

DEVELOPMENT APPLICATION
GUNNEDAH SALEYARDS REDEVELOPMENT
LOTS 3, 6 AND 7 IN DP1218657



SEPP (KOALA HABITAT PROTECTION) 2021 ASSESSMENT REPORT

DATE: 7 JUNE 2021

PREPARED FOR:
Kelley Covey

PREPARED BY:
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Stewart Surveys Reference 5359

REPORT PREPARATION

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This SEPP (Koala Habitat Protection) 2021 Assessment report 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: **Lots 3, 6 and 7 in DP1218657**

Address: **2 Kamilaroi Highway, Gunnedah (Gunnedah Saleyards)**

Local Government Area: **Gunnedah**

Report prepared for: **Kelley Covey**
For Gunnedah Shire Council

Date: **7 June 2021**

STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

ASSESSMENT

Kathryn Yigman of Stewart Surveys has been engaged by Kelley Covey on behalf of their clients Gunnedah Shire Council to conduct a Koala Assessment Report under State Environmental Planning Policy (Koala Habitat Protection) 2021, to accompany a Development Application to re-develop the property known as Lots 3, 6 and 7 in DP1218657, 2 Kamilaroi Highway, Gunnedah (Gunnedah Regional Saleyards).

The subject site is zoned SP2 - Infrastructure and therefore falls under the requirements of State Environmental Planning Policy (Koala Habitat Protection) 2021. This policy defines a Koala assessment Report as:

Koala assessment report, for development, means a report prepared by a suitably qualified and experienced person about the likely and potential impacts of the development on koalas or koala habitat and the proposed management of those impacts.

Gunnedah Shire Council is listed as containing Koala habitat under the SEPP. This policy states that for all land greater than 1 hectare in size, before Council may grant consent to an application to carry out development on the land it, must determine the level of impact a development is likely to have on Koalas or their Habitat.

There is no approved Koala Plan of Management on this site and therefore clause 11 of the SEPP applies to this development.

Proposed Development

The proposed development is to redevelop the Gunnedah Regional Saleyards on Lots 3, 6 and 7 in DP1218657. The redevelopment includes the renovation of the existing and construction of new livestock holding pens. Construction of a new truck wash bay and associated drainage, construction of a new facilities building and associated amenities and carparking. **Figure 1** shows the site layout for the proposed re-development of the site and **Figure 2** shows an overlay of the proposed re-development plan on an aerial image of the site. Kelley Covey has advised there will be some tree removal required in the western section of the site where the washbay is being extended, this area is identified in **Figure 3**.

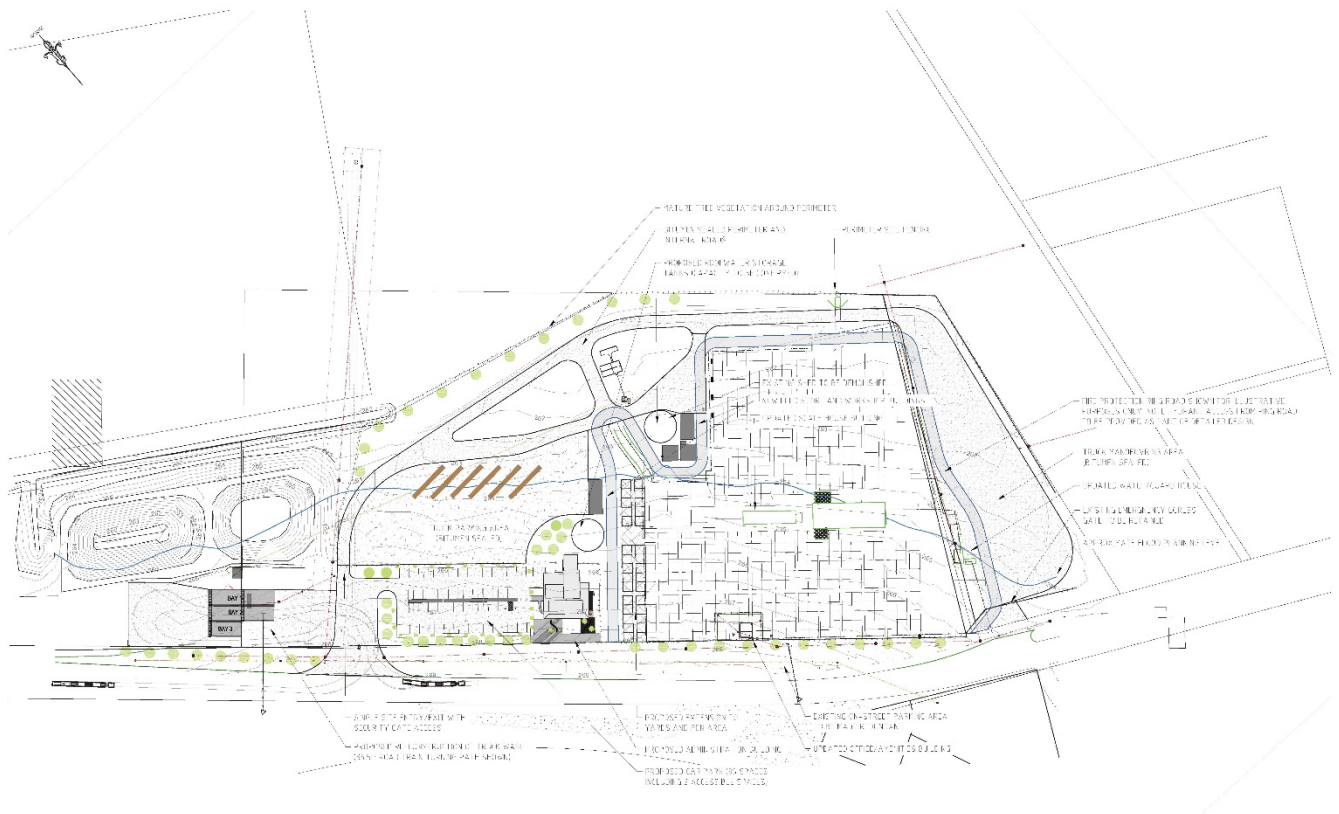


Figure 1: Site Plan of the Proposed Re-development (Kelley Cove)

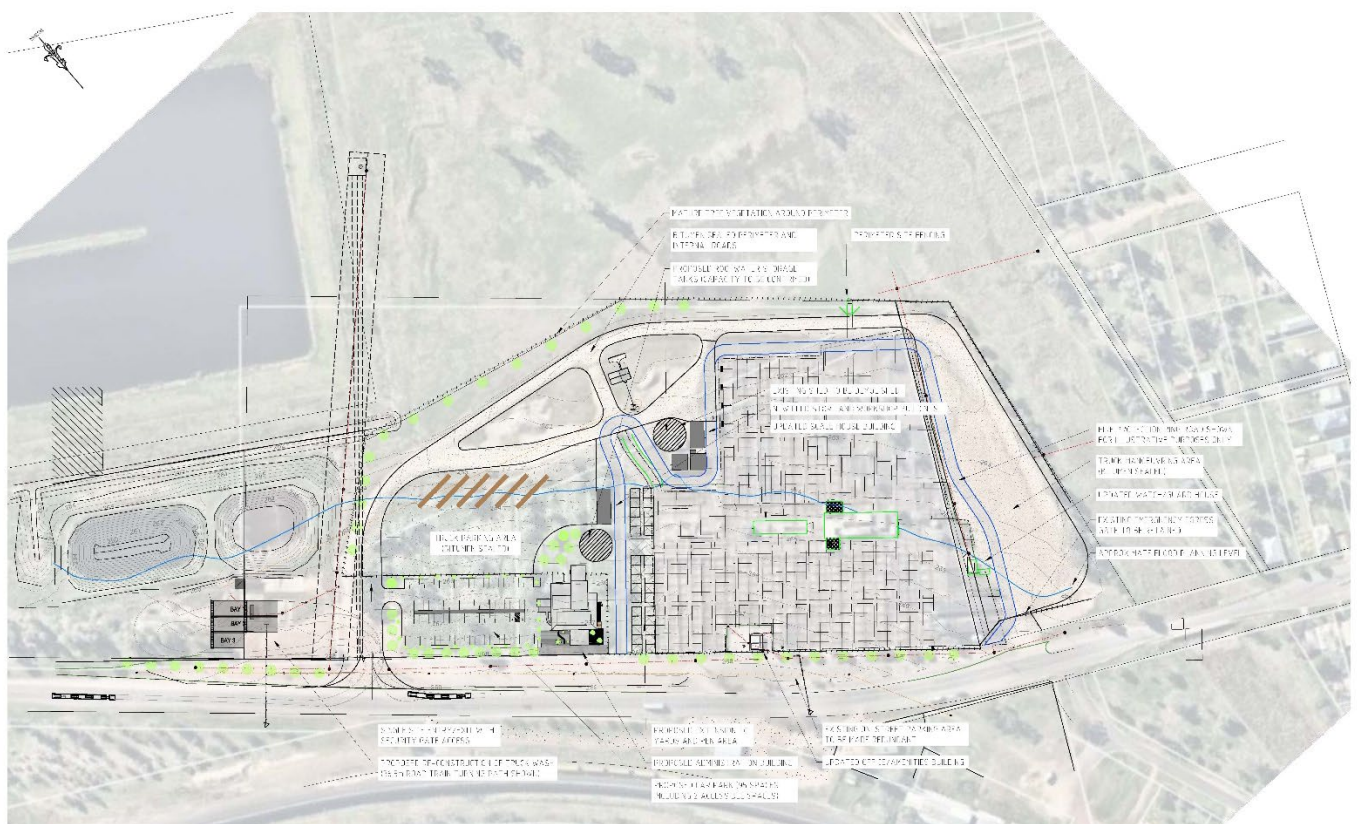


Figure 2: Site Plan of the Proposed Redevelopment – aerial overlay (Kelley Covey)

Site Inspection

In order to determine if the site was core Koala habitat, Kathryn Yigman of Stewart Surveys conducted a site inspection on 7 June 2021. This was a fine winters day and the last recorded rain event in Gunnedah was on 3 June 2021, four days prior to the inspection. Ms Yigman has a Bachelor of Landscape Architecture and Masters in Environmental Management. Ms Yigman has prepared in excess of 100 Koala Assessment reports and therefore meets the suitably qualified person requirements of the SEPP Guideline.

The SEPP defines core Koala habitat as:

core koala habitat means—

- (a) *an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas are recorded as being present at the time of assessment of the land as highly suitable koala habitat, or*
- (b) *an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas have been recorded as being present in the previous 18 years.*

The subject site has an area of approximately 9.583 hectares and can be described as a livestock selling and handling complex. The lot is predominately developed, with a mix of remnant vegetation along the edges and planted trees to shade carparking spaces and pens. The site is located on the western edge of Gunnedah with surrounding development including the Sewerage Treatment Plant, service station and rural lands. **Figure 3** is an aerial photo of the holding and site photos in **Figure 4 to Figure 6** illustrate the site and vegetation character.



Figure 3: Aerial Photograph (Source: Google Earth, Image Date June 2021.)



Figure 4 : General Photos of the livestock yards area showing Peppercorn and White Cedar trees in pens



Figure 5: Corridor of planted River Red Gums in the western section of the site



Figure 6: Mix of native trees along the eastern boundary of the site.

Gunnedah falls into the Northwest Slopes Koala Management Area under the SEPP. Schedule two of the SEPP outlines Koala use tree species for this management area. These tree species are listed along with site observations in **Table 1**.

Table 1: Northwest Slopes Koala Management Area Tree Species and Site Observations

Scientific Name	Common Name	Observed on Site
<i>Angophora floribunda</i>	Rough-barked Apple	
<i>Callitris glaucophylla</i>	White Cypress Pine	
<i>Casuarina cristata</i>	Belah	
<i>Eucalyptus albens</i>	White Box	
<i>Eucalyptus blakelyi</i>	Blakely's Red Gum	
<i>Eucalyptus bridgesiana</i>	Apple Box	
<i>Eucalyptus caleyi</i>	Drooping Ironbark	
<i>Eucalyptus caliginosa</i>	Broad-leaved Stringybark	
<i>Eucalyptus camaldulensis</i>	River Red Gum	Observed (trees to be removed are River Red Gums)
<i>Eucalyptus canaliculata</i>	Large-fruited Grey Gum	
<i>Eucalyptus chloroclada</i>	Dirty Gum	
<i>Eucalyptus conica</i>	Fuzzy Box	
<i>Eucalyptus coolabah</i>	Coolibah	
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	
<i>Eucalyptus dalrympleana</i>	Mountain Gum	
<i>Eucalyptus dealbata</i>	Tumbledown Red Gum	
<i>Eucalyptus dwyeri</i>	Dwyer's Red Gum	
<i>Eucalyptus exserta</i>	Peppermint	
<i>Eucalyptus fibrosa</i>	Broad-leaved Red Ironbark	
<i>Eucalyptus goniocalyx</i>	Bundy	
<i>Eucalyptus laevopinea</i>	Silver-top Stringybark	
<i>Eucalyptus largiflorens</i>	Black Box	
<i>Eucalyptus macrorhyncha</i>	Red Stringybark	
<i>Eucalyptus mannifera</i>	Brittle Gum	
<i>Eucalyptus melanophloia</i>	Silver-leaved Ironbark	Observed
<i>Eucalyptus melliodora</i>	Yellow Box	Observed
<i>Eucalyptus microcarpa</i>	Western Grey Box	
<i>Eucalyptus moluccana</i>	Grey Box	
<i>Eucalyptus nobilis</i>	Forest Ribbon Gum	
<i>Eucalyptus parramattensis</i>	Parramatta Red Gum	
<i>Eucalyptus pauciflora</i>	White Sally, Snow Gum	
<i>Eucalyptus pilligaensis</i>	Narrow-leaved Grey Box	
<i>Eucalyptus polyanthemos</i>	Red Box	
<i>Eucalyptus populnea</i>	Bimble Box/Poplar Box	
<i>Eucalyptus prava</i>	Orange Gum	
<i>Eucalyptus punctata</i>	Grey Gum	

<i>Eucalyptus quadrangulata</i>	White-topped Box	
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	
<i>Eucalyptus viminalis</i>	Ribbon Gum	

In addition to Koala habitat trees species noted in **Table 1**, **Table 2** outlines the full list of species observed on site.

Table 2: Species observed on Site

Scientific Name	Common Name
<i>Acacia pendula</i>	Weeping Myall
<i>Allocasuarina littoralis</i>	Black She Oak
<i>Corymbia gummifera</i>	Red Bloodwood
<i>Callistemon Sp.</i>	Bottlebrush
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus cinerea</i>	Argyle Apple
<i>Eucalyptus melanophloia</i>	Silver-leaved Ironbark
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Grevillea Robusta</i>	Silky Oak
<i>Melaleuca quinquenervia</i>	Broad Leaved Paperbark
<i>Melia azedarach</i>	White Cedar
<i>Schinus Molle</i>	Peppercorn

During the site inspection, all of the *Eucalyptus* trees were inspected for evidence of Koala activity by means of scats at the base of trees or scratch markings on trunks. **Table 3** outlines the inspection notes. There were no Koalas observed on the site during this inspection and no evidence of past koala activity observed at this site.

Table 3: Site Inspection Observations

Name	Easting	Northing	Description	Description	
W1	236294	6570462	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W2	236290	6570470	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W3	236285	6570474	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W4	236273	6570486	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W5	236267	6570490	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W6	236258	6570501	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W7	236255	6570502	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W8	236244	6570510	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W9	236241	6570511	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W10	236235	6570515	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W11	236234	6570517	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W12	236241	6570519	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W13	236246	6570517	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W14	236256	6570511	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W15	236262	6570502	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	
W16	236273	6570491	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity	

W17	236279	6570486	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity
W18	236285	6570487	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity
W19	236291	6570481	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity
W20	236293	6570473	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity
W21	236294	6570471	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity
W22	236733	6570325	<i>Corymbia gummifera</i>	No evidence of Koala Activity
W23	236733	6570325	<i>Eucalyptus cinerea</i>	No evidence of Koala Activity
W24	236712	6570234	<i>Eucalyptus camaldulensis</i>	No evidence of Koala Activity
W25	236717	6570230	<i>Eucalyptus cinerea</i>	No evidence of Koala Activity
W26	236712	6570223	<i>Eucalyptus melliodora</i>	No evidence of Koala Activity
W27	236709	6570217	<i>Eucalyptus cinerea</i>	No evidence of Koala Activity
W28	236709	6570203	<i>Eucalyptus melanophloia</i>	No evidence of Koala Activity
W29	236703	6570195	<i>Eucalyptus melliodora</i>	No evidence of Koala Activity
W30	236708	6570193	<i>Eucalyptus melanophloia</i>	No evidence of Koala Activity
W31	236698	6570179	<i>Eucalyptus melliodora</i>	No evidence of Koala Activity
W32	236701	6570178	<i>Eucalyptus melanophloia</i>	No evidence of Koala Activity
W33	236702	6570176	<i>Eucalyptus cinerea</i>	No evidence of Koala Activity
W34	236702	6570169	<i>Eucalyptus melanophloia</i>	No evidence of Koala Activity
W35	236701	6570158	<i>Corymbia gummifera</i>	No evidence of Koala Activity
W36	236686	6570145	<i>Eucalyptus melliodora</i>	No evidence of Koala Activity

Desktop Review of Koala habitat

Further to the site investigations, a desktop review of the Gunnedah Koala Strategy and Bionet record of koala sightings in the last 18 years was undertaken.

The subject site forms part of the Gunnedah Koala Strategy endorsed by Gunnedah Shire Council on 21 October 2015. The subject site is located in the Gunnedah focus area and mapped in Figure 4.1 of the strategy prepared by Greenloaning Biostudies. **Figure 7** shows the site on this map.

The site is not mapped as Koala Habitat, however, it is located adjacent to a large area of Primary Koala Habitat which fronts the Namoi River.

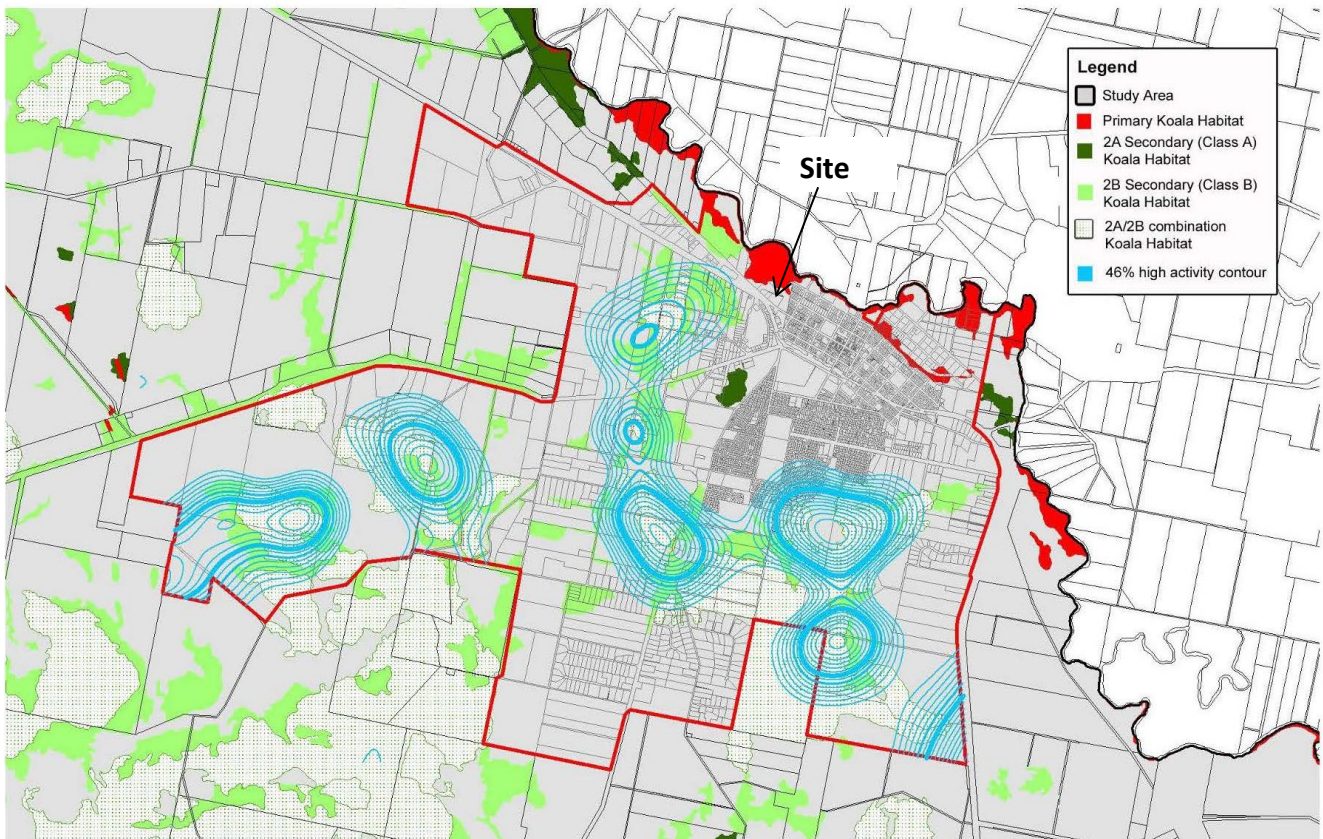


Figure 7: Site on Figure 4.1 of the Koala Strategy Gunnedah Focus Area

A search of the NSW Office of Environment and Heritage Bionet Atlas of NSW Wildlife records 1,478 koala sightings in the Gunnedah LGA. A search of the area in a 10 kilometre square surrounding the site shows there have been no Koala sightings recorded on the subject site. **Figure 8** shows an extract from this search showing the site.

Atlas Map

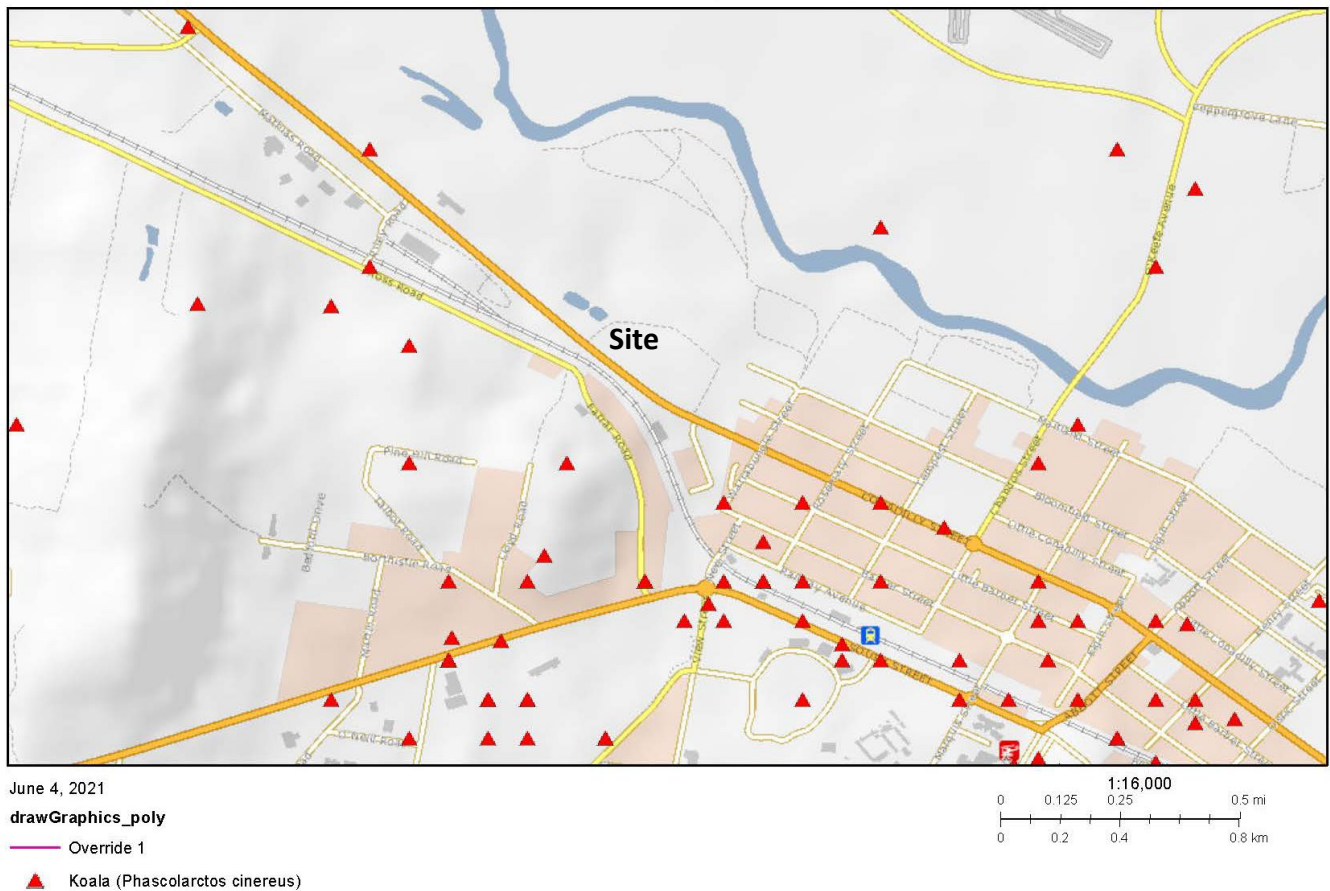


Figure 8: NSW Bionet Koala Search Results

core koala habitat means—

(c) *an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas are recorded as being present at the time of assessment of the land as highly suitable koala habitat, or*

(d) *an area of land which has been assessed by a suitably qualified and experienced person as being highly suitable koala habitat and where koalas have been recorded as being present in the previous 18 years.*

Application of SEPP (Koala Habitat Protection) 2021

The subject site has been assessed by Kathryn Yigman of Stewart Surveys as being highly suitable as Koala habitat due to high presence of Koala Feed Tree species (refer Table 1) on the site.

There were no Koalas or evidence of Koalas utilising this site as habitat observed during a site inspection on 7 June 2021. A review of historical sightings of Koalas has shown there are no publicly listed sightings of Koalas on Lot 3, 6 and 7 in DP1218657.

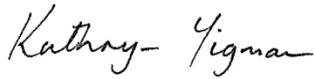
It is therefore concluded that, as there is a lack of evidence of Koala activity on the site, the site does not meet the definition of core Koala Habitat under State Environmental Planning Policy (Koala Habitat Protection) 2021.

The proposed development is expected to have a low impact on Koalas and their habitat as the proposal to redevelop the existing facility is over the current development footprint with limited tree removal and the site is not classified as core koala habitat.

Clause 11.3 of the policy states that if Council are satisfied that the development is likely to have a low or no impact on koalas or koala habitat, the Council may grant consent to the development application.

Yours faithfully

STEWART SURVEYS PTY LTD

A handwritten signature in black ink, reading 'Kathryn Yigman'.

Kathryn Yigman
Registered Landscape Architect #001493
Bachelor Landscape Architecture (UNSW)
Masters of Environmental Management (UNSW)

REFERENCES

Department of Lands, *Spatial Information Exchange*, Available at [<https://six.maps.nsw.gov.au/wps/portal/>].
Abbreviated as DL SIX

Gunnedah Shire Council, 21 October 2015, *Gunnedah Koala Strategy*, Gunnedah Shire Council

New South Wales Government, *Gunnedah Local Environmental Plan 2012*, Available at [<http://www.legislation.nsw.gov.au>]

New South Wales Government Legislation, State Environmental Planning Policy (Koala Habitat Protection) 2021, Available at [<https://legislation.nsw.gov.au/EPLs/2021-115.pdf>]

Smith, M. 1992. Koalas and Land Use in Gunnedah Shire: A Report on the Bearcare Project. NSW National Parks & Wildlife Service, Hurstville

Phillips, S. S. (2000) Tree species preferences of the Koala *Phascolarctos cinereus* as a basis for the delineation of management areas for recovery planning in New South Wales. Unpub. report to NSW National Parks and Wildlife Service/Koala Recovery Plan.



Reference

—	Boundary
—S—	Sewer Main
—E—	Electricity Line
—W—	Water Line
●	Sewer Manhole
■	Hydrant
△	Stop Valve
○	Power Pole
—	Gate
—	Fence
—	Bank
△	Benchmark Station

Notes:

This plan has been prepared for Gunnedah Shire Council, 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.

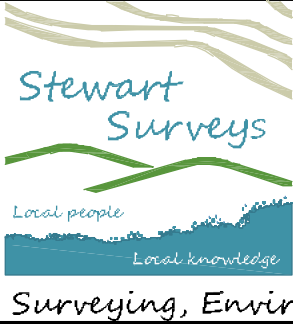
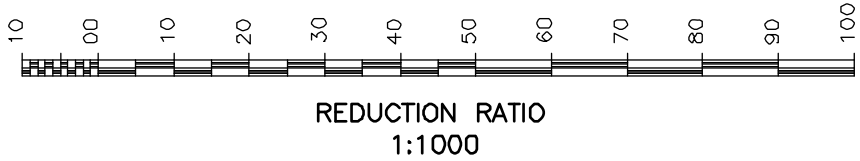
The boundaries shown hereon were determined from existing title dimensions and occupation and have not been marked at the time of survey. This plan should not be used for building to boundary, or to prescribed setbacks, without further boundary marking surveys.

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 services and the accurate location of those not surveyed at the time of preparing this plan.

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.

- NOTES:
- DATUM: MGA 2020/AHD71
ORIGIN: MGA 2020 PM54307
AHD 71 SSM 2083
 - SEE DIGITAL SURVEY MODEL FOR DETAIL
REF: 5359_MGA2020_DETAIL.DWG
 - SEE HIGH RESOLUTION GEO REFERENCED
AERIAL IMAGERY UNDERLAY REF:
GSC_Saleyards_210125.jpg/jgw

Issue	Date	Description
-	-	-
-	-	-
-	-	-



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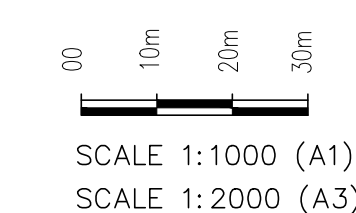
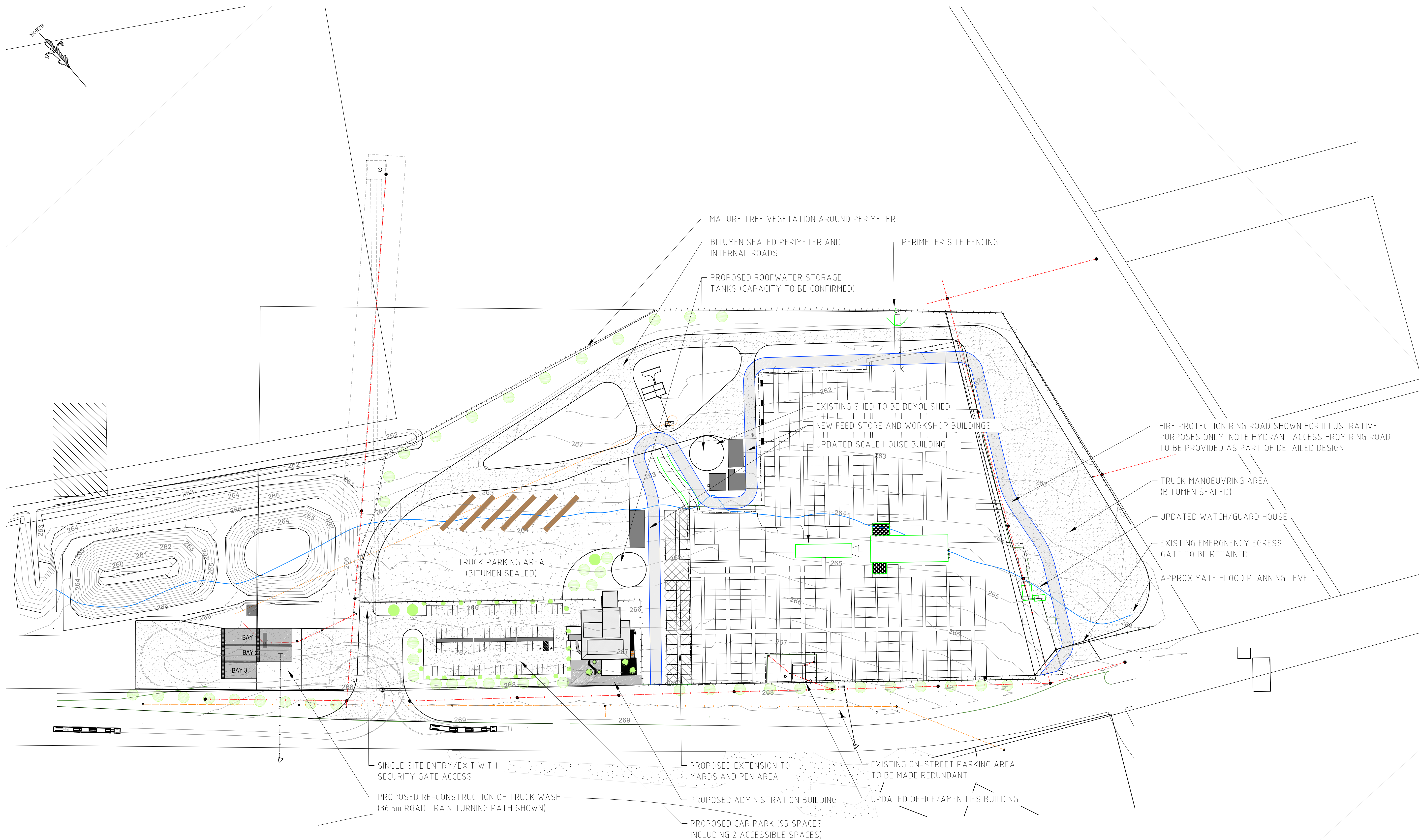
Client



Project
PROPOSED SALEYARDS REDEVELOPMENT

Title
**DETAIL SITE SURVEY
AERIAL PHOTOGRAPH**

Date	JAN 2021	Job No.	5359
Drawing number	2 of 2	Issue	A
DRAWING SHEET SIZE = A1			



A	03.03.2021	DA SUBMISSION ISSUE
Issue Date	Description	
Project	T207758 Sheet No. 1 of 2	
Digital Ref:	Rev A.3	Issue : A
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Checked – MF	Approved – JC
Design – MF	Drawn – MF
Scales – 1:1000	Date – 03/03/2021
Document Stage – DA SUBMISSION	

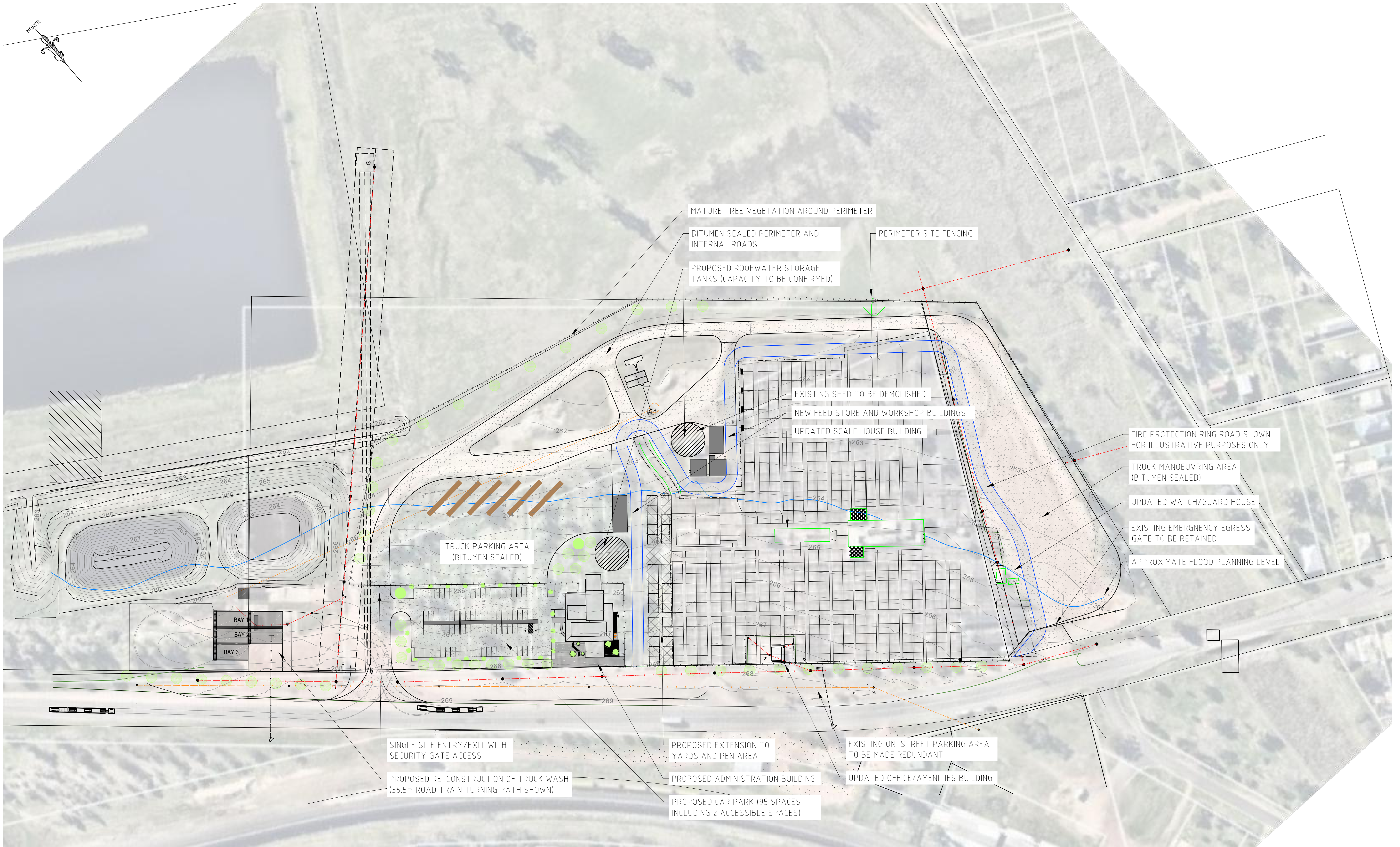


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Drawing title –
SITE LAYOUT

Project –	GUNNEDAH REGIONAL SALEYARDS RE-DEVELOPMENT
Client –	GUNNEDAH SHIRE COUNCIL

Site -
2-42 KAMILAROI HIGHWAY
GUNNEDAH NSW 2380



Checked - MF Approved - JC
Design - MF Drawn - MF
Scales - AS SHOWN Date - 21/02/2021
Document Stage - DA SUBMISSION

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Client - **GUNNEDAH SHIRE COUNCIL**

Site -
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GUNNEDAH NSW 2380**

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