

Hudson - Wade

From: Morrissey - Jack
Sent: Friday, 25 June 2021 4:27 PM
To: Dataworks
Subject: FW: 2021/035 - Request of Additional Information - 781 Wandobah Road, Gunnedah
Attachments: SEE addendum - Gunnedah Solar Farm - June 2021.pdf; Waste Management Assessment - Gunnedah - Rev1.pdf; Decommissioning Assessment - Gunnedah - Rev1.pdf; Landscape Proposal - Gunnedah Solar Farm.pdf; Noise Assessment - Gunnedah - Rev1.pdf; BosetReport_Gunnedah.pdf; RE: 2021/035 - Request of Additional Information - 781 Wandobah Road, Gunnedah

Good afternoon,

Please register to DA2021/035 – 781 Wandobah Road, Gunnedah

Response to Requestion for Additional Information.

From: Zaed Aznam [mailto:zaznam@itpau.com.au]
Sent: Friday, 18 June 2021 4:54 PM
To: Morrissey - Jack
Subject: RE: 2021/035 - Request of Additional Information - 781 Wandobah Road, Gunnedah

Hi Jack,

I hope you have a good week.

Please find ITP Development's updated documents and comments attached in response to Council's RFIs dated 28 May 2021.

1. SEE Addendum – to address item No.1 and No.4
 2. Landscape Proposal – to address item No.2
 3. Noise Assessment – to address item No.5
 4. Decommissioning Assessment – to address item No.7
 5. Waste Management Assessment – to address item No.8
 6. Boset Report – Supplement to item No.9 and justification from our ecologist below:
- **Point 3: Koala Assessment.** I believe my field report and desk-top assessment considers far more than the development site alone. I traversed the property and the roadside and confirmed that the entire zone is devoid of a connected canopy that would support either a population of, or even a single Koala. The property is open grassland that is highly developed and aerial imagery of the site (and indeed the entire allotment) is devoid of viable connected overstorey species. I don't believe any further assessment is warranted.
 - **Point 9: BOS Thresholds.** See attached export from the Biodiversity Offset Scheme (BOS) Entry Threshold Map.
 - The first page of this attachment was in the original biodiversity inspection report. The second page shows that the digitised area of the development is 13 ha, however the total impacted area from the design mapping is 9.87 ha. The report states in the footnotes that *"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"*.
 - In order to do this, my survey consisted of an assessment consistent with Section 3.3.1 of Biodiversity Assessment Method 2020 Operational Manual – Stage 1. Section 3.3.1 provides guidelines and a systematic method for identifying native plant community types and ecological

communities on the subject land. In the case of the Gunnedah site, the assessment site is cleared of native trees and shrubs and is a mixed native/exotic grassland, therefore a Plant Community Type (PCT) could not be derived from the BioNET mapping.

- Rather than do a full Biodiversity Assessment Method 20m x 50m assessment plot, I simply adapted the *Vegetation Integrity* method of multiple 1m quadrats at 5 locations across the site. Each quadrat was assessed for dominant species and a 'Cover Estimate' of the foliage cover of each native and exotic species within the boundaries of the plot including all attached plant material, alive or dead, rooted in or overhanging the plot. Extrapolated across the site, my estimate was that there was less than 23% native species on the developable area.
- Considering the estimated 9.87 ha of impacted area on the site and the 23% native cover, the total estimated impact to native species is likely in the order of 2.2 ha which exceeds the Area Clearing Threshold of 1ha derived from the LEP.
- However given the results of the preliminary assessment, further consideration on 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) is in my professional opinion, not warranted on this occasion.

As per our previous correspondence regarding item No.6, if I may request for Council to consider imposing the requirement as part of the conditions of consent, as the stormwater design can only be made with a detailed design of the solar plant and other reasons as per email attachment.

Thank you in advance for considering my request and I look forward to hearing from you.

Regards,

Zaed Aznam | Project Manager - Planning
ITP Development | Consulting | Engineering | Implementation

zaznam@itpau.com.au

m +61 473 019 583

p +61 2 6257 3511

f +61 2 6257 3611

w www.itpau.com.au

Sydney Office:

Level 3 (Hub)
Customs House
31 Alfred Street
Sydney NSW 2000.

Head Office:

Physical: Level 1, 19 Moore
St,
Turner, ACT, 2612
Postal: PO Box 6127,
O'Connor, ACT, 2602

From: Hassen - Amber <amberhassen@infogunnedah.com.au> **On Behalf Of** Planning

Sent: Friday, 28 May 2021 4:15 PM

To: Zaed Aznam <zaznam@itpau.com.au>

Subject: 2021/035 - Request of Additional Information - 781 Wandobah Road, Gunnedah

Good afternoon

Please find attached request for additional information for Development Application 2021/035 - 781 Wandobah Road, Gunnedah

If you have any questions regarding this development application please contact Council's Planning & Environmental Services on 6740 2100



Kind Regards

Amber Hassen Development & Planning Officer
Gunnedah Shire Council

T +61 2 6740 2100 **E** amberhassen@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.

Privacy and Confidentiality Notice The information contained in this email is intended for the named recipients only. It may contain privileged, private and confidential information and if you are not the named intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this email in error, please notify us immediately by email or by the telephone number listed above.



PLAN BEFORE YOU BUILD

Free Pre-DA Lodgement Consultations



Are you a business or homeowner looking to expand or build?



Do you know what is required for a Development Application?



Unsure which developments and modifications require approval?

Appointments are available with Council's Duty Planners from 9.00am to 1.30pm Monday to Friday. To arrange your free consultation, please phone (02) 6740 2100 or email planning@infogunnedah.com.au.



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

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