

YARRABILLY SENIORS ESTATE

STATEMENT OF ENVIRONMENTAL EFFECTS

DECEMBER 2016

Developer:



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1.0 Introduction

This statement of environmental effects has been prepared to assist with the assessment and approval of the development of Lot 3 DP 111554 & Lot 4 DP1092182 Cowra NSW into a Community Title Seniors Independent Living development with the construction of 100 detached 2 bedroom residences.

Whilst this development application is for the stand-alone development of 100 independent living residences, careful planning and coordination has been made to allow for expansion with further development as detailed in the Yarrabilly Estate Concept Master Plan November 2016 prepared by Fraish Consulting.

The development is located at the end of Yarrabilly Drive in Cowra NSW. The development is commonly referred to as 'Yarrabilly Seniors'.

This report provides an assessment of the capability of the land to support the proposed development and demonstrates suitability for the proposed development.

1.1 History of the Site

The site itself has been agricultural land in recent history and used for the grazing of stock. There is no evidence of any previous developments on the site itself. However, The Cowra Prisoner of War Camp borders Lot 3 DP111554 and adjoins the north west corner of the study area. These aspects are described in more detail in the attached Aboriginal & Cultural Heritage Study conducted as part of this assessment.

1.2 The Locality

The study area is within the Cowra Shire Council Local Government Area (LGA), Parish of Glenlogan, County of Bathurst. It lies between 225 and 400 metres east of Sakura Avenue and approximately 400 metres north of Binni Street. (Refer Figure 1.1)

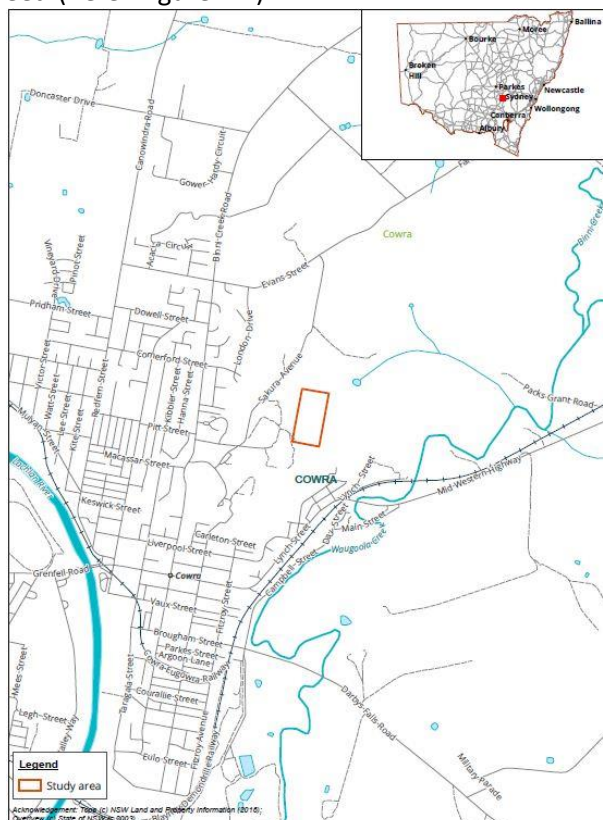


Figure 1.1 Locality Plan

1.3 Statutory Controls

It is proposed that this development be assessed in accordance with the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The Cowra Local Environmental Plan 2012 states in clause 1.9 Application of SEPPs that “This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 36 of the Act”

2.0 Site and Context

2.1 Adjoining Development

The adjoining land in all directions of this stage of the development is zoned R1 General Residential. This area is currently vacant land which is being used for grazing of stock.

The adjoining land to the south-east is zoned as E3 Environmental Management. This area has an existing access road and was formerly used as a stockpile site by Council.

The land beyond this is zoned RE1 Public Recreation. This area has The Cowra Prisoner of War camp to the north-east and the Japanese Gardens to the south-west.

The proposed development is single storey individual dwellings which would minimise the visual impact on the current skyline of the area.

2.2 Description of the site

The study area is located approximately 1.7 kilometres north-east of the town of Cowra and approximately 310 kilometres west of the Sydney CBD. It encompasses 9.36 hectares of privately owned land including adjacent road reserves. The study area is currently zoned R1- General Residential and RE1- Public Recreation under the Cowra LEP. The study area comprises of exotic pasture, former and current pastoral land which is currently stocked with cattle, consisting of a matrix of exotic pasture within which are widely distributed exotic canopy trees. The study area is predominantly flat to gently undulating throughout the northern extent with the central section characterised by a low ridgeline which then forms a moderate southeast facing incline throughout the southern extent.

Regional soil landscape mapping indicates that soils within the study area occur on the Cowra soil landscape, underlain by Cowra Granodiorite. The Cowra soil landscape is characterised by undulating to rolling hills studded with granite outcrops with local relief typically ranging between 100 metres and 160 metres. Soil types in this landscape are dominated by red podzolic soils and siliceous sands on crests and non-calcic brown soils or red-brown earths on upper slopes and gentle inclines. White Box *Eucalyptus albens* communities are dominant within this soil landscape with Western Grey Box *Eucalyptus macrocarpa* in valleys and Red Ironbark *Eucalyptus fibrosa* and Red Stringybark *Eucalyptus macrorhyncha* atop ridges.

3.0 Assessment of the proposed development

3.1 Environmental Planning and Assessment Act 1979 as amended

Section 79C of the Environmental Planning and Assessment Act 1979 identifies the assessment process for development applications. This section states:

79C Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

This framework for assessment is represented in the structure of assessment detailed in this Statement of Environmental Effects.

3.2 State Environmental Planning Policies

The following State Environmental Planning Policies are applicable to the application: -

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

3.2.1 Land to which the SEPP applies

The land is currently zoning under the Cowra Local Environmental Plan 2012 permits the construction of dwelling-houses. This means that the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies to the land pursuant to clause 4(1)(a)(i) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2.2 Age of Residents for the Development

It is proposed that the residents be people aged 55 or more years pursuant to clause 8(a) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2.3 Type of Seniors Housing

The proposed development consists of a group of 100 self-contained dwellings pursuant to clause 10(c) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2.4 Classification of “Self-contained dwellings”

The dwellings of the proposed development will include private facilities for significant cooking, sleeping, washing and clothes washing pursuant to clause 13(1) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2.5 Location and Access to Facilities

There is currently no pedestrian footpath link from the site to the Cowra CBD which is 1km away from the site. The nearest footpath network is at Binni Creek Road at the end of Yarrabilly Drive. A new footpath is proposed through the development and down Yarrabilly Drive to connect to this existing network. The distance to facilities is greater than the 400m specified in clause 26 of the SEPP. It is proposed that the development provided a mini-bus service to the residents to comply with all of the requirements of clause 26 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2.6 Bushfire Prone Land

The subject land is identified in the Central Ranges NSW Fire Area with a Fire Danger Index (FDI) of 80 as identified in Table A2.3 of ‘Planning for Bush Fire Protection 2006’ (RFS 2006).

A Bushfire Protection Assessment has been carried out by Ecological in December 2016. This assessment was prepared in accordance with Section 100B of the Rural Fires Act 1997, Clause 44 of the Rural Fires Regulation 2008, and ‘Planning for Bush Fire Protection 2006’ (RFS 2006). The proposal is a Special Fire Protection Purpose (SFPP) – Seniors Living. This assessment demonstrates compliance with clause 27 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2.7 Water and Sewer

The proposed development has demonstrated the availability of adjacent sewer and water services in the engineering drawings provided. This demonstrates compliance with clause 28 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

3.2.8 Site Analysis (Clause 30 (3) of SEPP)

- (a) **Site dimensions:**

The site is approximately 300m x 400m. it has an approximate area of 12 hectares.

(b) Topography:

The site topography is undulating to rolling hills studded with granite outcrops with local relief typically ranging between 100 metres and 160 metres. The average existing gradient of the site is less than 10%. However the proposed earthworks shall regrade the entire site as shown on the engineering plans to provide gradients between 1 and three percent. This will assist in complying with accessibility requirements.

(c) Services:

Sewer – In May 2011 a Wastewater Management Investigation was carried out by BMT WBM Pty Ltd. This study was carried out for the development of the entire Lot 3, DP111554 & Lot 4 DP1092182. This entire area is shown on the Yarrabilly Estate Concept Masterplan November 2016. The report recommended a Sewer Pump Station be constructed in the North Eastern corner of the site to service the entire area when fully developed. The sewerage would then be pumped by rising main to the existing sewer mains in Binni Street where the sewerage would then flow to the Campbell Street Pump Station. Although this will be the ultimate plan for the development of the entire site, there will be insufficient flows to justify this with the development of the first 100 residences. For this stage it is more economic to construct a sewer pump station that can service the first 100 residences and connects to the existing gravity system in Yarrabilly Drive at the intersection of Holder Place. It is proposed that this will be decommissioned once the ultimate sewer pump station is constructed.

Water – In May 2011 a water Cycle Management Investigations Report was carried out by BMT WBM Pty Ltd. This study was carried out for the development of the entire Lot 3, DP111554 & Lot 4 DP1092182. This entire area is shown on the Yarrabilly Estate Concept Masterplan November 2016. It is proposed that a watermain be constructed along Road 2 which will extend to a connection point at the existing watermain at the intersection of Sakura Avenue and Evans Street. This main will be sized to allow for the full development of the site to prevent the need to increase its diameter as more stages are developed. To ensure continuity of supply it is proposed that a watermain link will be constructed along Road 1 to the existing watermain in Yarrabilly Drive. Again all mains will be sized to accommodate future development

Stormwater – The site currently has no stormwater infrastructure. The site drains naturally to Binni Creek to the north-east. MUSIC modelling, hydrological and hydraulic analysis has been carried out by Fraish Consulting to design a stormwater drainage network that manages water quality, flows and restricts site discharge to pre-development flows. These are detailed in the engineering drawings.

Electricity – There is an existing overhead electrical line which runs to the east of the proposed development site. The site will be serviced with a new transformer to be constructed on the site.

Telecomms – There is an existing telecoms network in Yarrabilly Drive which it is proposed that the development will connect to.

Gas – It is proposed that gas will be supplied to the site subject to availability being confirmed by Jemena.

(d) Existing Flora & Fauna:

A flora assessment was undertaken over two days by Biosis in December 2016, using a combination of 20 x 20 metre quadrats, transects, spot locations and random meanders to determine the vegetation types present within the study area.

General classification of native vegetation in NSW used in this assessment is based on the classification system in Keith (2004) which uses three groupings of vegetation: vegetation formation, vegetation class and vegetation type, with vegetation type the finest grouping. The grouping adopted in this assessment was vegetation type. A list of flora species was compiled for each vegetation type.

The general condition of native vegetation was observed as well as the effects of current seasonal conditions. Notes were made on specific issues such as noxious weed infestations, evidence of management works, current grazing impacts and the regeneration capacity of the vegetation. The assessment did not discover any flora that would prevent development of the site.

A fauna assessment was undertaken over two days by Biosis in December 2016 to determine values for fauna. These were determined primarily on the basis of the types and qualities of habitat(s) present. All species of fauna observed during the assessment were noted and active searching for fauna was undertaken. This included direct observation, searching under rocks and logs, examination of tracks and scats and identifying calls. Particular attention was given to searching for threatened biota and their habitats. Fauna species were recorded with a view to characterising the values of the site and the investigation is not intended to provide a comprehensive survey of all fauna that has potential to utilise the site over time.

The assessment did not discover any flora that would prevent development of the site.

(e) Micro Climates:

The site has a north-easterly orientation. Solar aspects and overshadowing are provided in the architectural plans provided.

The prevailing winds in Cowra are generally from the west of the site.

(f) Location of:

(i) Buildings and other structures:

There are no existing buildings or structures on the site

(ii) Heritage features and items including archaeology

There have been no significant heritage or archaeological features identified on the site. A heritage and archaeological assessment has been carried out by Biosis in December 2016 and has been included in this application.

(iii) Fences

The existing site has no fencing. It is proposed to securely fence the site with security fencing and have security entry gates. This is in accordance with the requirements of clause 37 Crime Prevention of the SEPP. The type of fencing proposed is indicated on the drawings submitted with this proposal and is compliant with the requirements of clause 37.

(iv) Property Boundaries

The property boundary of the entire development site is delineated by an existing post and wire rural fence. This stage of the development will only border the western boundary of the site.

It is proposed that this stage of the development will have all internal lot boundaries fenced.

(v) Pedestrian and Vehicular Access

This first stage of the development will have pedestrian and vehicular access to Yarrabilly road via the roads detailed on the engineering plans.

There is currently no pedestrian footpath link from the site to the Cowra CBD which is 1km away from the site. The nearest footpath network is at Binni Creek Road at the end of Yarrabilly Drive. A new footpath is proposed through the development and down Yarrabilly Drive to connect to this existing network. The distance to facilities is greater than the 400m specified in clause 26 of the SEPP. It is proposed that the development provided a mini-bus service to the residents to comply with all of the requirements of clause 26 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(g) Views to and from the site

West – The view from the site to the west is upslope to the existing ridge. This view will be enhanced with the planting of street trees and landscaping.

North – The view from the site to the north is to the remainder of the site to potentially be developed in the future. There are also views beyond to the Cowra Prisoner of war Camp site.

East - The view from the site to the east is to the remainder of the site to potentially be developed in the future.

South – The view from the site to the south is upslope to the existing ridge. This view will be enhanced with the planting of street trees and landscaping.

(h) Overshadowing by neighbouring structures

There are no neighbouring structures that overshadow the site.

3.2.9 Site Analysis of Neighbouring Land (Clause 30 (4) of SEPP)

(a) Neighbouring buildings:

There are no neighbouring buildings

(b) Privacy

There are no issues with neighbouring property living rooms overlooking the site that would cause any privacy issues. The proposal has significant landscaping which further provides privacy.

(c) Walls built to the sites boundary

There are no existing walls build on neighbouring boundaries

(d) Difference in levels

The neighbouring blocks and the development site are all at approximately the same level due to the flat nature of the existing topography of the area.

(e) Views and Solar Access

The views of the adjacent neighbouring blocks will be enhanced by the proposed high level of landscaping proposed by the development. The solar access of the neighbouring blocks will not be effected by the proposed development layout.

(f) Major Trees

There are only a few major reasonable quality eucalypt trees along the alignment of Road 1 which will be retained. These will not be impacted by the development. The development proposes to plant significant numbers of trees to enhance the aesthetics of the area.

(g) Street Frontage Features

The existing street frontage on Yarrabilly Drive is grass verges with a steel balustrade pool type fencing along the boundary of the existing development at Holman Place. There are no formal street trees. There are a few scattered eucalypt trees on the verges.

There is no kerb and gutter or formal stormwater drainage for the road or verge. There are no existing footpaths.

(h) The built form and character of adjacent development

There is an adjacent development at Holman Place off Yarrabilly drive. This is a medium density single stored attached villa development. The verges are generally grassed and have little street tree planting.

(i) Heritage features

There have been no heritage features identified on the site. However there have been heritage features identified in the surrounding area as detailed in the Biosis report.

(j) Direction and distance to Local Facilities

The Cowra CBD has substantial local facilities. The CBD is approximately 1km away from the site and boasts major retailers as well as large supermarkets, restaurants, café's , general stores etc. There is a local hospital with medical services available to residents.

There is currently no pedestrian footpath link from the site to the Cowra CBD which is 1km away from the site. The nearest footpath network is at Binni Creek Road at the

end of Yarrabilly Drive. A new footpath is proposed through the development and down Yarrabilly Drive to connect to this existing network. The distance to facilities is greater than the 400m specified in clause 26 of the SEPP. It is proposed that the development provided a mini-bus service to the residents to comply with all of the requirements of clause 26 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(k) Public Open Space

The site is surrounded by land which is used as Public Open Space.

The land beyond is zoned RE1 Public Recreation. This area has The Cowra Prisoner of War camp to the north-east and the Japanese Gardens to the south-west.

It is proposed development of this stage and the entire site as detailed on the Yarrabilly estate Concept Master Plan November 2016 will have approximately 40% of its area dedicated as a combination of public and private open space.

(l) Adjoining bushland and environmentally sensitive land

There is no adjacent bushland or environmentally sensitive land.

(m) Sources of nuisance

No potential sources of nuisance have been identified.

(n) Adjacent Land Uses and Activities

The adjoining land to the south-east is zoned as E3 Environmental Management. This area has an existing access road and was formerly used as a stockpile site by Council.

The land beyond this is zoned RE1 Public Recreation. This area has The Cowra Prisoner of War camp to the north-east and the Japanese Gardens to the south-west.

3.2.10 Design Principles

(a) Neighbourhood amenity and streetscape

The development maintains reasonable neighbourhood amenity and appropriate residential character by complying with clause 33(c) of the SEPP.

(b) Visual and acoustic privacy

The development design incorporates significant landscaping and has taken particular care in locating windows and bedrooms to comply with the requirements of clause 34 of the SEPP.

(c) Solar access and design for climate

The design of the dwellings and landscaping has ensured compliance with clause 35 of the SEPP.

(d) Stormwater

The engineering design provided demonstrates compliance with clause 36 of the SEPP.

(e) Crime Prevention

The design of the development includes security fencing all around the site and security access at all access locations. The type of fencing used allows observation of all approaches to the site. This demonstrates compliance with clause 37 of the SEPP.

(f) Accessibility

The development will provide pedestrian footpaths to allow accessibility throughout the site facilities and connectivity to the surrounding pedestrian footpath network. The development will provide a mini-bus that will provide convenient access to local facilities. There is also parking available at each dwelling as well as at the community centre that can be used by residents and their visitors. This demonstrates compliance with clause 38 of the SEPP.

(g) Waste Management

It is proposed that each dwelling is provided with individual dual waste collection bins that maximises the potential for recycling. This demonstrates compliance with clause 39 of the SEPP.

3.2.11 Development Standards – Minimum Sizes and Building Heights

(a) Site size

The site is greater than 1000m². This demonstrates compliance with clause 40 of the SEPP.

(b) Site Frontage

The site frontage is greater than 20m. This demonstrates compliance with clause 40 of the SEPP.

3.2.12 Standards Concerning Accessibility for Self-Contained Dwellings

(a) Wheelchair Access

All gradients on the site shall be less than 1:10. The design demonstrates compliance with Schedule 3, Part 1, clause 2 of the SEPP

(b) Security

Appropriate Lighting will be provide to the internal driveways and footpaths of the development. This demonstrates compliance with Schedule 3, Part 1, clause 3 of the SEPP

(c) Letterboxes

Letterboxes will be located on a hard standing area that has wheelchair access. They will be lockable. This demonstrates compliance with Schedule 3, Part 1, clause 4 of the SEPP

(d) Private Car Accommodation

All car parking provided complies with the requirements of AS2890. The minimum number of parking spaces for people with disabilities are provided. It is proposed that all garages will have a power point and an area for motor or control rods to enable a

power-operated door to be installed at a later date. This demonstrates compliance with Schedule 3, Part 1, clause 5 of the SEPP

(e) Accessible Entry

All entries comply with clauses 4.3.1 and 4.3.2 of AS 4299. This demonstrates compliance with Schedule 3, Part 1, clause 6 of the SEPP

(f) Interior : General

All interior doors have a minimum clear opening that complies with AS1428.1. All internal corridors have a minimum unobstructed width of 1.0m. Circulation space at approaches to internal doorways comply with AS 1428.1. This demonstrates compliance with Schedule 3, Part 1, clause 7 of the SEPP

(g) Bedroom

At least one bedroom in each dwelling has an area sufficient to accommodate a wardrobe and a queen-size bed, They also provide a clear area for the bed of at least 1,200 millimetres wide at the foot of the bed, and 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and 2 double general power outlets on the wall where the head of the bed is likely to be, and at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and wiring to allow a potential illumination level of at least 300 lux. This demonstrates compliance with Schedule 3, Part 1, clause 8 of the SEPP

(h) Bathroom

At least one bathroom in each dwelling provides for circulation space for sanitary facilities in accordance with AS 1428.1. They also provide:- slip-resistant floor surfaces; a washbasin with plumbing that will allow, either immediately or in the future, clearances that comply with AS 1428.1 ; (i) a grab rail, (ii) portable shower head, (iii) folding seat; a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it; a double general power outlet beside the mirror. This demonstrates compliance with Schedule 3, Part 1, clause 9 of the SEPP

(i) Toilet

Each dwelling has at least one toilet that is a visitable toilet that complies with the requirements for sanitary facilities of AS 4299. This demonstrates compliance with Schedule 3, Part 1, clause 10 of the SEPP

(j) Surface finishes

All external paved areas will have slip-resistant surfaces in accordance with AS 1428.1. This demonstrates compliance with Schedule 3, Part 1, clause 11 of the SEPP

(k) Door Hardware

All door handles and hardware for all doors (including entry doors and other external doors) will be provided in accordance with AS 4299. This demonstrates compliance with Schedule 3, Part 1, clause 12 of the SEPP

(l) Ancillary items

All switches and power points will be provided in accordance with AS 4299. This demonstrates compliance with Schedule 3, Part 1, clause 13 of the SEPP

3.2.13 Additional Standards for Self-contained Dwellings

(a) Living Room and Dining Room

Each dwelling will have a living room and dining room with a circulation space in accordance with clause 4.7.1 of AS 4299, and a telephone adjacent to a general power outlet. They will also have wiring to allow a potential illumination level of at least 300 lux. This demonstrates compliance with Schedule 3, Part 1, clause 15 of the SEPP

(b) Kitchen

Each dwelling will have a kitchen with a circulation space in accordance with clause 4.5.2 of AS 4299, and a circulation space at door approaches that complies with AS 1428.1. they will also have fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299. These include :- (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8). they will also have “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards. They will also have and (e) general power outlets: (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed. This demonstrates compliance with Schedule 3, Part 1, clause 16 of the SEPP

(c) Laundry

Each dwelling will have a laundry that ha:- a circulation space at door approaches that complies with AS 1428.1 ; provision for the installation of an automatic washing machine and a clothes dryer; a clear space in front of appliances of at least 1,300 millimetres; a slip-resistant floor surface; an accessible path of travel to any clothes line provided in relation to the dwelling. This demonstrates compliance with Schedule 3, Part 1, clause 19 of the SEPP

(d) Storage for Linen

Each dwelling will have a linen storage in accordance with clause 4.11.5 of AS 4299. This demonstrates compliance with Schedule 3, Part 1, clause 20 of the SEPP

(e) Garbage

Each dwelling is provided with a garbage storage area in an accessible location. This demonstrates compliance with Schedule 3, Part 1, clause 21 of the SEPP

3.3 State Environmental Planning and Assessment Regulations

The following State Environmental Planning Policies are applicable to the application: -

- State Environmental Planning and Assessment Regulation 2000

Part 1, Sub-section 2, Clause 4 of the Environmental Planning and Assessment Regulation 2000 states:-

(4) A statement of environmental effects referred to in subclause (1) (c) must indicate the following matters:

- (a) the environmental impacts of the development,
- (b) how the environmental impacts of the development have been identified,
- (c) the steps to be taken to protect the environment or to lessen the expected harm to the environment,
- (d) any matters required to be indicated by any guidelines issued by the Secretary for the purposes of this clause.

3.3.1 Environmental Impacts of the Development

To determine the likely impacts that the development would have on the environment a number of concurrent investigations have been completed for the site.

(a) Biodiversity Assessment

An ecological assessment in the form of a Flora and Fauna assessment for the development site was conducted by Biosis in December 2016. A copy of this report is included in this submission.

The detailed assessment completed for the development site has identified:

- That the vegetation and fauna habitat throughout the majority of the site has been modified by past disturbances which have included vegetation clearance, livestock grazing, ploughing, dumping of construction materials and vegetation management regimes using herbicide and mowing.
- The key ecological value identified within the development site, dominated by exotic pasture includes, granite and pink rock outcropping.
- No native vegetation communities have been recorded within the development site, therefore the ecological value (rock outcropping) within the site has been mapped as low constraint.
- One hollow-bearing tree (occurs outside the study area, within five meters of the boundary)

To reduce the impacts of the development the following recommendations have been made:

- Development layout has been arranged such that there will be minimal in the south-eastern area of the study area to preserve the granite and pink rock outcropping.
- The hollow bearing tree will remain undisturbed. As an additional precaution nest boxes will be installed in the nearest adjacent mature native canopy tree to be retained to ensure the retention of key roosting habitat for threatened and non-threatened native fauna.

(b) Archaeological Assessment

An archaeological assessment in the form of a Aboriginal Cultural Heritage Due Diligence Assessment for the development site was conducted by Biosis in December 2016. A copy of this report is included in this submission.

The detailed assessment completed for the development site has identified:

- No AHIMS sites have been identified within the site.
- There were two areas of archaeological potential identified on the development site. One along the western edge of the study area where it borders the ridgeline, and the second along a crest landform in the south-eastern corner of the study area.

To reduce the impacts of the development the following recommendations have been made:

- Development layout has been arranged such that there will be minimal in the south-eastern area of the study area to preserve this area of archaeological potential.
- A ACHA including consultation with Aboriginal stakeholders be prepared for the areas of disturbance prior to physical construction works commencing.
- Any unanticipated Aboriginal objects encountered during the works associated with the proposal, works will cease in the vicinity and the find will not be moved until assessed by a qualified archaeologist.
- Any discovery of Aboriginal ancestral remains are discovered during any activity on the site work will immediately cease on the site. NSW Police and OEH's Environmental Line will be contacted as soon as practicable. No works to recommence until authorised in writing by the EOH.

(c) Bushfire Risk Assessment

An assessment of the bushfire risk was conducted by ecological Australia in December 2016. A copy of this report is included in this submission.

The detailed assessment completed for the development site has identified:

- The subject land is contained within the Central ranges NSW Fire area with a Fire danger Index of 80.
- The development will require Asset Protection zones to be established around its perimeter to comply with a proposed APZ of BAL-12.5
- Access to reticulated water supply is required to ensure future dwellings are less than 70m from a water hydrant.
- Gas and electrical services should be reticulated below ground where practical to reduce risk from bushfire.
- There is a requirement for a temporary perimeter access fire trail to be established along the northern and eastern boundaries of Stage 1.
- There is a requirement for a bushfire maintenance plan and fire emergency procedures.

To reduce the impacts of the development the following recommendations have been made:

- Asset Protection Zones will be established around its perimeter to comply with a proposed APZ of BAL-12.5
- Reticulated water supply will be provided within the development with adequate spacing of hydrants supplied.

- Gas and electrical services will be reticulated below ground where practical to reduce risk from bushfire.
- There will be a temporary perimeter access fire trail established along the northern and eastern boundaries of Stage 1.
- The community association will be required to manage and maintain an adequate bushfire maintenance plan and fire emergency procedures.