

Eurobodalla LGA Site Suitability Analysis

Prepared for

Brightlands Living Pty Ltd

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1 Introduction

1a. Project brief

The client has requested an analysis of large lots within the Eurobodalla LGA that could potentially be suitable for the creation of a wellness community. This report follows previous internal analysis conducted by the client prior to acquisition of the site. It is noted that the most suitable zoning for this type of development would be Environmental Living, however given the lack of appropriately zoned sites we have filtered all sites across the LGA.

A process of data gathering and filtering was performed using a mix of quantitative and subjective assessment. Details of this search methodology are provided in Chapter 2. As the purpose of this analysis was to perform a rapid desktop assessment, only high-level data and brief consideration were used to quickly assess sites as being acceptable or not.

Results are presented in Chapter 3 in list and map format.

2 Methodology

2a. Large lot site search

The search criteria relevant to the potential development are as follows. These were agreed with the client based on their understanding of the market, the development process, and statutory and strategic planning factors.

2a.i Zone

To be permissible, the development would need to be located in a zone that allows residential development. The land also cannot be substantially zoned for any public purpose such as conservation or infrastructure which would prevent private development.

As per the table below, the lot must be predominantly composed of acceptable zones and have minimal portion in unacceptable zones.

Acceptability	List of Zones in Eurobodalla LEP 2012
Acceptable	RU1, RU4, RU5, R2, R3, R5, C4
Unacceptable	RU3, B1, B2, B4, B5, IN1, SP1, SP2, SP3, RE1, RE2, C1, C2, W1, W2

2a.ii Vegetation cover

Due to statutory considerations, the land must be clear of heavy vegetation to be feasible for development. A maximum allowance was adopted of roughly 25% of site area being covered by heavy vegetation. This analysis was performed by inspection of publicly available aerial imagery from NSW Government. It is assumed that present day vegetation is largely similar to what appears in aerial imagery captured on earlier dates.

2a.iii Flood risk

Flood risk was assessed, as being likely or unlikely to affect a lot, by visual inspection of LiDAR-derived digital elevation model (DEM) data as well as publicly accessible flood maps for the Moruya area. Due to the generally steep nature of landforms around watercourses in Eurobodalla LGA, it was readily apparent on DEM maps where watercourses, floodplains, and coastal flood areas are. It was out of scope to perform any original hydrological analysis or liaise with flood engineers or consultants, so this criteria's assessment is considered extremely cursory, not in any way an authoritative flood risk assessment, and subject to further inspection by a knowledgeable professional.

2a.iv Bushfire risk

No separate assessment of bushfire risk was performed. It is noted however that this analysis implicitly assumed that due to the size of lot being considered, a lot that is substantially clear of heavy vegetation would have low enough direct bushfire risk as to not hinder development. No assessment was made of other bushfire-related concerns such as access/egress routes, water supply, fire fighting feasibility, etc.

2a.v Distance to urban area

As the development would require significant utility work and the users would expect easy access to services, it will only be feasible if built within a short distance to an existing urban area. A driving distance of up to 3km was considered ideal. In the results section, sites with driving distances of 3-6km are noted separately.

2a.vi Lot size

The client specified that a development site area accommodating the envisioned mixed-use community would have to be at least 100 ha to be feasible. For the sake of completeness this analysis has considered individual lots with a size of at least 50 ha to allow for possible alternate development configurations.

2b. Residential land constraints

All undeveloped residential zoned land around the suburbs of Broulee, Mossy Point, Tomakin, and Rosedale was analysed for constraints. Land was considered to be residential zoned if it was in C4, R2, R3, or R5 zones with minimum lot sizes less than or equal to 5,000 sqm. Land was considered to be developed if it was built out and/or subdivided to near the minimum lot size. Constraints included vegetation cover and flood as listed above, plus high slope values of >10%.

2c. Data sources

2c.i Cadastre

The lot spatial dataset was obtained from the NSW Spatial Collaboration Portal in August 2022. Addresses were joined on from the accompanying property spatial dataset.

2c.ii Zoning

The land zoning spatial dataset was obtained from the NSW Planning web service in August 2022.

2c.iii Aerial Imagery

The NSW Government provides aerial imagery via a free web service, containing imagery with various capture dates between 2008 and 2014 in Eurobodalla LGA.

2c.iv **Digital Elevation Data (DEM)**

LiDAR-based digital elevation data was obtained through the ELVIS service in January 2022. This data has a 5 metre horizontal resolution and is a composite of various data capture projects.

3 Results

3a. Summary

The analysis determined that out of 346 lots of at least 50 hectares in the LGA, only two were suitable for the potential development according to the specified criteria. The two suitable lots are adjacent to each other approximately 1-3 kilometres west of Broulee:

- 101 Broulee Road, Broulee (42/DP1020017); area of 307 ha
- 207 Broulee Road, Broulee (1/DP1256287); area of 127 ha

The two lots both are within 3km driving distance to the town of Broulee along Broulee Road, with 207 Broulee Road having closer proximity to the sewer and water utilities already established in Broulee. Both lots are also within 3km driving distance of Princes Highway and George Bass Drive. Although not a focus of this analysis, it is noted both lots are approximately 10km driving distance to higher-order services in Moruya.

3b. Large lot site search

The analysis began with 346 lots with size of at least 50 hectares within Eurobodalla LGA. The filters were applied in the order listed in the table below, and any lots that failed to pass a filter were not carried over to the next filter. The quantity of lots passing and failing each filter are specified in the table below.

Filter	Order	Lots Failing	Lots Passing
All lots in LGA	1	-	28,312
Area >= 50 hectares	2	27,966	346
Zone RU1, RU4, RU5, C4	3	100	246
Not covered with vegetation	4	71	175
No apparent flood risk	5	19	156
Distance <6km to urban area	6	139	17
Distance <3km to urban area	7	6	11
Area >= 100 hectares	8	9	2

Appendix 1 contains the full list of 346 lots in the LGA with area of at least 50 hectares, labelled with the filter on which they failed in the above table. The map on the following page illustrates the locations of these 346 lots across the LGA.

Lot Suitability


 Eurobodalla LGA

Lots gt 50ha

 3. Zone: Public

 3. Zone: Developed/Rezoned

 4. Vegetation

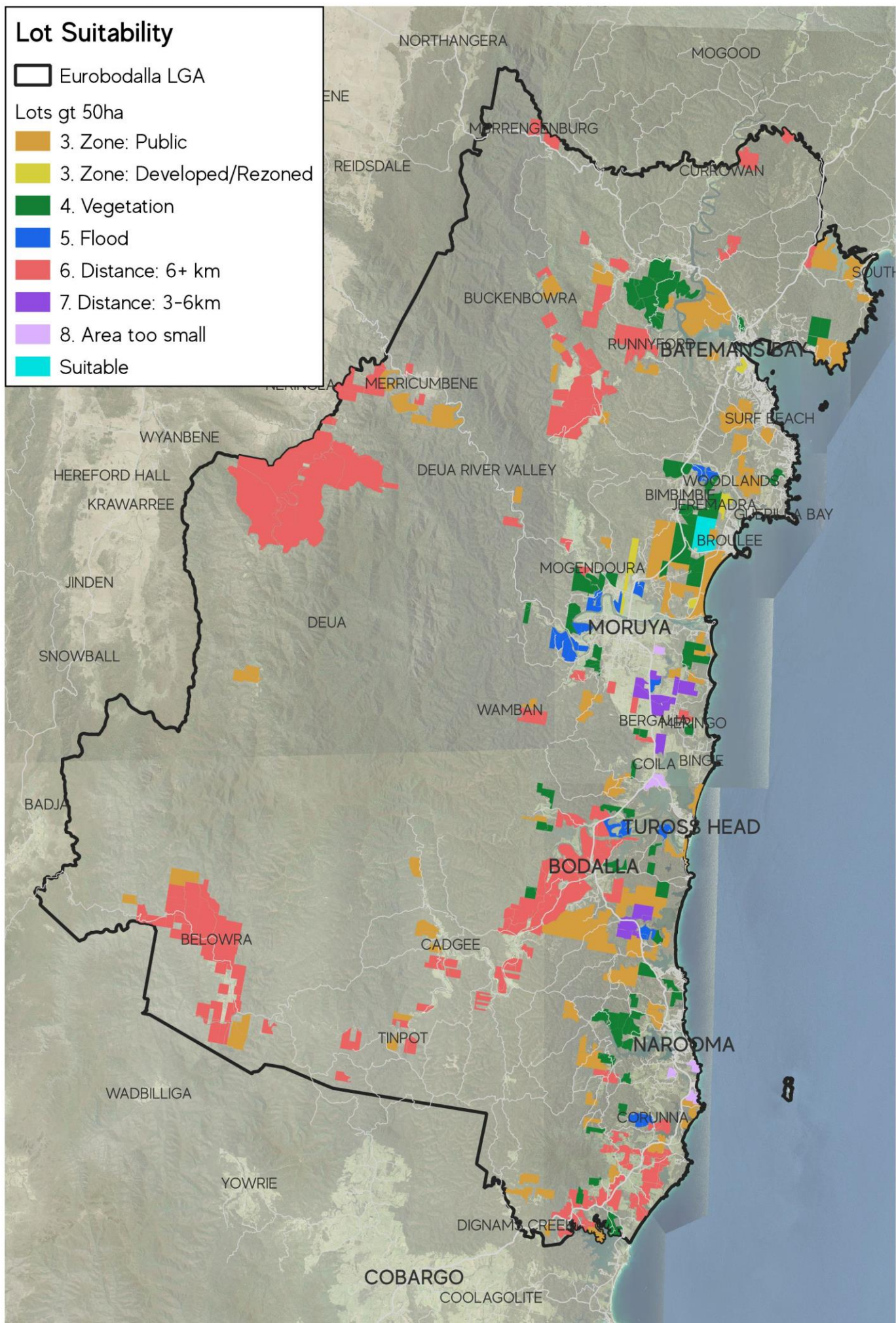
 5. Flood

 6. Distance: 6+ km

 7. Distance: 3-6km

 8. Area too small

 Suitable



Appendix 1 Detailed Large Lot List

Lot Identifier	Address	Area (ha)	Filter not passed
42/DP1020017	101 BROULEE ROAD BROULEE	307	
1/DP1256287	207 BROULEE ROAD BROULEE	127	
1/DP1081596	HECTOR MCWILLIAM DRIVE TUROSS HEAD	70	8. Area too small
2/DP1081596	HECTOR MCWILLIAM DRIVE TUROSS HEAD	69	8. Area too small
3/DP718114	7439-7441 PRINCES HIGHWAY NAROOMA	68	8. Area too small
208/DP752155	125 GLASSHOUSE ROCKS ROAD NAROOMA	64	8. Area too small
83/DP730797	22-28 NOADS DRIVE MORUYA	55	8. Area too small
114/DP858804	38 BURBIDGE LANE NAROOMA	50	8. Area too small
1/DP1038542	PRINCES HIGHWAY BERGALIA	125	7. Distance: 3-6km to Tuross
11/DP1096853	3427-3429 PRINCES HIGHWAY BERGALIA	266	7. Distance: 3-6km to Moruya
4/DP709482	88 BERRIMAN DRIVE CONGO	210	7. Distance: 3-6km to Moruya
1/DP125610	3428 PRINCES HIGHWAY BERGALIA	109	7. Distance: 3-6km to Moruya
1/DP125197	3308 PRINCES HIGHWAY MORUYA	66	7. Distance: 3-6km to Moruya
201/DP1120014	72 SOUTH HEAD ROAD MORUYA	55	7. Distance: 3-6km to Moruya
1/DP878320	5730 PRINCES HIGHWAY BODALLA	230	7. Distance: 3-6km to Dalmeny
6/DP800167	5703 PRINCES HIGHWAY BODALLA	205	7. Distance: 3-6km to Dalmeny
2/DP752140	150 MYMOSSA ROAD WAMBAN	3948	6. Distance: 6+ km
122/DP752150	1880 NERINGLA ROAD NERINGLA	1681	6. Distance: 6+ km
1/DP221341	1163 BUCKENBOWRA ROAD MOGO	890	6. Distance: 6+ km
96/DP752128	3070-3536 BELOWRA ROAD BELOWRA	711	6. Distance: 6+ km
132/DP755969	1183 RUNNYFORD ROAD RUNNYFORD	492	6. Distance: 6+ km
97/DP752128	2603 BELOWRA ROAD BELOWRA	486	6. Distance: 6+ km
13/DP777171	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	473	6. Distance: 6+ km
951/DP605580	3314 BELOWRA ROAD BELOWRA	453	6. Distance: 6+ km
87/DP752150	1880 NERINGLA ROAD NERINGLA	427	6. Distance: 6+ km
94/DP752128	3070-3536 BELOWRA ROAD BELOWRA	362	6. Distance: 6+ km
2/DP1165095	350 COMERANG FOREST ROAD BODALLA	360	6. Distance: 6+ km
2/DP1081593	4647 PRINCES HIGHWAY BODALLA	252	6. Distance: 6+ km
2/DP794098	382 EUROBODALLA ROAD BODALLA	240	6. Distance: 6+ km
85/DP752129	WAMBAN ROAD WAMBAN	237	6. Distance: 6+ km
400/DP1192556	4804-4806 PRINCES HIGHWAY BODALLA	235	6. Distance: 6+ km
952/DP605580	3057 BELOWRA ROAD BELOWRA	221	6. Distance: 6+ km
21/DP1273642	530 EUROBODALLA ROAD BODALLA	217	6. Distance: 6+ km
112/DP752150	4329 ARALUEN ROAD MERRICUMBENE	211	6. Distance: 6+ km
401/DP1192556	360 GANNONS POINT ROAD BODALLA	199	6. Distance: 6+ km
5/DP752140	150 MYMOSSA ROAD WAMBAN	197	6. Distance: 6+ km
1/DP34253	5371 PRINCES HIGHWAY BODALLA	196	6. Distance: 6+ km
4/DP583678	198-244 SHERRINGHAM LANE CENTRAL TILBA	195	6. Distance: 6+ km
11/DP12290	261 COMERANG FOREST ROAD BODALLA	192	6. Distance: 6+ km
1252/DP1151889	236 PARADISE ROAD NELLIGEN	182	6. Distance: 6+ km
3/DP794098	142-157 EUROBODALLA ROAD BODALLA	181	6. Distance: 6+ km
133/DP755969	RUNNYFORD ROAD RUNNYFORD	170	6. Distance: 6+ km

Lot Identifier	Address	Area (ha)	Filter not passed
7001/DP1032327	NERINGLA ROAD NERINGLA	168	6. Distance: 6+ km
22/DP1046699	6 SUNNYSIDE ROAD CENTRAL TILBA	165	6. Distance: 6+ km
59/DP752128	2603 BELOWRA ROAD BELOWRA	162	6. Distance: 6+ km
22/DP1165637	758 EUROBODALLA ROAD EUROBODALLA	146	6. Distance: 6+ km
6/DP1142448	166 BUMBO ROAD BODALLA	141	6. Distance: 6+ km
202/DP231560	40-42 WIDGETT ROAD BODALLA	141	6. Distance: 6+ km
1251/DP1151889	232 PARADISE ROAD NELLIGEN	140	6. Distance: 6+ km
1/DP752145	1188 EUROBODALLA ROAD EUROBODALLA	137	6. Distance: 6+ km
1/DP1010789	1067 PUNKALLA TILBA ROAD NAROOMA	136	6. Distance: 6+ km
2/DP1270264	8727-8729 PRINCES HIGHWAY TILBA TILBA	136	6. Distance: 6+ km
62/DP752128	2497 BELOWRA ROAD BELOWRA	131	6. Distance: 6+ km
61/DP1001010	513 OLD NELLIGEN ROAD BENANDARAH	130	6. Distance: 6+ km
42/DP1008578	853 OLD HIGHWAY CORUNNA	130	6. Distance: 6+ km
60/DP752128	2493-2495 BELOWRA ROAD BELOWRA	130	6. Distance: 6+ km
50/DP880672	2493-2495 BELOWRA ROAD BELOWRA	130	6. Distance: 6+ km
70/DP752128	3682-4042 BELOWRA ROAD BELOWRA	128	6. Distance: 6+ km
29/DP1058243	KINGS HIGHWAY NELLIGEN	128	6. Distance: 6+ km
51/DP880672	2520 BELOWRA ROAD BELOWRA	128	6. Distance: 6+ km
24/DP12672	1 WILTSHIRE LANE BODALLA	127	6. Distance: 6+ km
10/DP752156	347 NERRIGUNDAH MOUNTAIN ROAD EUROBODALLA	127	6. Distance: 6+ km
71/DP752128	3682-4042 BELOWRA ROAD BELOWRA	126	6. Distance: 6+ km
1/DP1241559	51-53 NERRIGUNDAH MOUNTAIN ROAD EUROBODALLA	126	6. Distance: 6+ km
114/DP752150	4711 ARALUEN ROAD MERRICUMBENE	122	6. Distance: 6+ km
32/DP752150	4711 ARALUEN ROAD MERRICUMBENE	122	6. Distance: 6+ km
123/DP752145	610 OLD RED CREEK ROAD TINPOT	120	6. Distance: 6+ km
22/DP1137736	9052 PRINCES HIGHWAY TILBA TILBA	120	6. Distance: 6+ km
1/DP124854	3096 KINGS HIGHWAY MURRENGENBURG	117	6. Distance: 6+ km
1/DP124855	3096 KINGS HIGHWAY MURRENGENBURG	117	6. Distance: 6+ km
21/DP12672	294 COMERANG FARM ROAD BODALLA	111	6. Distance: 6+ km
181/DP720067	REEDY CREEK ROAD EUROBODALLA	110	6. Distance: 6+ km
21/DP755908	HANNS ROAD BUCKENBOWRA	106	6. Distance: 6+ km
67/DP752145	WATTLEGROVE ROAD TINPOT	105	6. Distance: 6+ km
13/DP1152373	182 PUNKALLA TILBA ROAD CENTRAL TILBA	103	6. Distance: 6+ km
52/DP1022875	8854 PRINCES HIGHWAY TILBA TILBA	102	6. Distance: 6+ km
221/DP842325	180 WIDGETT ROAD BODALLA	99	6. Distance: 6+ km
7300/DP1145342	BELOWRA ROAD BELOWRA	97	6. Distance: 6+ km
12/DP1190088	85 HAXSTEAD ROAD CENTRAL TILBA	97	6. Distance: 6+ km
84/DP710635	1857 ARALUEN ROAD DEUA RIVER VALLEY	96	6. Distance: 6+ km
66/DP752145	WATTLEGROVE ROAD TINPOT	95	6. Distance: 6+ km
12/DP1000266	2491 BELOWRA ROAD BELOWRA	95	6. Distance: 6+ km
102/DP854606	PRINCES HIGHWAY TILBA TILBA	92	6. Distance: 6+ km
2/DP1017506	136 MEADS ROAD TILBA TILBA	92	6. Distance: 6+ km
40/DP1197438	8193 PRINCES HIGHWAY CENTRAL TILBA	91	6. Distance: 6+ km
38/DP752150	4329 ARALUEN ROAD MERRICUMBENE	91	6. Distance: 6+ km

Lot Identifier	Address	Area (ha)	Filter not passed
8/DP12290	102 COMERANG FOREST ROAD BODALLA	90	6. Distance: 6+ km
2/DP853152	246 PORTEGAN ROAD BENANDARAH	86	6. Distance: 6+ km
26/DP1221581	1179 CONGO ROAD MERINGO	85	6. Distance: 6+ km
1/DP853152	431 GARDEN SEAT ROAD BENANDARAH	84	6. Distance: 6+ km
51/DP1137836	2491 BELOWRA ROAD BELOWRA	83	6. Distance: 6+ km
10/DP247133	261 COMERANG FOREST ROAD BODALLA	83	6. Distance: 6+ km
2/DP1186515	GANNONS POINT ROAD BODALLA	82	6. Distance: 6+ km
20/DP752145	440 WATTLEGROVE ROAD CADGEE	81	6. Distance: 6+ km
72/DP752128	3682-4042 BELOWRA ROAD BELOWRA	81	6. Distance: 6+ km
29/DP755908	1163 BUCKENBOWRA ROAD MOGO	81	6. Distance: 6+ km
101/DP755969	236 PARADISE ROAD NELLIGEN	81	6. Distance: 6+ km
12/DP752160	2131 BELOWRA ROAD BELOWRA	80	6. Distance: 6+ km
31/DP752128	2491 BELOWRA ROAD BELOWRA	79	6. Distance: 6+ km
5/DP872584	19 DURRAS DRIVE BENANDARAH	79	6. Distance: 6+ km
1/DP876715	51-53 NERRIGUNDAH MOUNTAIN ROAD EUROBODALLA	78	6. Distance: 6+ km
45/DP752128	3682-4042 BELOWRA ROAD BELOWRA	78	6. Distance: 6+ km
23/DP12672	40-42 WIDGETT ROAD BODALLA	76	6. Distance: 6+ km
1/DP1268012	141 CORKHILL DRIVE CENTRAL TILBA	75	6. Distance: 6+ km
37/DP752160	304 MYRTLE GULLY ROAD YOWRIE	75	6. Distance: 6+ km
1/DP326683	100 COMERANG FOREST ROAD BODALLA	73	6. Distance: 6+ km
1/DP1238685	302 PUNKALLA TILBA ROAD CENTRAL TILBA	73	6. Distance: 6+ km
1/DP635327	472 DONOVAN CREEK ROAD EAST LYNNE	72	6. Distance: 6+ km
20/DP755908	351 NELLIGEN CREEK ROAD NELLIGEN	71	6. Distance: 6+ km
14/DP752135	WATTLEGROVE ROAD CADGEE	70	6. Distance: 6+ km
66/DP755969	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	70	6. Distance: 6+ km
31/DP755908	1163 BUCKENBOWRA ROAD MOGO	69	6. Distance: 6+ km
21/DP1046699	233 SUNNYSIDE ROAD CENTRAL TILBA	69	6. Distance: 6+ km
81/DP752128	3682-4042 BELOWRA ROAD BELOWRA	69	6. Distance: 6+ km
65/DP755969	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	69	6. Distance: 6+ km
68/DP755969	1163 BUCKENBOWRA ROAD MOGO	68	6. Distance: 6+ km
3/DP1183855	211 PUNKALLA TILBA ROAD CENTRAL TILBA	68	6. Distance: 6+ km
53/DP752135	WATTLEGROVE ROAD NERRIGUNDAH	68	6. Distance: 6+ km
431/DP1157589	76 PUNKALLA TILBA ROAD CENTRAL TILBA	68	6. Distance: 6+ km
67/DP755969	1163 BUCKENBOWRA ROAD MOGO	67	6. Distance: 6+ km
2/DP578862	9069 PRINCES HIGHWAY TILBA TILBA	67	6. Distance: 6+ km
1/DP951029	3516 PRINCES HIGHWAY BERGALIA	67	6. Distance: 6+ km
11/DP752145	440 WATTLEGROVE ROAD CADGEE	66	6. Distance: 6+ km
10/DP1042501	7953 PRINCES HIGHWAY CENTRAL TILBA	65	6. Distance: 6+ km
1/DP128676	9067 PRINCES HIGHWAY TILBA TILBA	65	6. Distance: 6+ km
4/DP752140	150 MYMOSSA ROAD WAMBAN	65	6. Distance: 6+ km
1/DP703616	1188-1190 BUCKENBOWRA ROAD BUCKENBOWRA	65	6. Distance: 6+ km
7/DP752128	2603 BELOWRA ROAD BELOWRA	65	6. Distance: 6+ km
34/DP752132	524-526 BUMBO ROAD BODALLA	64	6. Distance: 6+ km
2/DP752135	440 WATTLEGROVE ROAD CADGEE	64	6. Distance: 6+ km

Lot Identifier	Address	Area (ha)	Filter not passed
20/DP755950	1163 BUCKENBOWRA ROAD MOGO	63	6. Distance: 6+ km
4/DP850104	1580 NERINGLA ROAD NERINGLA	62	6. Distance: 6+ km
1/DP752128	2491 BELOWRA ROAD BELOWRA	62	6. Distance: 6+ km
400/DP1252822	143 CHEESE FACTORY ROAD EUROBODALLA	62	6. Distance: 6+ km
2/DP752129	115 PATONS ROAD MORUYA	62	6. Distance: 6+ km
1/DP1160552	377-379 LARRYS MOUNTAIN ROAD MOGENDOURA	61	6. Distance: 6+ km
32/DP755908	1325 OLD BOLARO ROAD BUCKENBOWRA	60	6. Distance: 6+ km
57/DP752144	DEUA RIVER VALLEY	60	6. Distance: 6+ km
4/DP777171	1163 BUCKENBOWRA ROAD MOGO	58	6. Distance: 6+ km
42/DP752135	WATTEGROVE ROAD NERRIGUNDAH	58	6. Distance: 6+ km
62/DP752150	4711 ARALUEN ROAD MERRICUMBENE	58	6. Distance: 6+ km
66/DP752128	2491 BELOWRA ROAD BELOWRA	57	6. Distance: 6+ km
1/DP795687	382 EUROBODALLA ROAD BODALLA	56	6. Distance: 6+ km
46/DP777170	1163 BUCKENBOWRA ROAD MOGO	56	6. Distance: 6+ km
118/DP755945	ARALUEN ROAD MERRICUMBENE	56	6. Distance: 6+ km
3/DP1046703	4001 ARALUEN ROAD MERRICUMBENE	56	6. Distance: 6+ km
1/DP1165095	COMERANG ROAD BODALLA	56	6. Distance: 6+ km
5/DP263936	293-295 OLD NELLIGEN ROAD NELLIGEN	55	6. Distance: 6+ km
11/DP755917	1304 QUART POT ROAD BUCKENBOWRA	55	6. Distance: 6+ km
2/DP1226774	377-379 LARRYS MOUNTAIN ROAD MOGENDOURA	55	6. Distance: 6+ km
781/DP815147	9273 PRINCES HIGHWAY TILBA TILBA	54	6. Distance: 6+ km
8/DP716697	3724 PRINCES HIGHWAY BERGALIA	54	6. Distance: 6+ km
72/DP752145	1370-1372 EUROBODALLA ROAD EUROBODALLA	54	6. Distance: 6+ km
1/DP789278	233 PORTEGAN ROAD BENANDARAH	51	6. Distance: 6+ km
5/DP777171	1163 BUCKENBOWRA ROAD MOGO	51	6. Distance: 6+ km
22/DP1140120	131-133 HAXSTEAD ROAD CENTRAL TILBA	51	6. Distance: 6+ km
18/DP816889	824 OLD HIGHWAY CORUNNA	169	5. Flood: Some risk from creek
202/DP1120014	3285 PRINCES HIGHWAY MORUYA	62	5. Flood: Some high risk
14/DP774060	5733 PRINCES HIGHWAY BODALLA	98	5. Flood: Likely high risk
2/DP1088633	CHERRYRISE ROAD WAMBAN	94	5. Flood: Likely high risk
2/DP1076393	1109 PRINCES HIGHWAY MOGO	92	5. Flood: Likely high risk
3/DP12290	4595 PRINCES HIGHWAY BODALLA	91	5. Flood: Likely high risk
2A/DP12290	105-106 COOPERS ISLAND ROAD BODALLA	90	5. Flood: Likely high risk
42/DP588989	189 HAWDONS ROAD MOGENDOURA	89	5. Flood: Likely high risk
4/DP37552	150 MYMOSSA ROAD WAMBAN	86	5. Flood: Likely high risk
84/DP746274	58 MYMOSSA ROAD WAMBAN	86	5. Flood: Likely high risk
61/DP1014094	2491 BELOWRA ROAD BELOWRA	85	5. Flood: Likely high risk
1/DP747545	385 HORSE ISLAND ROAD BODALLA	84	5. Flood: Likely high risk
2/DP1114231	491-493 ARALUEN ROAD KIORA	73	5. Flood: Likely high risk
104/DP1073425	312 TOMAKIN ROAD MOGO	65	5. Flood: Likely high risk
1/DP1222746	8 GLENDUART GROVE MORUYA	59	5. Flood: Likely high risk
11/DP1011309	77 CHERRYRISE ROAD WAMBAN	59	5. Flood: Likely high risk
6/DP821498	105-153 HAWDONS ROAD MOGENDOURA	57	5. Flood: Likely high risk
6/DP908835	478-488 ARALUEN ROAD KIORA	52	5. Flood: Likely high risk
5/DP908835	478-488 ARALUEN ROAD KIORA	51	5. Flood: Likely high risk

Lot Identifier	Address	Area (ha)	Filter not passed
3/DP1170303	RUNNYFORD ROAD NELLIGEN	836	4. Vegetation: Mostly/fully covered
2/DP1056790	KINGS HIGHWAY NELLIGEN	268	4. Vegetation: Mostly/fully covered
11/DP1068966	92 HAZEL ROAD MORUYA HEADS	255	4. Vegetation: Mostly/fully covered
1/DP194794	244 HAWDONS ROAD MOGENDOURA	250	4. Vegetation: Mostly/fully covered
1/DP1049526	1633 PRINCES HIGHWAY BROULEE	247	4. Vegetation: Mostly/fully covered
4/DP1137748	60 BROULEE ROAD BROULEE	246	4. Vegetation: Mostly/fully covered
1/DP60785	1166 PRINCES HIGHWAY JEREMADRA	191	4. Vegetation: Mostly/fully covered
207/DP752162	550 KIANGA ROAD NORTH NAROOMA	144	4. Vegetation: Mostly/fully covered
82/DP706528	GEORGE BASS DRIVE MORUYA	135	4. Vegetation: Mostly/fully covered
100/DP1107250	100 PINE KNOB ROAD NORTH MALONEYS BEACH	130	4. Vegetation: Mostly/fully covered
24/DP837516	608 POTATO POINT ROAD POTATO POINT	129	4. Vegetation: Mostly/fully covered
1/DP63437	238 OLD MOSSY POINT ROAD JEREMADRA	128	4. Vegetation: Mostly/fully covered
C/DP1213	PINE KNOB ROAD NORTH MALONEYS BEACH	127	4. Vegetation: Mostly/fully covered
683/DP752155	24 SCHOOL HOUSE POINT ROAD AKOLELE	127	4. Vegetation: Mostly/fully covered
10/DP1225554	PRINCES HIGHWAY DALMENY	116	4. Vegetation: Mostly/fully covered
105/DP755969	919 RUNNYFORD ROAD RUNNYFORD	115	4. Vegetation: Mostly/fully covered
9/DP1160948	228 OLD MOSSY POINT ROAD JEREMADRA	115	4. Vegetation: Mostly/fully covered
3/DP838142	131-179 FRENCHMANS GULLY ROAD KIANGA	109	4. Vegetation: Mostly/fully covered
7037/DP1113842	RIVERVIEW ROAD NORTH NAROOMA	103	4. Vegetation: Mostly/fully covered
2/DP732555	ARALUEN ROAD KIORA	101	4. Vegetation: Mostly/fully covered
1/DP1012083	RESERVOIR ROAD MALUA BAY	95	4. Vegetation: Mostly/fully covered
92/DP752162	1232 WAGONGA SCENIC DRIVE KIANGA	94	4. Vegetation: Mostly/fully covered
5/DP712045	566 WAGONGA SCENIC DRIVE NAROOMA	90	4. Vegetation: Mostly/fully covered
4/DP1170303	RUNNYFORD ROAD NELLIGEN	90	4. Vegetation: Mostly/fully covered
7302/DP1146147	SPRING CREEK ROAD WAMBAN	87	4. Vegetation: Mostly/fully covered
2/DP842422	174 BROULEE ROAD BROULEE	84	4. Vegetation: Mostly/fully covered
20/DP1063060	360 RIVERVIEW ROAD NORTH NAROOMA	83	4. Vegetation: Mostly/fully covered
1/DP1031269	LARRYS MOUNTAIN ROAD MORUYA	81	4. Vegetation: Mostly/fully covered
2/DP1002045	330 TOMAKIN ROAD MOGO	80	4. Vegetation: Mostly/fully covered
27/DP752132	524-526 BUMBO ROAD BODALLA	80	4. Vegetation: Mostly/fully covered
110/DP752156	261 COMERANG FOREST ROAD BODALLA	79	4. Vegetation: Mostly/fully covered
2/DP1048232	DALMENY DRIVE KIANGA	78	4. Vegetation: Mostly/fully covered
2/DP870136	4460 PRINCES HIGHWAY BODALLA	76	4. Vegetation: Mostly/fully covered
456/DP1007851	97 WAMBAN ROAD MORUYA	74	4. Vegetation: Mostly/fully covered
2/DP807174	161 EASTERN BOUNDARY ROAD MOGENDOURA	74	4. Vegetation: Mostly/fully covered
1/DP875990	1109 PRINCES HIGHWAY MOGO	71	4. Vegetation: Mostly/fully covered
544/DP736015	1511 SPRINGWATER ROAD JEREMADRA	70	4. Vegetation: Mostly/fully covered
144/DP728022	RUNNYFORD ROAD NELLIGEN	68	4. Vegetation: Mostly/fully covered
5/DP752134	1031-1033 ARALUEN ROAD KIORA	67	4. Vegetation: Mostly/fully covered
31/DP1049216	482 RIVERVIEW ROAD NORTH NAROOMA	65	4. Vegetation: Mostly/fully covered
1/DP829726	172 NORTH BUMBO FIRETRAIL BODALLA	65	4. Vegetation: Mostly/fully covered
7/DP716697	PRINCES HIGHWAY BERGALIA	65	4. Vegetation: Mostly/fully covered
54/DP735157	DUESBURYS ROAD DALMENY	65	4. Vegetation: Mostly/fully covered
1/DP790916	62 HAWDONS ROAD MOGENDOURA	64	4. Vegetation: Mostly/fully covered
1/DP1028303	9000 PRINCES HIGHWAY TILBA TILBA	64	4. Vegetation: Mostly/fully covered

Lot Identifier	Address	Area (ha)	Filter not passed
4/DP619660	455 KIANGA ROAD KIANGA	61	4. Vegetation: Mostly/fully covered
426/DP752155	99-172 ARMITAGE ROAD CENTRAL TILBA	61	4. Vegetation: Mostly/fully covered
40/DP1243597	91 PERCY DAVIS DRIVE MORUYA	61	4. Vegetation: Mostly/fully covered
9/DP1170303	RUNNYFORD ROAD NELLIGEN	60	4. Vegetation: Mostly/fully covered
109/DP752155	551 PUNKALLA TILBA ROAD CENTRAL TILBA	60	4. Vegetation: Mostly/fully covered
142/DP1216682	142 BAYRIDGE DRIVE NORTH BATEMANS BAY	60	4. Vegetation: Mostly/fully covered
248/DP569875	109 MALONEYS DRIVE MALONEYS BEACH	59	4. Vegetation: Mostly/fully covered
1/DP842422	174 BROULEE ROAD BROULEE	59	4. Vegetation: Mostly/fully covered
1/DP125456	105-106 COOPERS ISLAND ROAD BODALLA	58	4. Vegetation: Mostly/fully covered
17/DP1158098	49 SPRINGWATER ROAD JEREMADRA	57	4. Vegetation: Mostly/fully covered
852/DP839121	377-379 LARRYS MOUNTAIN ROAD MOGENDOURA	56	4. Vegetation: Mostly/fully covered
17/DP837516	HORSE ISLAND ROAD BODALLA	55	4. Vegetation: Mostly/fully covered
16/DP1158098	21 SPRINGWATER ROAD JEREMADRA	55	4. Vegetation: Mostly/fully covered
6/DP1170303	RUNNYFORD ROAD NELLIGEN	55	4. Vegetation: Mostly/fully covered
3/DP1013328	341 CONGO ROAD MORUYA HEADS	55	4. Vegetation: Mostly/fully covered
125/DP752131	BLACKFELLOWS POINT ROAD BODALLA	54	4. Vegetation: Mostly/fully covered
11/DP1256447	106 MERINGO ROAD MERINGO	54	4. Vegetation: Mostly/fully covered
15/DP774060	163 BROU LAKE ROAD BODALLA	53	4. Vegetation: Mostly/fully covered
9/DP610405	73 APPLEBY ROAD NORTH NAROOMA	53	4. Vegetation: Mostly/fully covered
30/DP1170354	49 MOUNT DROMEDARY TRAIL TILBA TILBA	52	4. Vegetation: Mostly/fully covered
4/DP264244	132 COILA CREEK ROAD COILA	51	4. Vegetation: Mostly/fully covered
711/DP867580	151 POTATO POINT ROAD BODALLA	51	4. Vegetation: Mostly/fully covered
7/DP1170303	RUNNYFORD ROAD NELLIGEN	51	4. Vegetation: Mostly/fully covered
5/DP829042	244 WAGONGA SCENIC DRIVE NAROOMA	50	4. Vegetation: Mostly/fully covered
1/DP773724	90 GANNONS POINT ROAD BODALLA	50	4. Vegetation: Mostly/fully covered
24/DP752132	488-490 BUMBO ROAD BODALLA	50	4. Vegetation: Mostly/fully covered
7317/DP1164184	MOGO	241	3. Zone: Infrastructure
1/DP1185069	311 GEORGE BASS DRIVE SURF BEACH	110	3. Zone: Infrastructure
100/DP736151	DEEP CREEK DAM ROAD MOGO	90	3. Zone: Infrastructure
3/DP438839	PRINCES HIGHWAY BODALLA	762	3. Zone: Forestry
81/DP1207675	POTATO POINT ROAD BODALLA	305	3. Zone: Forestry
9/DP755963	DUNNS CREEK ROAD MALUA BAY	275	3. Zone: Forestry
10/DP755963	DUNNS CREEK ROAD MALUA BAY	265	3. Zone: Forestry
7301/DP1133127	DWYERS CREEK ROAD WAMBAN	263	3. Zone: Forestry
170/DP752131	PRINCES HIGHWAY BODALLA	258	3. Zone: Forestry
171/DP752131	WAGONGA SCENIC DRIVE BODALLA	257	3. Zone: Forestry
94/DP1208767	DUNNS CREEK ROAD WOODLANDS	234	3. Zone: Forestry
126/DP755969	OLD BOLARO ROAD NELLIGEN	221	3. Zone: Forestry
87/DP752162	WAGONGA SCENIC DRIVE KIANGA	210	3. Zone: Forestry
25/DP755908	QUART POT ROAD BUCKENBOWRA	207	3. Zone: Forestry
26/DP752135	EUROBODALLA ROAD NERRIGUNDAH	199	3. Zone: Forestry
174/DP752162	WAGONGA SCENIC DRIVE KIANGA	194	3. Zone: Forestry
10/DP1208746	PRINCES HIGHWAY MORUYA	193	3. Zone: Forestry
2/DP1173024	CROSBY DRIVE MOGO	189	3. Zone: Forestry
142/DP752131	PRINCES HIGHWAY BODALLA	163	3. Zone: Forestry

Lot Identifier	Address	Area (ha)	Filter not passed
92/DP1208497	OLD MILL ROAD TURLINJAH	162	3. Zone: Forestry
20/DP1183162	DUNNS CREEK ROAD MALUA BAY	162	3. Zone: Forestry
91/DP752162	WAGONGA SCENIC DRIVE KIANGA	145	3. Zone: Forestry
88/DP752162	WAGONGA SCENIC DRIVE KIANGA	131	3. Zone: Forestry
1/DP1208695	PRINCES HIGHWAY CORUNNA	130	3. Zone: Forestry
8/DP752147	GULPH CREEK ROAD NERRIGUNDAH	129	3. Zone: Forestry
26/DP755950	DUNNS CREEK ROAD MALUA BAY	127	3. Zone: Forestry
29/DP752162	WAGONGA SCENIC DRIVE KIANGA	122	3. Zone: Forestry
5/DP1205476	PRINCES HIGHWAY BODALLA	114	3. Zone: Forestry
28/DP752162	WAGONGA SCENIC DRIVE KIANGA	112	3. Zone: Forestry
25/DP752162	WAGONGA SCENIC DRIVE KIANGA	109	3. Zone: Forestry
163/DP752131	WAGONGA SCENIC DRIVE BODALLA	105	3. Zone: Forestry
96/DP755902	DUNNS CREEK ROAD MALUA BAY	101	3. Zone: Forestry
40/DP755917	ARALUEN ROAD DEUA RIVER VALLEY	81	3. Zone: Forestry
103/DP752137	TURLINJAH	79	3. Zone: Forestry
183/DP752131	TAROURGA ROAD BODALLA	79	3. Zone: Forestry
74/DP752145	REEDY CREEK ROAD DIGNAMS CREEK	79	3. Zone: Forestry
28/DP755908	QUART POT ROAD BUCKENBOWRA	73	3. Zone: Forestry
165/DP752155	SHINGLE HUT ROAD NAROOMA	73	3. Zone: Forestry
57/DP752135	WATTEGROVE ROAD CADGEE	70	3. Zone: Forestry
17/DP755917	QUART POT ROAD BUCKENBOWRA	65	3. Zone: Forestry
165/DP821461	LATTAS POINT ROAD BATEMANS BAY	63	3. Zone: Forestry
25/DP752132	BUMBO ROAD BODALLA	63	3. Zone: Forestry
188/DP755902	DUNNS CREEK ROAD MALUA BAY	63	3. Zone: Forestry
155/DP752155	PUNKALLA TILBA ROAD NAROOMA	61	3. Zone: Forestry
55/DP752135	WATTEGROVE ROAD CADGEE	60	3. Zone: Forestry
95/DP755946	DUNNS CREEK ROAD MALUA BAY	60	3. Zone: Forestry
9/DP1183164	DUNNS CREEK ROAD MALUA BAY	58	3. Zone: Forestry
152/DP752131	WAGONGA SCENIC DRIVE BODALLA	57	3. Zone: Forestry
153/DP752131	TAROURGA ROAD BODALLA	50	3. Zone: Forestry
2/DP860468	61-63 LARRYS MOUNTAIN ROAD MORUYA	255	3. Zone: Developed/Rezoned
2/DP63437	342 OLD MOSSY POINT ROAD JEREMADRA	67	3. Zone: Developed/Rezoned
1/DP1036103	154 BEACH ROAD CATALINA	63	3. Zone: Developed/Rezoned
1/DP1040724	340 OLD MOSSY POINT ROAD JEREMADRA	53	3. Zone: Developed/Rezoned
102/DP1264692	100 DONNELLY DRIVE MORUYA	52	3. Zone: Developed/Rezoned
50/DP755933	ROTARY DRIVE BATEMANS BAY	704	3. Zone: Conservation
123/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	375	3. Zone: Conservation
2/DP837898	DURRAS DRIVE BENANDARAH	363	3. Zone: Conservation
26/DP752160	BELOWRA	282	3. Zone: Conservation
821/DP1214500	ROTARY DRIVE BATEMANS BAY	276	3. Zone: Conservation
92/DP631493	PHYLLIS PRICE DRIVE MORUYA	272	3. Zone: Conservation
5/DP1264836	117 BRUCE CAMERON DRIVE MORUYA	232	3. Zone: Conservation
70/DP831111	GEORGE BASS DRIVE BROULEE	226	3. Zone: Conservation
331/DP1216650	DURRAS DRIVE SOUTH DURRAS	218	3. Zone: Conservation
H/DP1213	NORTH HEAD ROAD BENANDARAH	148	3. Zone: Conservation

Lot Identifier	Address	Area (ha)	Filter not passed
F/DP1213	NORTH HEAD ROAD MALONEYS BEACH	145	3. Zone: Conservation
89/DP752128	BELOWRA ROAD BELOWRA	142	3. Zone: Conservation
88/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	135	3. Zone: Conservation
1/DP777520	538 NORTH HEAD ROAD BENANDARAH	132	3. Zone: Conservation
40/DP752150	ARALUEN ROAD MERRICUMBENE	129	3. Zone: Conservation
100/DP752128	BELOWRA ROAD BELOWRA	117	3. Zone: Conservation
1/DP1198740	REEDY CREEK ROAD DIGNAMS CREEK	113	3. Zone: Conservation
161/DP752155	DIGNAMS CREEK ROAD DIGNAMS CREEK	110	3. Zone: Conservation
922/DP1014455	PRINCES HIGHWAY NAROOMA	105	3. Zone: Conservation
7010/DP1071339	KELLY ROAD BINGIE	101	3. Zone: Conservation
49/DP1198018	ROTARY DRIVE BATEMANS BAY	98	3. Zone: Conservation
34/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	97	3. Zone: Conservation
79/DP752150	ARALUEN ROAD DEUA RIVER VALLEY	97	3. Zone: Conservation
189/DP752155	DIGNAMS CREEK ROAD DIGNAMS CREEK	93	3. Zone: Conservation
16/DP807992	106 CORKHILL DRIVE CENTRAL TILBA	87	3. Zone: Conservation
1/DP752127	BELOWRA	83	3. Zone: Conservation
2/DP752142	DEUA	81	3. Zone: Conservation
2/DP752159	DEUA	81	3. Zone: Conservation
8/DP863632	275-277 PERCY DAVIS DRIVE MORUYA	75	3. Zone: Conservation
238/DP752151	PEDRO POINT ROAD MORUYA HEADS	74	3. Zone: Conservation
407/DP752151	GUM LEAF DRIVE CONGO	72	3. Zone: Conservation
230/DP821446	BROU LAKE ROAD BODALLA	69	3. Zone: Conservation
83/DP1199749	BLACKFELLOWS POINT ROAD POTATO POINT	68	3. Zone: Conservation
98/DP1199286	PRINCES HIGHWAY TILBA TILBA	68	3. Zone: Conservation
1/DP169239	466 CONGO ROAD CONGO	67	3. Zone: Conservation
210/DP1203004	BANYANDAH STREET SOUTH DURRAS	65	3. Zone: Conservation
214/DP723108	BLACKFELLOWS POINT ROAD POTATO POINT	65	3. Zone: Conservation
1/DP752159	DEUA	65	3. Zone: Conservation
8/DP258299	BENGELLO BEACH ROAD BROULEE	62	3. Zone: Conservation
158/DP1202631	BELOWRA	58	3. Zone: Conservation
7310/DP1155485	RUNNYFORD ROAD NELLIGEN	56	3. Zone: Conservation
2/DP591356	PRINCES HIGHWAY NAROOMA	55	3. Zone: Conservation
59/DP752129	DONALDS CREEK ROAD WAMBAN	54	3. Zone: Conservation
8/DP701983	421 SOUTH HEAD ROAD MORUYA HEADS	53	3. Zone: Conservation
483/DP752155	PRINCES HIGHWAY TILBA TILBA	51	3. Zone: Conservation
48/DP1195999	GEORGE BASS DRIVE BROULEE	51	3. Zone: Conservation