Biodiversity report – Ariah Park

The report relates to the land located on the northern fringe of Ariah Park village, proposed to be rezoned to RU5 Village zone and R5 Large Lot Residential zone. The purpose of the report is to provide additional information to support a Planning Proposal to rezone land at Ariah Park village, in relation to potential environmental impact of rezoning the land from RU1 Primary Production zone to RU5 Village zone and R5 Large Lot Residential zone, which will permit additional urban development (residential, business or light industrial). The land subject to the rezoning is shown by Figure 1.

Figure 1: Aerial image of the land subject to the rezoning Planning Proposal

The Planning Proposal includes the following questions:

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

The proposal is not identified as affecting threatened species, critical habitat, ecological communities or their habitat. The site is already mostly cleared and is already used in part for low density residential, rural lifestyle and community purposes, with the major uses being for rural supplies, fertiliser and grain storage. The majority of vegetation within the study area is contained within existing road reserves, with some patches of vegetation within privately owned land.

Figure 2 shows environmental mapping of the site.

Figure 2: Environmental mapping of the subject land

Figure 2 confirms the majority of the site does not contain native vegetation, with Eucalypts located predominantly within road reserves, within one privately owned patch, and one area of native/derived grassland.

In relation to the lots containing the native/derived grasslands, the proposed minimum lot size is one hectare. Therefore, each lot has the potential for only up to two (2) additional dwellings,

The site is not identified as containing sensitive biodiversity within the Temora Local Environmental Plan 2010, as shown by Figure 3.

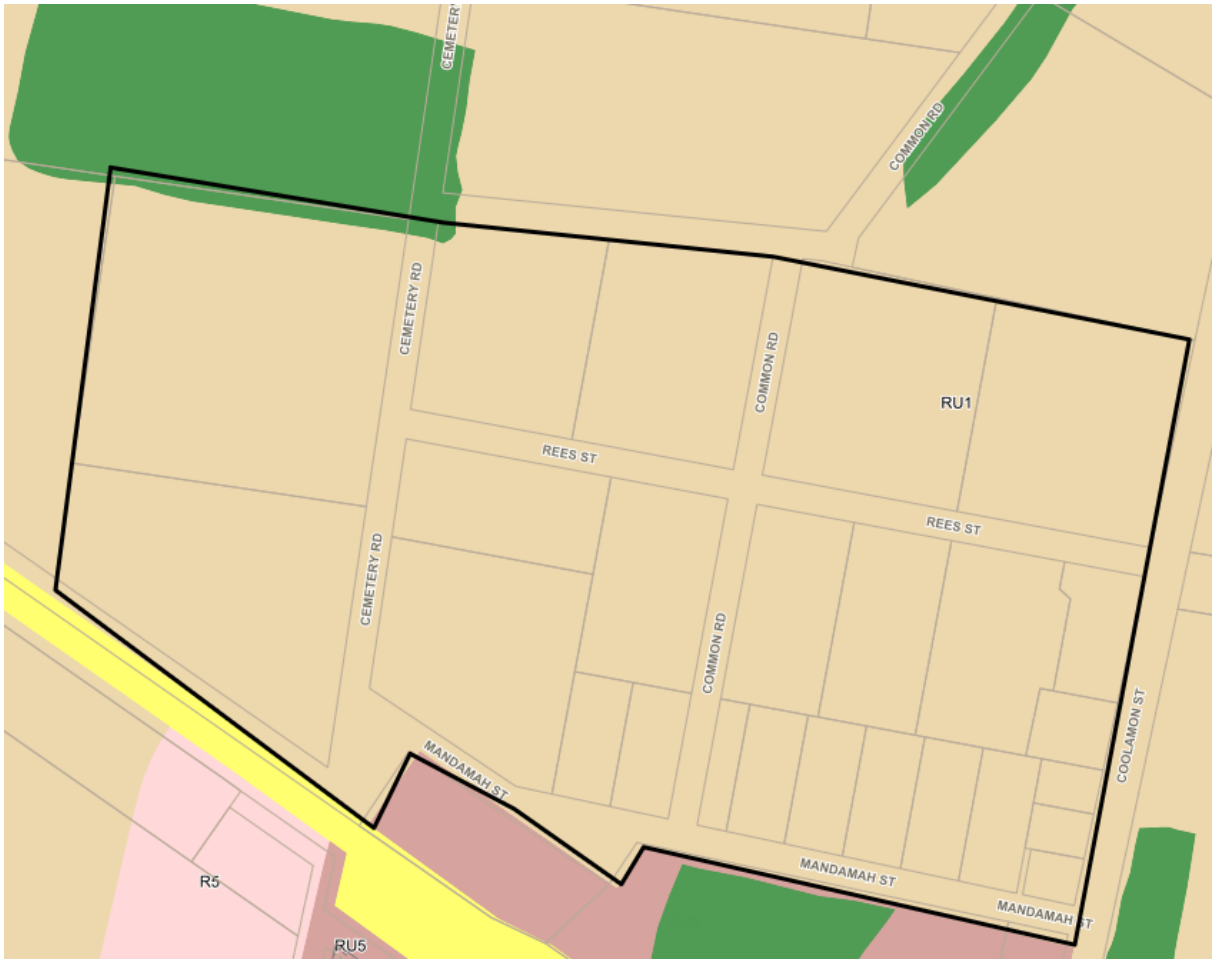

Figure 3: Sensitive biodiversity, shown shaded green

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

An inspection of the study area was completed by Council's Town Planner on 23 July 2024 to consider how environmental effects can be managed if the site were to be rezoned to RU5 Village zone and R5 Large Lot Residential zone. The following photographs show the extent of existing vegetation within the study area and comments on managing the environmental effects of any future development.

Photo 1: Corner of Common Rd and Mandamah St, looking west. Cleared road reserve, vegetation on the southern side on Mandamah Street, not subject to rezoning

Figure 4: Location of Common Rd and Mandamah St area, showing an existing dwelling and scattered vegetation

Photo 2: Vegetation at the corner of Common Rd and Manadmah Street, looking east

Photo 3: View of roadside vegetation and existing dwelling, facing Mandamah St

Photo 4: Regrowth shrubs and grasses, view from Common Rd towards dwelling on Mandamah St

Photo 5: Vegetation patch, alongside Common Rd

Photo 6: View along Common Road, looking south, showing roadside vegetation

Photo 7: View of existing dwelling, corner of Common Rd and Mandamah St

Photo 8: View of intersection of Common Rd and Rees St, looking north, with roadside vegetation alongside the unsealed section of Common Rd, north of Rees St

Figure 5: Location of Common Rd and Rees St area, showing existing dwelling and roadside vegetation

Photo 9: View of roadside vegetation along Common Rd, from Rees St, looking south

Photo 10: View of Common Rd, looking west, near intersection with Rees St

Photo 11: Scattered trees within the paddock adjoining the Rees St Common Rd intersection, looking east

Photo 12: View of Rees St looking east, showing roadside vegetation, southern side of road

Photo 13: View of Rees St looking east, showing roadside vegetation, northern side of road

Photo 14: Intersection of Rees St and Cemetery Rd

Figure 6: Location of Rees St and Cemetery Rd intersection, showing existing dwellings and roadside vegetation

Photo 15: Roadside vegetation along Rees St at the corner of Cemetery Rd

Phot 16: Pine tree along the southern side of Rees St

Photo 17: Roadside vegetation along Cemetery Rd, south of Rees St, looking north

Photo 18: View from Mandamah St showing scattered vegetation. Looking north west, toward buildings along Cemetery Rd

Photo 19: View from Mandamah St, showing scattered vegetation, looking north east

Photo 20: Intersection of Rees St and Mary Gilmore Way

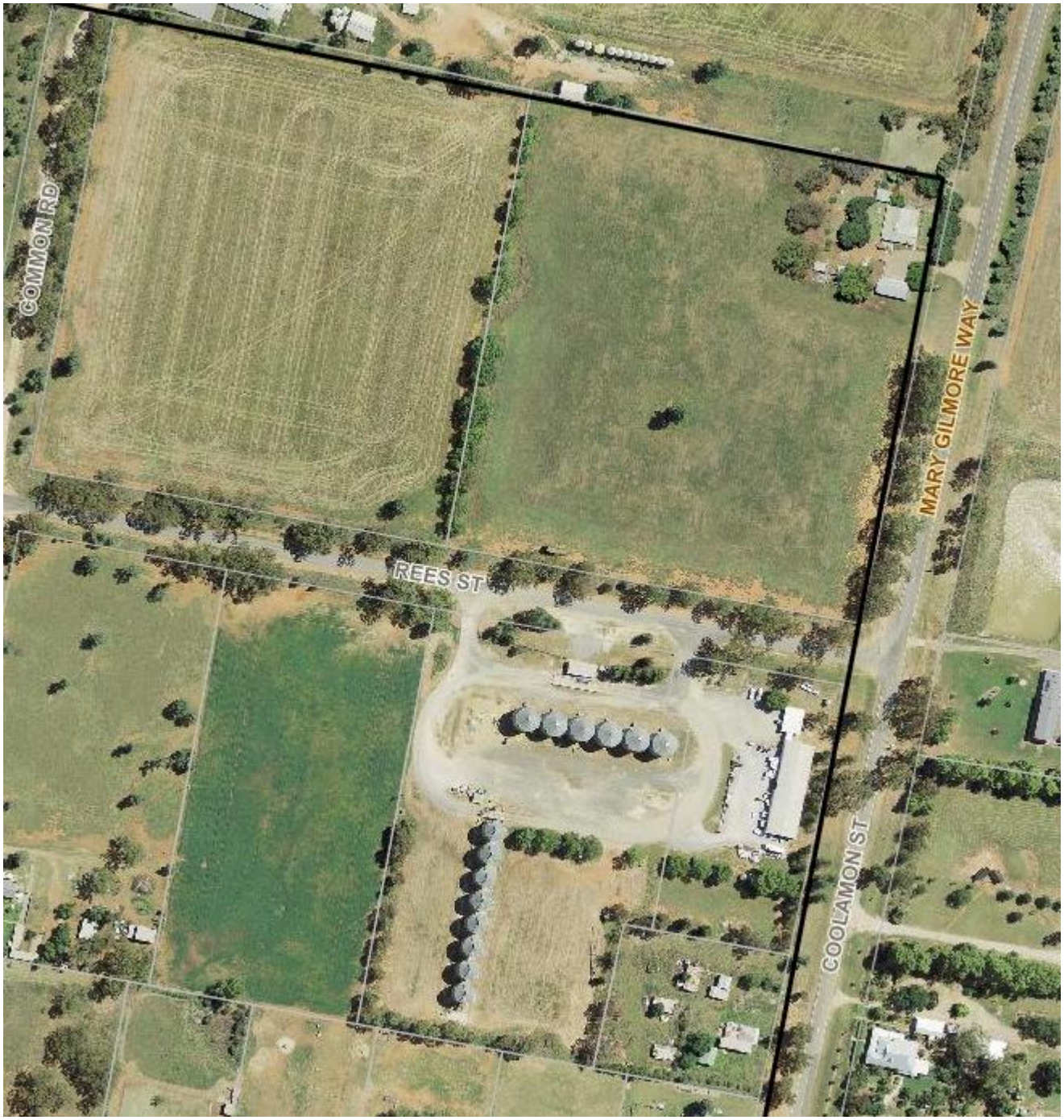

Figure 7: Location of intersection of Rees St and Mary Gilmore Way (Coolamon St)

Photo 21: View of roadside vegetation beside Mary Gilmore Way, looking north

Photo 22: View of Rees St, looking west

Photo 23: Roadside vegetation along Rees St, looking west

Photo 24: Roadside vegetation along Rees St, looking west

Photo25: Roadside vegetation along Rees St, looking west

Photo 26: Scattered trees within rural lifestyle properties along Rees St

Photo 27: View of existing dwellings and scattered trees from Rees St

Photo 28: Intersection of Mirrool Rd and Cemetery Rd, looking north

Figure 8: Intersection of Mirrool Rd with Cemetery Rd

Photo 29: View from Mirrool Rd, looking toward Manadmah St

Discussion

The majority of the study area on the northern fringe of Ariah Park village is cleared of vegetation and is used for existing residential, rural lifestyle and business purposes. There are extended areas of existing vegetation, located on the road reserves within the study area, some smaller patches of vegetation and some isolated trees within rural lifestyle properties, generally a mixture of Eucalypt species and Cypress Pine trees. The proposed rezoning will support low density residential, business and light industrial development, with consent from Council. The retention of the existing vegetation can occur alongside future low density development, with future development footprint and driveway access sited to avoid additional clearing of existing trees. Therefore, if the rezoning of the subject land were to proceed, and additional residential, business and light industrial development were assessed and approved by Council, the level of adverse environmental impacts can be managed, through development controls and conditions, to have limited impact and retain existing vegetation. This will retain the existing vegetation landscape, while supporting new, suitably located low density development and preserve an important environmental and amenity benefit of living and working in a rural village.

Conclusion

The existing biodiversity contained within the Ariah Park study area is contained predominantly within the existing road reserves. Due to the expected low density of any future development of the study area, occurring if the land is rezoned as proposed, it is concluded that existing vegetation could be preserved, with new development and infrastructure servicing sited away from existing vegetation. The requirement to preserve existing vegetation, wherever possible, should be included within Temora Shire Council's Development Control Plan, to ensure this priority forms part of the assessment criteria of any future development considered by Council.