clearly identifies where a site has been included or excluded based on qualitative criteria. In following the methodology, any site that was recommended for inclusion in the C Zone but scored equal to, or less than 3 for the quantitative Total Ecological Value score, was included based on qualitative criteria. Similarly, any site that was recommended for exclusion from the C Zone but scored greater than 3 was excluded based on qualitative criteria.

Categories for inclusion in C Zones:

Medium/high value veg. The site supports vegetation of medium or high value (Box Gum woodland in any condition, or other native vegetation in medium or high condition).

Unusual ecological value. The site has unusual ecological value. This category was applied to a site that was anomalous with reference to the cadastre, but which contained Box Gum woodland in an area where there were numerous records of the threatened Squirrel Glider.

Habitat connectivity. The site is within 40 m of a watercourse or otherwise has value as a habitat/movement corridor.

Floodway. The site is in a floodway and cannot be developed.

Align with cadastre. The zoning of the site is anomalous with reference to the cadastre (the site is a small [< 1 ha] non-Conservation-zoned sliver in a land parcel that is otherwise zoned conservation).

Categories for exclusion from C Zones:

Already developed. The site is already developed/DA approved/allocated for roads.

Low ecological value. The site supports little or no native vegetation.

More than 40 m from watercourse. The site is currently zoned as conservation for riparian connectivity, but is more than 40 m from a watercourse.

Align with cadastre. The zoning of the site is anomalous with reference to the cadastre (the site is a small [<1 ha] conservation-zoned sliver in a land parcel that is otherwise not zoned conservation).

Some sites meet criteria for both inclusion and exclusion. Examples include sites that support little or no native vegetation but have habitat connectivity value, and sites that support medium or high value vegetation but are small slivers in land parcels otherwise zoned non-conservation . In these cases, the most relevant criteria were selected for each specific site, with the aim of applying sound ecological principles and maintaining consistency in decision making across all sites.

3 Results

3.1 Field survey

Field survey was undertaken at 108 discrete points (see map in **Appendix A – Part 1**). Field survey data are presented in **Appendix C**; site photos are in **Appendix D**.

3.1.1 Threatened species

Five species of threatened birds were recorded during the survey (see map in **Appendix A – Part 1**, including four at a single location East of the Hume Highway at Tabletop.

3.1.2 Hollow-bearing trees

The map presented in **Appendix A – Part 1** shows the locations of hollow-bearing trees mapped during the field survey. Only hollow-bearing trees located in areas that were not deemed suitable for conservation zoning (e.g., paddocks) were mapped. The presence of hollow-bearing trees and other important habitat features on non-conservation zoned land is noted in the "Comments" column of the table in **Appendix B**. It is recommended that options other than conservation zoning be investigated for protecting isolated hollow-bearing trees.

3.1.3 Watercourse mapping

Field surveys noted an instance where the mapped watercourse does not align with the actual watercourse (Sites 466, 469, 470 and 471). Further land surveying work to accurately locate and map the watercourse is outside the scope of this report. In these cases, desktop assessment, in conjunction with field results have informed the alignment of the sites for conservation zone inclusion.

3.2 Synthesis of data used to make recommendations

The **Appendices** present several sets of data that were used to make the zoning recommendations detailed below. It should be emphasised that **Appendices A** and **B** are the key data sources used to arrive at the recommended zonings.

Appendix A. Maps (inclusive of Part 1 – Overview Maps, Part 2 – Group Maps and Part 3 – Site Maps).

Appendix B. Summary of site data. Appendix B includes all the information that was used in making zoning recommendations. As described above, the information was derived from field survey where possible. Sites that were not visited in the field were assessed using a combination of aerial imagery (circa 2017), the results of nearby field survey, and GIS mapping provided by ACC. Data on land ownership was provided by ACC in response to an earlier iteration of this report. Appendix B is the key source of data used to make zoning recommendations; Appendices C and D provide further supporting information.

Appendix C. Results of field survey. This appendix contains data collected during field survey using a digital version of the Rapid Assessment Sheet provided by ACC. For the most part, field surveys only collected data relating to vegetation (type and condition) and environmental features (type and condition); other information (e.g., relating to cadastral alignment and connectivity) was better assessed via desktop assessment. The results of the field survey have been incorporated into Appendix B.

Appendix D. Site photos.

3.3 Zoning recommendations

The zoning recommendations are presented in tabular form in **Appendix B**, and mapped in **Appendix C**. The table in **Appendix B** contains a column ("Total Ecological Value Score") that denotes the quantitative index applied to each site. The table also includes a column that denotes where a qualitative decision took precedence, and provides the relevant "Justification" using one or more of the categories outlined in Section 2.5.3. Section 2.5.3 provides further information on the methodology for making zoning recommendations.

3.3.1 Summary of recommendations

The preliminary zoning recommendations set out in this report would result in a net gain of 461.8 ha of conservation zonings (**Table 1**).

Table 1: Recommended gain and loss of land in conservation zonings, summed for the LGA

Zoning	Gain / Loss (ha)
Total gain (C zones) ha	614.8
Total loss (C zones) ha	153.01
Net gain	461.8

Table 2 shows the changes in areas of land zonings. Most of the gain (454.4 ha) would accrue to C3 Environmental Management, with the largest losses being to SP1 Special Activities (105.5 ha net loss to conservation zonings), RU1 Primary Production (92.9 ha net loss to conservation zonings) and R1 General Residential (88.2 ha net loss to conservation zonings).

Table 2: Recommended change in areas of land zonings. Note that some sites encompassed more than one zoning (e.g., IN1 General Industrial and IN2 Light Industrial), and that in some cases rounding of decimal places has led to what appear to be minor errors in addition.

Zone	Gain in this zone (ha)	Loss in this zone (ha)	Net gain or loss (ha)
B2 Local Centre	0.1	0.0	0.1
B7 Business Park	1.6	1.5	0.1
C2 Environmental Conservation	7.7	0.4	7.3
C3 Environmental Management	607.0	152.6	454.4
C4 Environmental Living	0.1	0.0	0.1
IN1 General Industrial	16.6	11.4	5.2
IN1 General Industrial & IN2 Light Industrial	0.3	0.0	0.3
IN2 Light Industrial	0.2	2.9	-2.7
R1 General Residential	23.9	112.1	-88.2
R1 General Residential & IN1 General Industrial	0.0	0.0	0.0
R2 Low Density Residential	0.3	14.5	-14.2
R5 Large Lot Residential	50.4	15.4	35.0
RE1 Public Recreation	0.0	32.9	-32.9
RC2 Private Recreation	2.4	8.5	-6.1

RU1 Primary Production	14.6	107.5	-92.9
RU1 Primary Production & RU4 Primary Small Lots	9.0	10.3	-1.3
RU2 Rural Landscape	1.1	87.9	-86.8
RU2 Rural Landscape & IN1 General Industrial	0.0	20.5	-20.5
RU4 Primary Production Small Lots	32.2	82.0	-49.8
SP1 Special Activities	0.0	105.5	-105.5
SP2 Infrastructure	0.4	1.7	-1.3
TOTAL	767.9	767.6	0.0

Table 3 breaks down gain and loss by land ownership category; the largest net gain in conservation zoned land would come from privately owned land (197.2 ha), followed by publicly owned land (153.9 ha) and land owned by Defence (105.5 ha).

Table 3: Recommended gains and loss of land in conservation zonings, broken down by land ownership. Note that some sites encompassed more than one ownership category, and that in some cases rounding of decimal places has led to what appear to be minor errors in addition.

Ownership	Gain (ha)			Loss (ha)			Net gain/loss (ha)
	C2	C3	C4	C2	C3	C4	
Defence	0.0	105.5	0.0	0.0	0.0	0.0	105.5
Private	1.2	340.4	0.1	0.1	144.4	0.0	197.2
Public	6.5	151.2	0.0	0.2	3.6	0.0	153.9
Private & Public	0.0	9.9	0.0	0.0	4.6	0.0	5.3
Sub Total	7.5	607	0.1	0.3	152.6	0.0	
Total	614.6			152.9			461.7

All mapped vegetation communities would accrue a net gain totalling 204.2 ha, with the area of Box Gum Woodland (TEC) in E zones increasing by 150.2 ha (**Table 4**). It should be noted that the figures in **Table 4** are derived from the 2009 vegetation mapping (refer to **Appendix A – Part 1**), which is broadly correct, but can be inaccurate where small areas are concerned. This is the case with the stated figure of 0.2 ha of high condition Box Gum Woodland to be lost. The 0.2 ha relates to mapped vegetation at three sites: site 4 (which is already developed, and includes a shed and fencing), site 177 (which has been mapped as vegetation in high condition, but consists of a narrow linear unfenced remnant in a paddock, and is unlikely to be in high condition), and site 182 (a narrow sliver which adjoins Box Gum woodland, but does not contain any) (see **Appendix A** and **Appendix B** for site details). In reality, it is unlikely that any loss of high condition Box Gum Woodland would result from the zoning recommendations detailed in this report. The 0.3 ha of mapped high condition Open Forest to be lost pertains to a sliver of edge vegetation near a cadastral boundary on site 91.

Table 4: Recommended gain and loss of land in conservation zonings, broken down by mapped vegetation community and condition.

Community	Condition	Gain (ha)	Loss (ha)	Net gain/loss (ha)

Box Gum Woodland	High	17.2	0.2	17.0
	Medium	136.3	33.0	103.3
	Low	36.9	7.0	29.9
	TOTAL	190.4	40.2	150.2
Open Forest / Woodland	High	17.8	0.3	17.5
	Medium	10.0	0.0	10.0
	Low	2.1	0.1	2.0
	TOTAL	29.9	0.4	29.5
River Red Gum Forest	High	5.1	0.0	5.1
	Medium	15.4	0.0	15.4
	Low	4.0	0.0	4.0
	TOTAL	24.5	0.0	24.5
	SUM TOTAL	244.8	40.6	204.2

Table 5 provides a breakdown of the justifications for recommended zonings. Some sites have been justified under more than one category and as such have been counted more than once for the purposes of this table. It is acknowledged that this would result in inaccurate totals for gain, loss and net gain/loss that are higher than the accurate overall results in Table 1. For this reason, totals have not been provided in Table 5 which provides a summary of the justifications only.

Medium/high value veg (498 ha) and Habitat connectivity (274 ha) were the main justifications for inclusion in conservation zoning, and Little or no native veg (128.6 ha) was the main justification for exclusion from conservation zoning. Sites justified by habitat connectivity are primarily riparian zones within 40 m of mapped watercourses, and many have little or no native vegetation. Conservation zoning may not be the optimal planning mechanism for maintaining the connectivity value of these sites, and it is recommended that alternative options be explored through the Planning Proposal process prior to the implementation of any recommended changes in zoning.

Table 5: Recommended gain and loss of land in conservation zonings, broken down by justification. Sites justified under more than one category have been counted more than once.

Justification	Gain (ha)	Loss (ha)	Net gain/loss (ha)
Align with cadastre	5.5	5.5	0
Already developed	0.0	15.9	-15.9
Floodway	3.1	0.0	3.1
Habitat connectivity	274	0.0	274
Little or no native veg	0.0	128.6	-128.6
Medium/high value veg	498	0.0	498
More than 40 m from watercourse	0.0	8.3	-8.3
Unusual ecological value	0.4	0.0	0.4

Table 6 shows the gain and loss of land in conservation zonings, broken down by total ecological value score. Gains are concentrated in sites with higher ecological value scores, and losses are concentrated in sites with lower ecological value scores, indicating that the proposed zoning recommendations will result in a net ecological benefit.

Table 6: Recommended gain and loss of land in conservation zonings, broken down by total ecological value score

	Total ecological value score											Total area (ha)
	0	0.5	1	1.5	2	2.5	3	3.5	4	5	6	
Gain (ha)	0.0	0.8	28.3	12.7	26.6	71.3	69.3	0.0	203.7	197.3	4.7	614.7
Loss (ha)	3.1	0.0	84.0	14.2	38.2	10.9	0.7	0.0	1.8	0.0	0.0	152.9
Net gain/loss (ha)	-3.1	0.8	-55.7	-1.5	-11.6	60.4	68.6	0	201.9	197.3	4.7	461.8

4 Conclusion

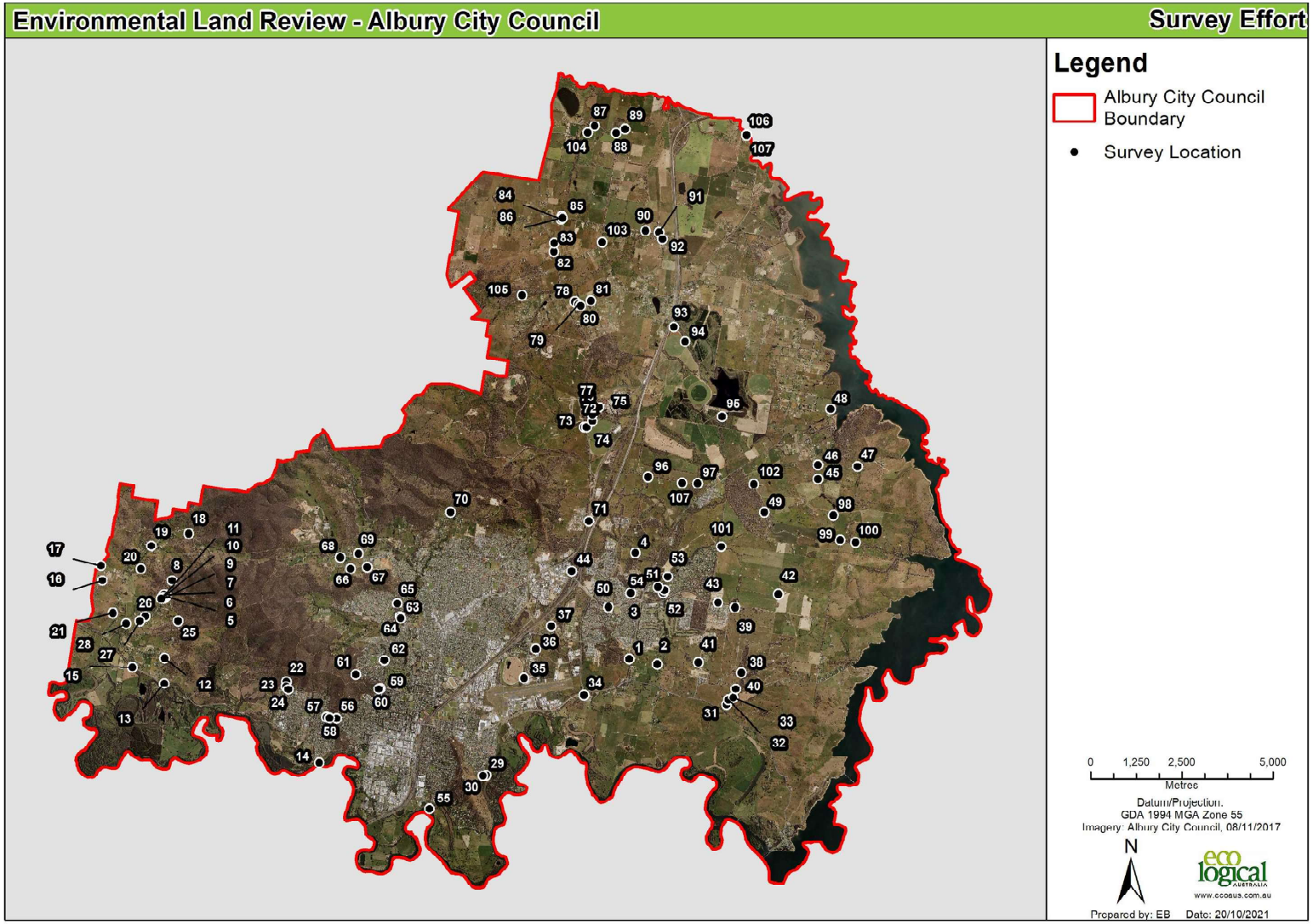
This report presents an ecological review of conservation zoning recommendations for 534 candidate sites in the Albury LGA.

Rapid field survey at 107 discrete points was used in conjunction with aerial imagery and mapped environmental layers (vegetation type and condition, threatened species records, hollow-bearing trees and significant environmental areas) to calculate an ecological value score for each candidate site. Zoning recommendations were derived from a combination of quantitative data (the ecological value scores) and qualitative planning considerations. Each site was assigned to one or more categories that summarised the rationale for its inclusion in or exclusion from Conservation zoned land.

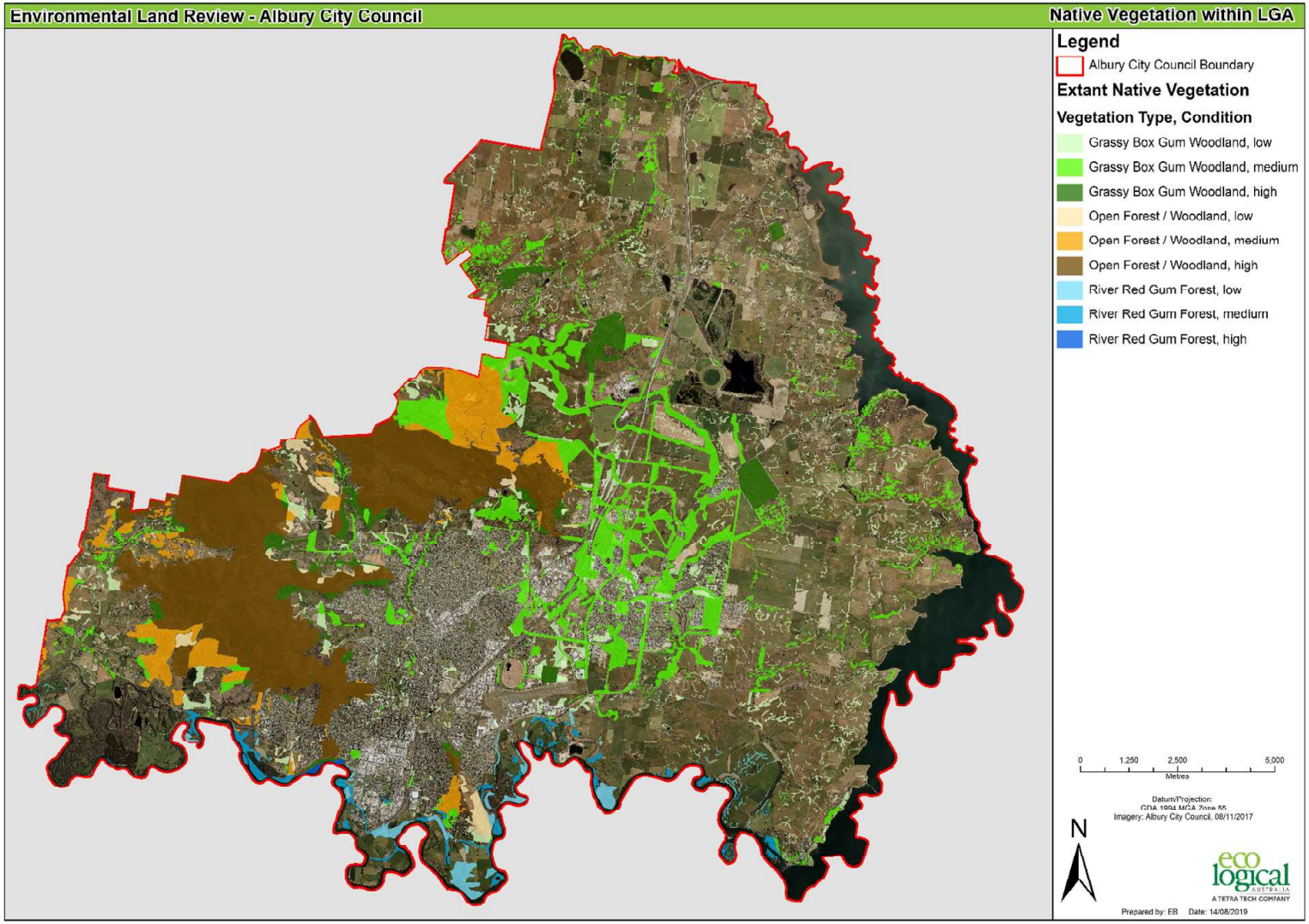
The recommendations presented here resolve the anomalies associated with the Albury Local Environmental Plan 2010 while proposing a net gain of 461.8 ha of conservation zoned land, including 150.2 ha of Box Gum Woodland, a Threatened Ecological Community. Subject to implementation, the proposed rezoning will assist ACC in its goal of maintaining or improving biodiversity across Albury, and avoiding significant impacts on matters of environmental significance.

Appendix A: Maps

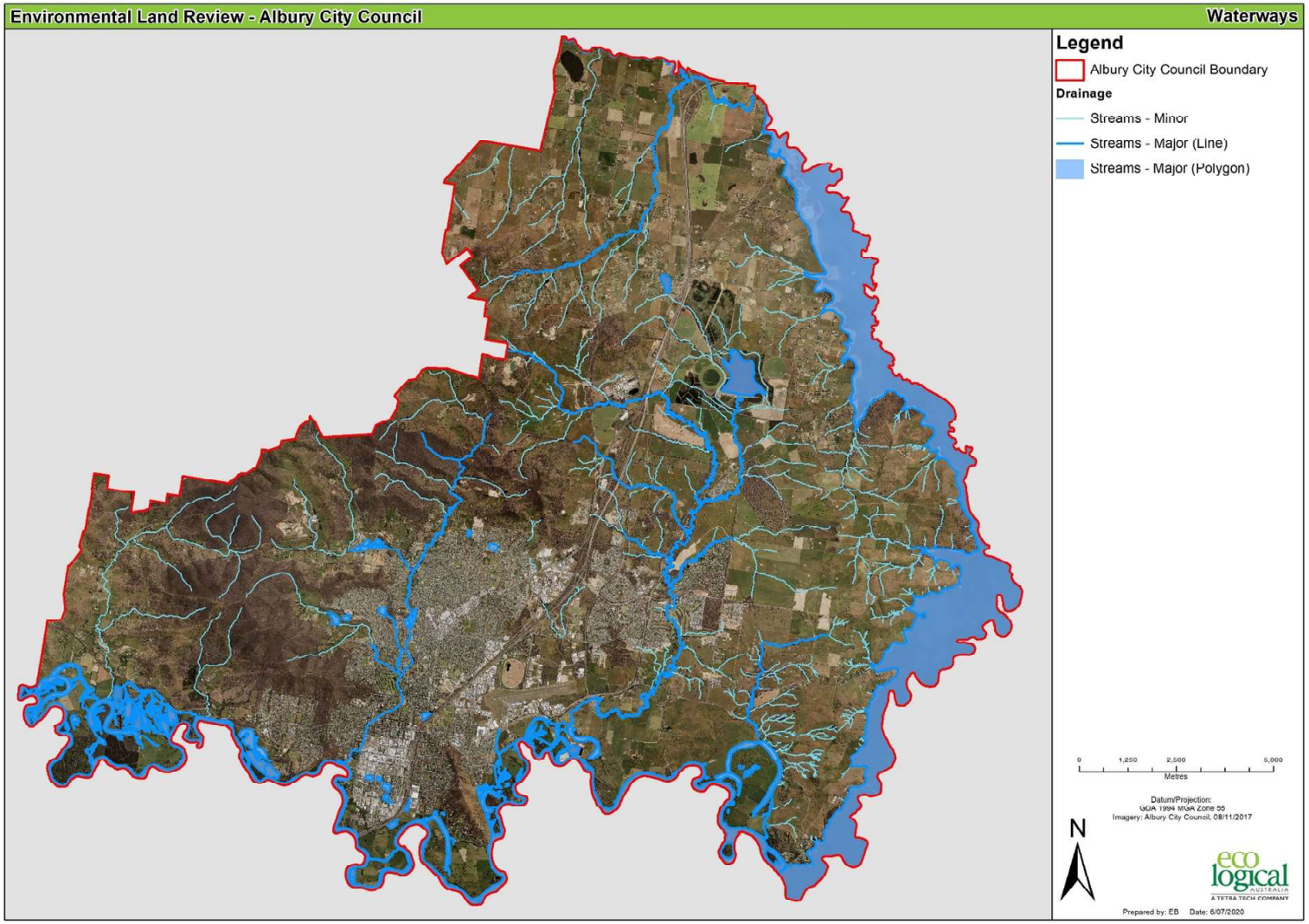
Appendix A: Part 1 – Overview Map



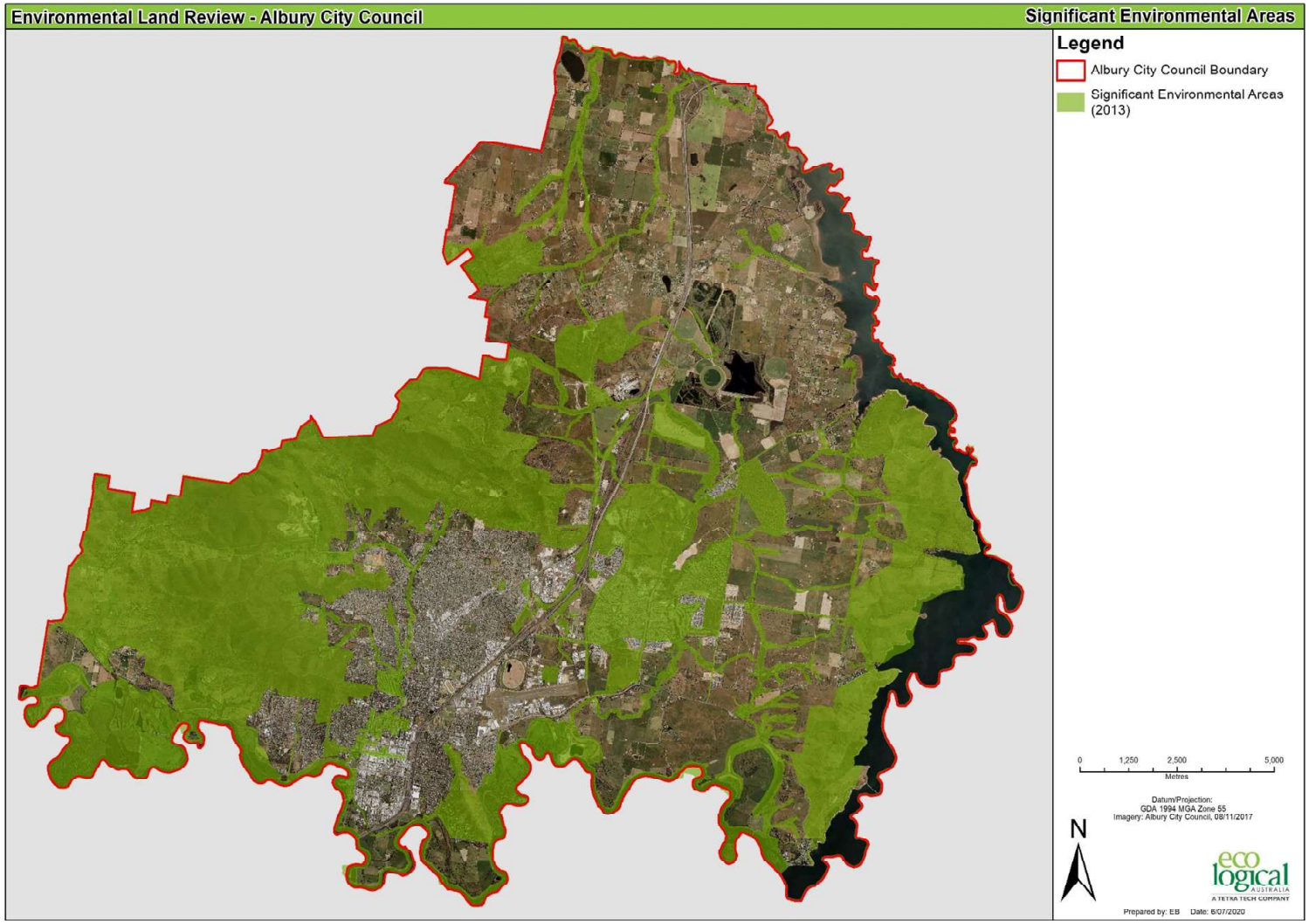
Field survey locations



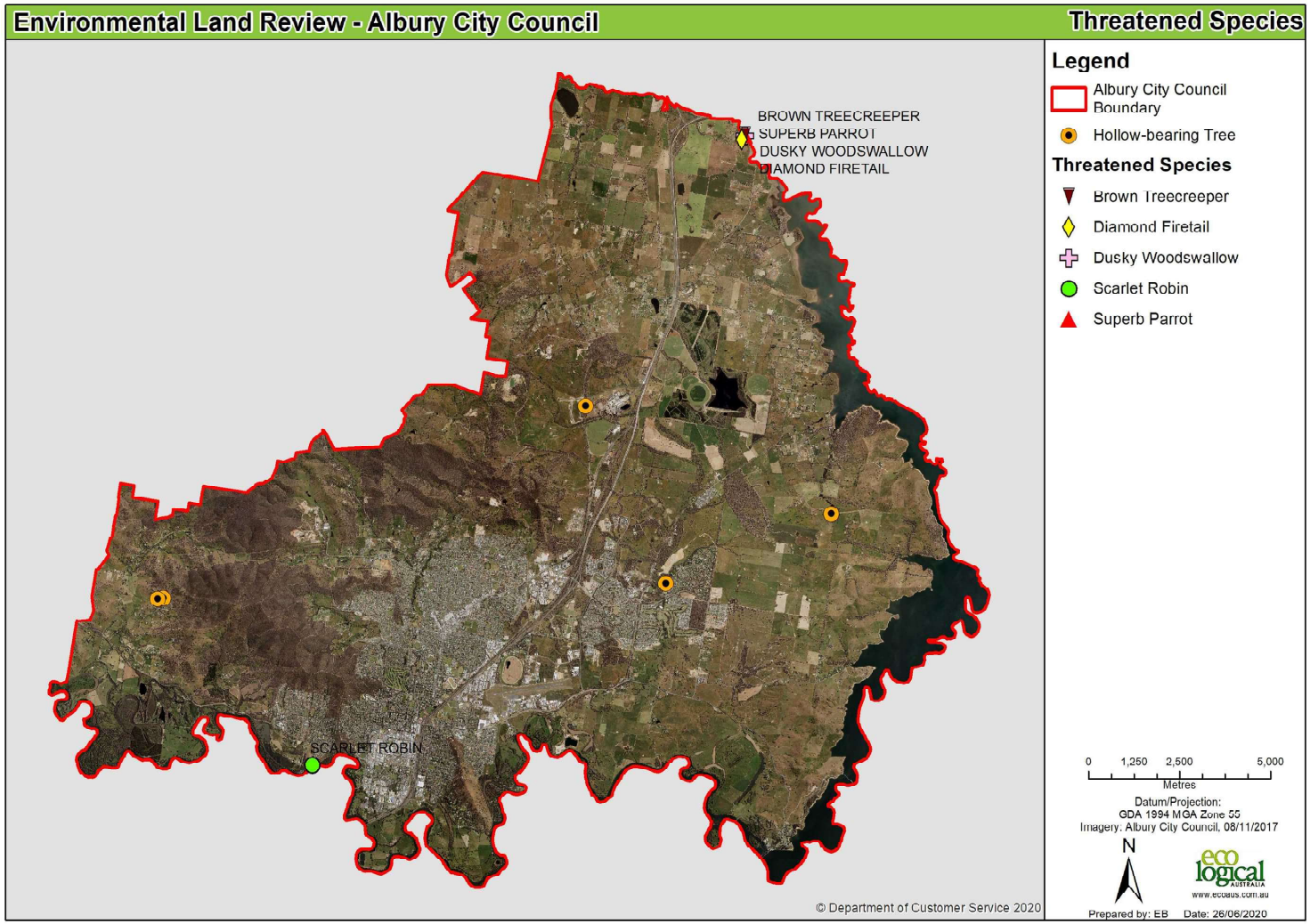
Data Source - 2009 vegetation mapping



Data Source - Waterways



Data Source - Significant Environmental Areas



Field Survey Results – Threatened Species and Hollow-bearing Trees

Appendix A: Part 2 – Group Maps

Note:
Please defer to the DRAFT Conservation Zoned Land Map located on the AlburyCity website for all information relating to those sites identified for proposed changes and to enable underlying data (including address, area, ecological value score, recommended zoning, recommended minimum lot size, justification and other information) to be viewed.

Appendix A: Part 3 – Site Maps

Note:
Please defer to the DRAFT Conservation Zoned Land Map located on the AlburyCity website for site map purposes and all information relating to those sites identified for proposed changes and to enable underlying data (including address, area, ecological value score, recommended zoning, recommended minimum lot size, justification and other information) to be viewed.

Appendix B: Site data and recommendations

Note:
Please defer to the DRAFT Conservation Zoned Land Map located on the AlburyCity website for site data (including address, area, ecological value score, recommended zoning, recommended minimum lot size, justification and other information - abbreviated) for those sites identified for proposed changes.

Appendix C: Results of field survey

Not included. Key findings are provided in Appendix B.
Any relevant information from Appendix C may be made available on request

Appendix D: Site Photos

Not included. May be made available on request

HEAD OFFICE
Suite 2, Level 3
668-672 Old Princes Highway
Sutherland NSW 2232
T 02 8536 8600
F 02 9542 5622

CANBERRA
Level 2
11 London Circuit
Canberra ACT 2601
T 02 6103 0145
F 02 9542 5622

COFFS HARBOUR
35 Orlando Street
Coffs Harbour Jetty NSW 2450
T 02 6651 5484
F 02 6651 6890

PERTH
Suite 1 & 2
49 Ord Street
West Perth WA 6005
T 08 9227 1070
F 02 9542 5622

MELBOURNE
Level 1, 436 Johnston St
Abbotsford, VIC 3076
T 1300 646 131

SYDNEY
Suite 1, Level 1
101 Sussex Street
Sydney NSW 2000
T 02 8536 8650
F 02 9542 5622

NEWCASTLE
Suites 28 & 29, Level 7
19 Bolton Street
Newcastle NSW 2300
T 02 4910 0125
F 02 9542 5622

ARMIDALE
92 Taylor Street
Armidale NSW 2350
T 02 8081 2685
F 02 9542 5622

WOLLONGONG
Suite 204, Level 2
62 Moore Street
Austinmer NSW 2515
T 02 4201 2200
F 02 9542 5622

BRISBANE
Suite 1, Level 3
471 Adelaide Street
Brisbane QLD 4000
T 07 3503 7192

HUSKISSON
Unit 1, 51 Owen Street
Huskisson NSW 2540
T 02 4201 2264
F 02 9542 5622

NAROOMA
5/20 Canty Street
Narooma NSW 2546
T 02 4302 1266
F 02 9542 5622

MUDGEE
Unit 1, Level 1
79 Market Street
Mudgee NSW 2850
T 02 4302 1234
F 02 6372 9230

ADELAIDE
2, 70 Pirie Street
Adelaide SA 5000
T 08 8470 6650
F 02 9542 5622

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