STATEMENT OF ENVIRONMENTAL EFFECTS

COMMERCIAL USE

ELIZABETH STREET, WALLABADAH

For

Carolyn Zorzino

Our Ref:	24/101
Project Name:	Commercial Use – Elizabeth Street, Wallabadah
Client:	Carolyn Zorzino
Author:	Sally Cottom Senior Planner BURP
Certification:	*I hereby certify that this Statement of Environmental Effects has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and its associated Regulations. I certify to the best of my knowledge the information contained within this report is neither false nor misleading.*
Signature:	

This report was prepared by Upper Hunter Planning a business of RA PEASLEY Consulting Pty Ltd.

Revision	Date	Revision Details	Author
Draft	12/07/2024	Draft	SC
Client Review	21/10/2024	Client Review	Client
Final	21/10/2024	Final	SC

Disclaimer

This report has been prepared for Carolyn Zorzino (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. RAP Surveying accepts no liability or responsibility for any matter that may cause a loss or damage from the misuse of this document, including third and subsequent parties.

TABLE OF CONTENTS

1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the applicant Carolyn Zorzino by Upper Hunter Planning to accompany a Development Application to Liverpool Plains Shire Council for the Proposed Commercial Use of the land at Lot 20 DP1300150 Elizabeth Street, Wallabadah for the Construction of Prefabricated Dwellings and a Display Home.

The proposed development is consistent with the relevant strategies of the Liverpool Plains Local Government Area, objectives of the development standards under Liverpool Plains *Local Environmental Plan 2011* and the relevant development controls under *Liverpool Plains Development Control Plan 2012.*

The subject site is zoned RU5 Village with the proposed development being permissible with consent under this zone.

This Statement of Environmental Effects and Development Application addresses the matters required to be considered by the consent authority in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

1.1 OWNER AND SITE DETAILS

The Owner(s):

The site is located at Elizabeth Street, Wallabadah, Lot 20 DP1300150 and is owned by Carolyn Zorzino.

The Applicant:

Carolyn Zorzino
C/- Upper Hunter Planning
10 Top Knot Place
Muscle Creek NSW 2333

Contact:

Sally Cottom
Phone: (0400) 168 996

1.2 LOCATION AND CONTEXT

The site is located at Lot 20 DP1300150, Elizabeth Street, Wallabadah in the Liverpool Plains Local Government Area (LPLGA). The site is 3,035 square meters in area (**Figure 1**).

Figure 1: Location of Site (Source: Google Maps)

The site contains a Prefabricated Dwelling currently 'Under Construction' and proposed to be used as a 'Display Home'. Current aerial imagery (**Figure 1**) shows structures which have been previously removed.

The site has existing access to Elizabeth Street, being a public sealed road (**Figure 1** and **Appendix A**).

The site is surrounded by land zoned RU5 Village and is used for a range of village purposes including residential dwellings, commercial uses, education, religious and other village facilities associated with a rural village (**Figure 2**).

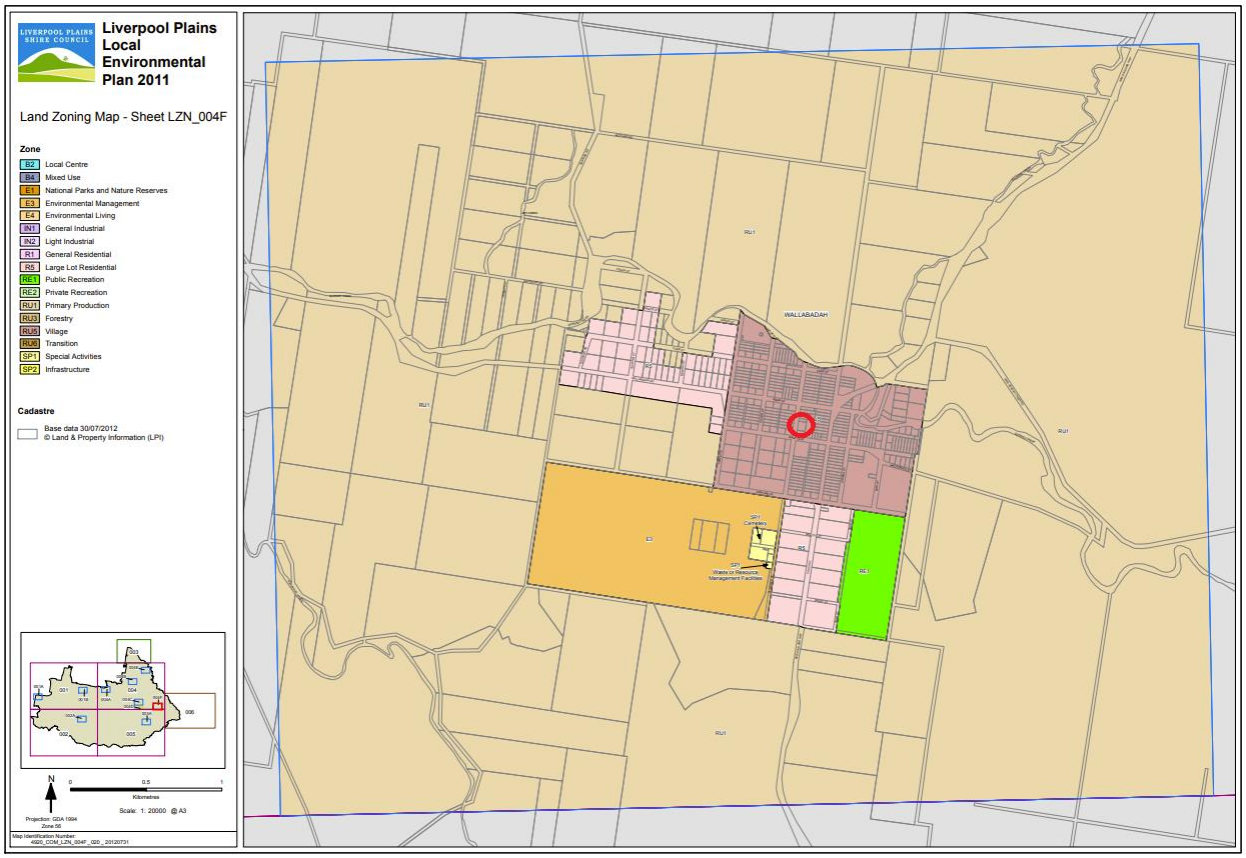


Figure 2: Land Zoning Map (Source: Liverpool Plains LEP 2011)

2. PROPOSED DEVELOPMENT

The proposed development involves the Commercial Use of the land for the Construction of Prefabricated Dwellings and a Display Home (**Figure 3 and 4** and **Appendix A**).

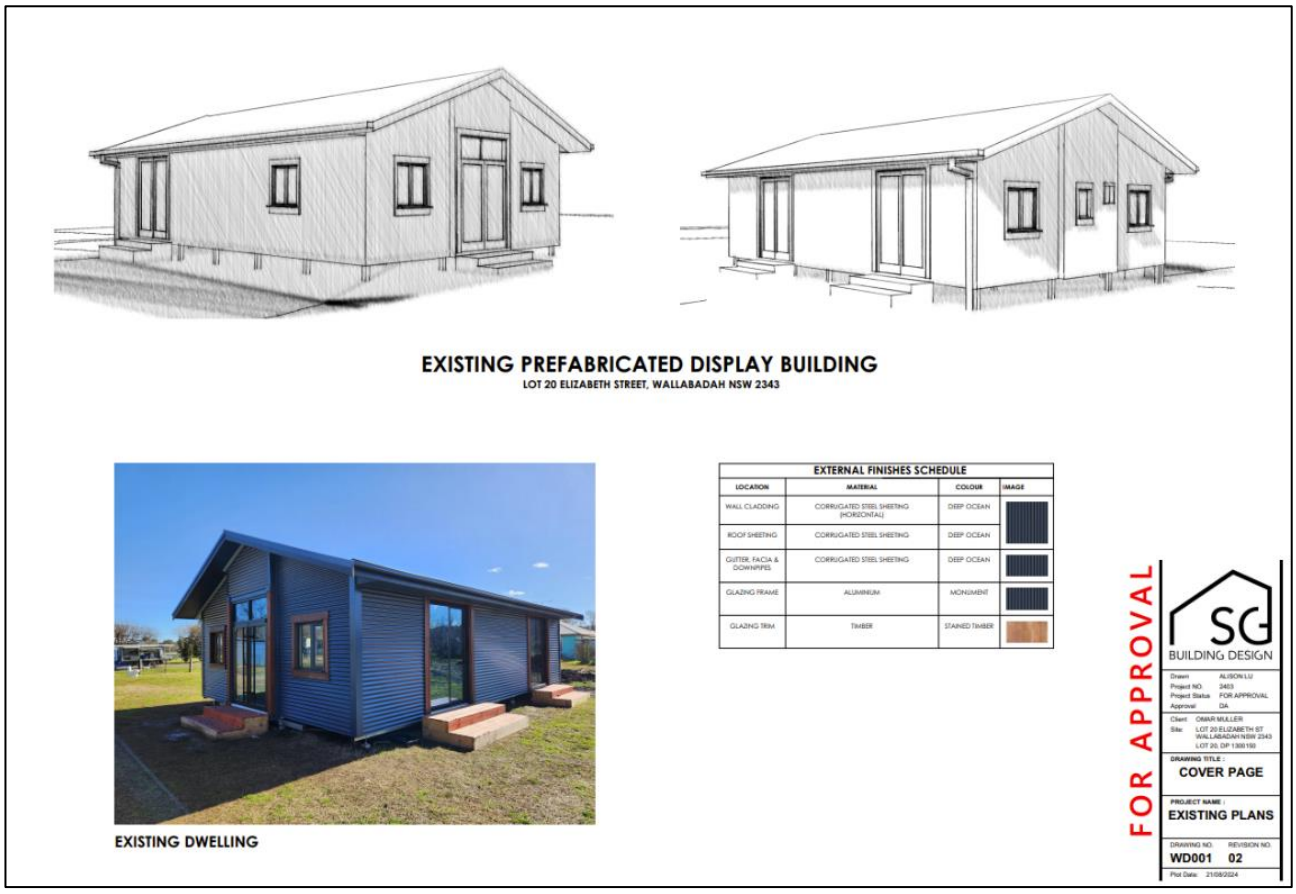


Figure 3: Architectural Plans (Source: SG BUILDING DESIGN)

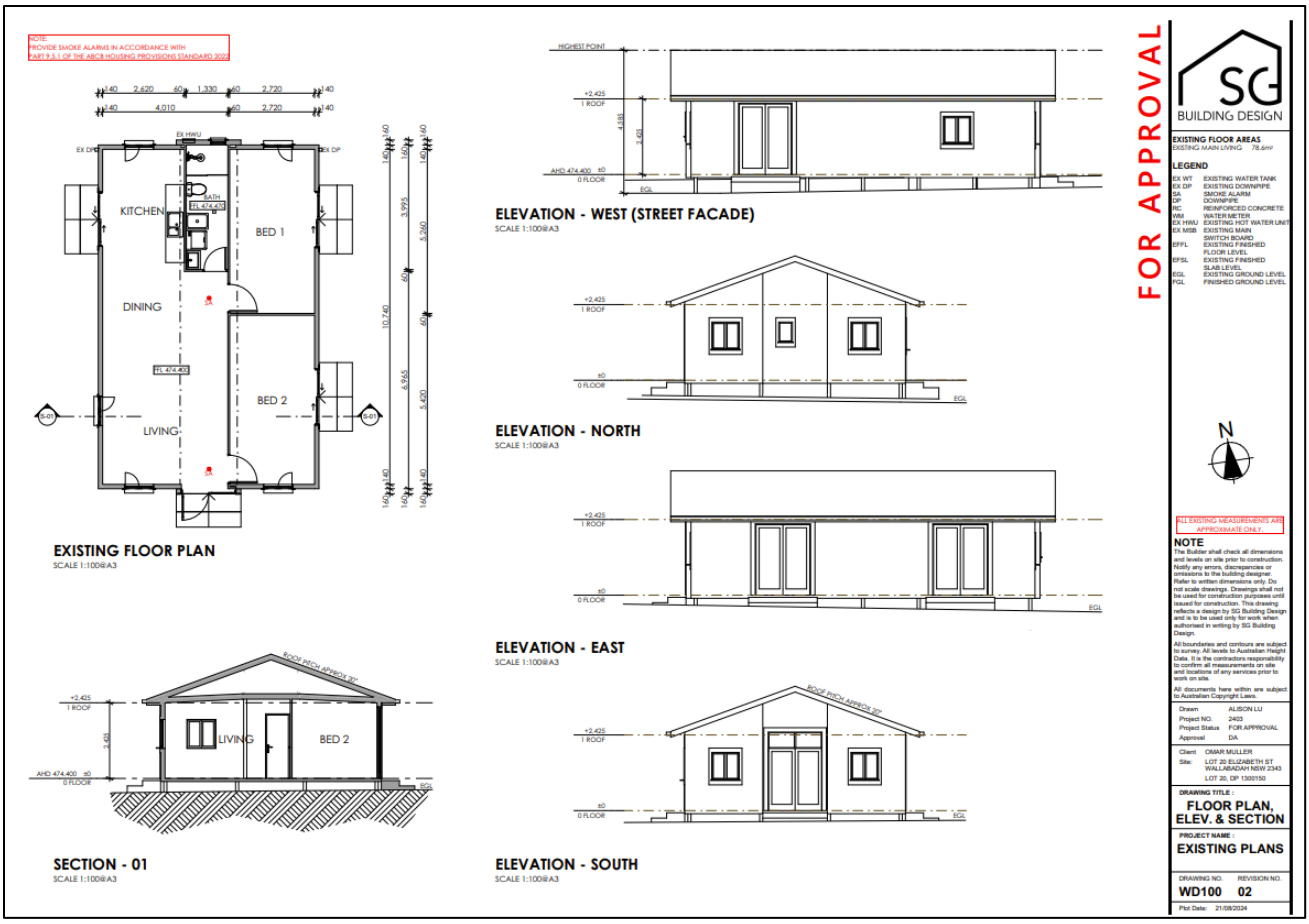


Figure 4: Architectural Plans (Source: SG BUILDING DESIGN)

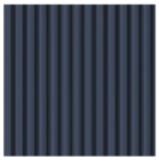
The Construction of Prefabricated Dwellings on the site involves: -

- Operational Hours (8am to 5pm – 5 days per week)
- Staff Numbers for internal/external fit-out work
    - Electrician – 1-2
    - Plumber – 1-2
- Delivery of Prefabricated Dwelling Shell to the site
    - Crane Operator and Truck Driver - 1
- Electrical works to the structures
- Plumbing works to the structures
- Anticipated that one dwelling at a time being constructed onsite at any time.

The Display Home involves: -

- Operational Hours (8am to 5pm and by Appointment Only – 7 days per week)
- Staff Numbers - 1
- Display of a Prefabricated Dwelling to the public
- The dimensions of the display home are 7.07m x 11.34m with a building height of 2.425m
- The display home contains 2 bedrooms, open kitchen/living/dining and bathroom.

External Finishes Schedule:

EXTERNAL FINISHES SCHEDULE			
LOCATION	**MATERIAL**	**COLOUR**	**IMAGE**
WALL CLADDING	CORRUGATED STEEL SHEETING (HORIZONTAL)	DEEP OCEAN	
ROOF SHEETING	CORRUGATED STEEL SHEETING	DEEP OCEAN	
GUTTER, FACIA & DOWNPIPES	CORRUGATED STEEL SHEETING	DEEP OCEAN	
GLAZING FRAME	ALUMINIUM	MONUMENT	
GLAZING TRIM	TIMBER	STAINED TIMBER	

The development will include future commercial signage which consists of: -

- Pole - 89 x 89 x 2mm square (single pole)
- Foundation - cemented into ground
- Sign - 2m x 1m rectangle (2mm thickness aluminium)
- Colours - White background, blue writing, with black logo
- Sign draft - “Walk through our display home”, those words will take up majority of sign. “Contact us 0427084927”, will be bottom aligned to left. “Logo”, will be bottom aligned to the right.

The site has existing access from Elizabeth Street to enable delivery for loading and unloading of the prefabricated dwellings proposed to be constructed on the site, there is a current application for an upgrade to this driveway (RA-2024-9181) (**Appendix A**).

There is adequate space onsite for 5 customer parking spaces and 4 car parking spaces for staff (**Appendix A**).

The display home has provision of electricity supply and is plumbed to an existing septic system (**Appendix A and D**).

The existing prefabricated home to be used as a 'Display Home' and the prefabricated homes for future sale have certification that the structures comply with the National Construction Code requirements for a habitable dwelling (**Appendix C**).

3. PLANNING CONSIDERATIONS

The proposed development is being determined under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), subject to determination by Council. Section 3 of this report identifies the statutory planning provisions that apply to the subject site.

3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Section 4.15 of the EP&A Act specifies the matters for consideration required for the evaluation of a development application as outlined below. Relevant headings of this report detail the proposed development against the relevant heads of consideration in Section 4.15(1), EP&A Act.

(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 Planning 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 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

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

(v) (Repealed)

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.

These matters have been addressed under the relevant headings below.

3.1.1 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(I) - Provision of any Environmental Planning Instrument that apply to the Land

State Environmental Planning Policies

Consideration of the State Environmental Planning Policies that are applicable to the development type and the land has been undertaken.

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 Advertising and Signage

3.1 Aims, objectives etc

(1) This Chapter aims—

(a) to ensure that signage (including advertising)—
(i) is compatible with the desired amenity and visual character of an area, and
(ii) provides effective communication in suitable locations, and
(iii) is of high quality design and finish, and
(b) to regulate signage (but not content) under Part 4 of the Act, and
(c) to provide time-limited consents for the display of certain advertisements, and
(d) to regulate the display of advertisements in transport corridors, and

(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

(2) This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.

Schedule 5 Assessment criteria

1 Character of the area

- Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?
- Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

Planning Comment: The proposed signage is consistent with existing signage in the locality for commercial uses. Signage in the locality consists of a range of pole or post supported signage.

2 Special areas

- Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

Planning Comment: The proposed signage is located wholly within the subject lot and does not detract from the amenity of any environmentally sensitive area or heritage areas, open space, waterways, rural landscapes or residential area.

3 Views and vistas

- Does the proposal obscure or compromise important views?
- Does the proposal dominate the skyline and reduce the quality of vistas?
- Does the proposal respect the viewing rights of other advertisers?

Planning Comment: The proposed signage is located at the frontage of the site within the front setback adjoining the access to the site, it does not compromise any important views, will not protrude above the skyline and will respect the viewing rights of other advertisers along Elizabeth Street.

4 Streetscape, setting or landscape

- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?
- Does the proposal contribute to the visual interest of the streetscape, setting or landscape?
- Does the proposal reduce clutter by rationalising and simplifying existing advertising?
- Does the proposal screen unsightliness?
- Does the proposal protrude above buildings, structures or tree canopies in the area or locality?
- Does the proposal require ongoing vegetation management?

Planning Comment: The proposed signage will be of a scale, proportion and form which is consistent with the streetscape, it will contribute to the visual interest of Elizabeth Street, will

reduce clutter and will not protrude above any existing or adjoining buildings. The site is currently maintained lawn and will be continued to be maintained after construction.

5 Site and building

- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?
- Does the proposal respect important features of the site or building, or both?
- Does the proposal show innovation and imagination in its relationship to the site or building, or both?

Planning Comment: The proposed signage is compatible with the scale, proportion and other characteristics of the site and building, it will be constructed to the south-western corner within the front setback and will not impact on the building or adjoining development.

6 Associated devices and logos with advertisements and advertising structures

- Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?

Planning Comment: The proposed signage will contain a logo (to be designed), it will not contain any lighting devices, platforms or safety devices.

7 Illumination

- Would illumination result in unacceptable glare?
- Would illumination affect safety for pedestrians, vehicles or aircraft?
- Would illumination detract from the amenity of any residence or other form of accommodation?
- Can the intensity of the illumination be adjusted, if necessary?
- Is the illumination subject to a curfew?

Planning Comment: The proposed signage is not illuminated.

8 Safety

- Would the proposal reduce the safety for any public road?
- Would the proposal reduce the safety for pedestrians or bicyclists?
- Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?

Planning Comment: The proposed signage will be constructed wholly within the subject lot and will not overhang the existing pedestrian footpath. The signage is not illuminated and will not adversely impact on any public road, pedestrian or vehicles.

4.1 Object of this Chapter

(1) The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.

(2) In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

Planning Comment: Historical uses of the site were used for chicken coops and shade structures for chicken ancillary to a residential dwelling, which is not identified as an activity that may cause contamination. The site is not identified on the NSW EPA or POEO Register as containing any contamination. The proposed use of the site as a commercial premises for the Construction of Prefabricated Dwellings and as a Display Home is unlikely to be impacted by this previous use.

1.3 Aims of Policy

The aims of this Policy are as follows—

(a) to encourage the design and delivery of sustainable buildings,
(b) to ensure consistent assessment of the sustainability of buildings,
(c) to record accurate data about the sustainability of buildings, to enable improvements to be monitored,
(d) to monitor the embodied emissions of materials used in construction of buildings,
(e) to minimise the consumption of energy,
(f) to reduce greenhouse gas emissions,
(g) to minimise the consumption of mains-supplied potable water,
(h) to ensure good thermal performance of buildings.

Planning Comment: Chapter 2 Standards for residential development – BASIX does not apply to the proposed development. A prefabricated dwelling is a type of moveable dwelling, a moveable dwelling is not within the definition of building under the Environmental Planning and Assessment Act 1979, therefore a BASIX certificate is not required for this type of development. (This information was sourced from Planning Circular PS 21-016, dated 2 December 2021). Therefore, this SEPP does not apply to the proposed development.

It is considered that no further investigation is required for this development.

Local Environmental Plans

The *Liverpool Plains Local Environmental Plan 2011* applies to the land. The relevant provisions of the plan have been addressed in **Table 1**.

Table 1 – ***Liverpool Plains Local Environmental Plan 2011***

SECTION	PROVISION	STATEMENT OF COMPLIANCE
PART 1	**Preliminary**	**Noted**
PART 2	**Permitted or Prohibited Development**	**Noted**
2.1	Land use zones.	RU5 Village
2.2	Zoning to which Plan applies.	RU5 Village
2.3	Zone objectives and Land Use Tables **Zone RU5 Village** • *To provide for a range of land uses, services and facilities that are associated with a rural village.* • *To enable development on a scale compatible with the general residential character of village areas and that will not prejudice the viability of established shopping and commercial centres.*	The proposed commercial development is within the RU5 Village zone. Commercial Development is permissible with Consent and the development is consistent with the objectives of the RU5 Village zone.
PART 3	**Exempt and Complying Development**	**Part 3 does not apply.**
PART 4	**Principal Development Standards**	**Part 4 does not apply.**
PART 5	**Miscellaneous Provisions**	**Part 5 does not apply.**
PART 6	**Urban Release Areas**	**Part 6 does not apply.**
PART 7	**Local Provisions**	
7.4	Essential Services *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—* *(a) the supply of water,* *(b) the supply of electricity,* *(c) the disposal and management of sewage,* *(d) stormwater drainage or on-site conservation,*	The site has existing provision to the following essential services: - • Reticulated water supply • Supply of electricity • Sewer disposal (OSMS) has been installed (Appendix D) • Stormwater drainage is not available to the site there are no existing kerb and gutter on Elizabeth Street, there is adequate space for the installation of a rainwater tank (if required). • Existing Access to a public sealed road

SECTION	PROVISION	STATEMENT OF COMPLIANCE
	(e) suitable road access.	

3.1.2 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(II) - Provisions of any Proposed Instrument that is or has been the Subject of Public Consultation under this Act and that has been Notified by the Consent Authority

Draft State Environmental Plans

There are no draft State Environmental Plans that apply to this development.

Draft Local Environmental Plans

There are no draft Local Environmental Plans that apply to this development.

3.1.3 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(III) - Provision of any Development Control Plan that apply to the Land

Development Control Plans

The *Liverpool Plains Development Control Plan 2012* applies to the land. The relevant development controls of this plan have been addressed in **Table 2**.

Table 2 – ***Liverpool Plains Development Control Plan 2012***

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
1	**Introduction**	Noted
2	**Submitting and Application**	Noted
3	**Development Specifications and Standards**	
3.5	**Commercial and Retail Development**	
3.5.1	Building Setbacks	There are no minimum setbacks specified. Side and Rear Setbacks must meet the BCA requirements. The display home has a front setback of 18.2m to Elizabeth Street

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
		The area for the construction of prefabricated dwellings is located to the southeastern rear corner of the site.
3.5.2	Building Height	There are no height restrictions. The display home has a building height of 2.425m from floor to ceiling. It is unlikely that the development would have an adverse impact on adjoining neighbours or impact any important views. The construction of display homes will be of similar single storey heights and temporarily onsite for construction only.
3.5.3	Traffic and Access	Existing Driveway shown on plans **Appendix A**. The applicant has submitted an application to upgrade the existing driveway crossover (RA-2024-9181)
3.5.4	Off-street Parking	There is adequate space onsite for the unloading of prefabricated dwelling by truck/crane and adequate space for construction staff parking and customer/staff parking for the display home (**Appendix A**) There is no definition for this use under Appendix C of the DCP. Based on the predicted number of customers/staff parking required it is considered that the car parking shown is satisfactory for this development. 5 Customer Parking spaces 4 Staff Parking spaces
3.5.4.1	Economic Development Considerations	Not Applicable
3.5.5	Utilities and Services	Servicing Strategy • Reticulated Water existing • OSMS existing • Stormwater – Rainwater tanks • Waste Collection/removal existing services
3.5.6	Design	The design of the prefabricated dwelling (Display Home) is shown on the architectural plans **Appendix B**. The prefabricated dwellings will comply with the relevant requirements of the NCC (**Appendix C**).
3.5.7	Outdoor Lighting	The Commercial use of the site will be during daylight hours only.

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
		It is not considered that outdoor lighting be required during outside of business hours.
3.5.8	Outdoor Signage	Outdoor signage is proposed and is consistent with the SEPP (Industry and Employment) 2021, Chapter 3 and Schedule 5.
3.5.9	Post supported verandahs and balconies	Not Applicable
3.5.10	Landscaping	Only required if >10 spaces for car parking. It is unlikely that any additional landscaping will be required as it is only estimated that at any given time there would be <10 vehicles onsite at any time. 9 Carparking spaces provided only.
3.5.11	Health Consulting Rooms	Not Applicable
4	**General Development Specifications**	
4.1	Other Types of Development Controls	
4.1.1	Development on Flood Affected Land	The site is not identified as flood prone land.
4.1.2	Outdoor signage	Not part of this applicable.
4.1.3	Outdoor Lighting	Not Applicable.
4.1.4	Parking	Adequate parking spaces shown on plan based on proposed use of site and numbers of staff and customers.
4.1.5	Landscaping	Not applicable.
4.1.6	Heritage Conservation	N/A no local, State or Aboriginal heritage items.
4.2	Environmental Controls	
4.2.1	Environmental Effects	
	Traffic	The proposed construction site will incur a single truck delivery being one delivery per month. In peak periods in approximately 3 years time it is proposed to be 3 deliveries per month. Franna crane will operate for less than one hour each delivery and then electrician and plumbing works to the prefabricated dwellings to be the same period for 1-2 hours after each delivery. Traffic generated by customers viewing the display home will be by appointment only to genuine buyers which will be estimated at 1-2 car movements per week. Traffic impact to the site is considered to be minor traffic generation.

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
	Flood Liability	Not Applicable
	Slope	The detail contour survey shows that the site is relatively flat with a minor slope from the south to the north of the site.
	Construction impacts	Details of all Construction works required. Prefabricated Homes Construction works include: - • Electrical, and • Plumbing works. These impacts are considered to be minor impacts which will occur for 1-2 hours after each delivery of the prefabricated dwellings. An acoustic assessment has been submitted with the application which has identified the predicted exceedances from the development with the dominant source being the truck delivery and crane. Mitigation measures have been recommended to reduce impact to adjoining development and that provided these are introduced the development would have a minimal impact on the locality.
	Solid and Liquid Waste	Not Applicable
	Air Quality (odour and pollution)	Not Applicable
	Noise emissions	Refer to Acoustic Assessment **Appendix E**
	Water Quality	Not Applicable
	Sustainability	Not Applicable
4.2.2	Erosion and Sediment Controls	N/A - No excavation works.
4.2.3	Land use buffers	Not Applicable
4.2.4	On-site waste management systems	Existing OSMS, refer to plumbing details.
4.2.5	Waste Management	Existing kerbside collection The plumbers and electricians waste is minimal as they are just doing minor internal fittings to an existing shell.
4.2.6	Stormwater management	Stormwater drainage to rainwater tank
4.2.7	Noise	Noise mitigation measures required in accordance with acoustic assessment (**Appendix E**).
4.2.8	Geology	N/A - No excavation works
4.2.9	Vegetation Management & Biodiversity	N/A - Not identified as containing terrestrial and/or non-epi biodiversity lands. Development

SECTION	DEVELOPMENT CONTROL	STATEMENT OF COMPLIANCE
		does not include the removal of any significant vegetation
5	**Development Contributions Plan**	
5.1	Liverpool Plains Development Contributions Plan	Noted.
6	**Site Specific Requirements**	
6.1	Quirindi East Urban Release Area	N/A
6.1.1	Quirindi East Urban Release Area Master Plan	N/A
	Appendices	
A	Flood Prone Land Maps	N/A
B	Road Widening Maps	N/A
C	Parking Schedule	Construction Operation Hours proposed 8am to 5pm – 5 days per week. Display Home Staff/Customer Operation Hours – 8am to 5pm – 7 days per week – Appointment only. There are no specific parking requirements for the construction of and display of prefabricated homes or a commercial premises. Parking spaces will be calculated from staff numbers and potential customer numbers and operational times.

3.1.4 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(IIIA) - Provisions of any Planning Agreement that has been entered into under Section 7.4, or any Draft Planning Agreement that a Developer has offered to enter into under Section 7.4

To our knowledge there has been no Planning Agreement or Draft Planning Agreement that a Developer has entered or offered to enter into under Section 7.4.

3.1.5 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(A)(IV) - Provisions of the Regulations that apply to the Land

There are no sections of Regulations that apply to the land at the time of this report.

3.1.6 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(B) - The Likely Impact of the Development including Environmental Impacts on both the Natural and Built Environments, and Social and Economic Impacts in the Locality.

Context and Setting

The proposed development for the Commercial Use of the land for the construction of prefabricated dwellings and a display home is consistent with the village zone's context and setting. The surrounding development is used for a range of village purposes including residential dwellings, commercial uses, education, religious and other village facilities, all types of uses associated with a rural village.

Soils and Geology

In accordance with NSW Government Planning Industry and Environment ESPADE the site is within the Wangarang soil landscape.

This soil landscape is limited to 11.1 km2 drainage plains, foot slopes and alluvial fans on alluvium and colluvium from rolling to steep hills on Devonian-Carboniferous sediments of the Duri Hills and Melville Ranges. Total relief 100 m, local relief <20 m; elevation 480–600 m; slopes 2–8%. Woodland and open-woodland, >90% cleared for grazing and cultivation.

Soils in this landscape consist of moderately well to poorly drained, deep (>100 cm) Black Dermosols (Chernozems) occur on upper slopes. Brown Dermosols (Non-calcic Brown Soils) and Brown Vertosols (Brown Clays) occur on mid to lower slopes. Grey Dermosols (Grey Podzolic Soils) occur in drainage lines.

Soil quality is limited to low permeability and high organic matter. Localised sodicity/dispersion, high erodibility and hardsetting surfaces. High run-on, minor to moderate erosion hazard. Localised productive arable land and seasonal waterlogging.

The proposed development does not involve any excavation work, therefore, the proposed development is unlikely to have an adverse impact on the soils and geology in the locality.

Earthworks

The development does not include any earthworks. The existing display home is constructed on piers and the future delivery of prefabricated dwellings will be on temporary piers prior to delivery to customer.

Hydrology, Flooding and Water Quality

The site is not identified as flood prone land and is not affected by any intermittent or permanent watercourses; therefore, the proposed development is unlikely to have an adverse impact on the hydrology, flooding or water quality in the locality.

Flora and Fauna

A search of the NSW Bionet Atlas did not identify any threatened species of flora and fauna on or within proximity to the subject site.

Bushfire

The site is not affected by bushfire prone land.

Aboriginal and Cultural Heritage

The site is not affected by any local, State or Aboriginal Heritage items or places.

Acoustic

The proposed development includes the delivery of the prefabricated dwelling shell and construction works for the electrical and plumbing works for the prefabricated dwellings which will include minor noise impacts.

Construction noise is a type of industrial noise impact. The NSW EPA sets noise limits in environment protection licences to minimise noise from construction. The Interim construction noise guideline (2009) guides the EPA in setting appropriate conditions to licences, and also helps Council's to decide whether to approve local construction projects.

An Acoustic Assessment has been undertaken by RAPT Consulting which identifies the type of construction noise impacts from the proposed development and the surrounding sensitive receptors which may include residential dwellings, commercial premises and other village facilities which may be impacted by noise impacts.

The Acoustic Assessment concluded that mitigation measures must be included as part of this development to reduce noise impacts to adjoining development.

- Scheduling the use of noisy equipment at the least-sensitive time of day
- siting noisy equipment behind structures that act as barriers, or at the greatest distance from the noise-sensitive area; or orienting the equipment so that noise emissions are directed away from any sensitive areas, to achieve the maximum attenuation of noise
- Keeping equipment well-maintained and operating it in a proper and efficient manner
- Employing 'quiet' practices when operating equipment, for example keeping equipment turned off when not actually in use
- No Exhaust/ Engine brakes be used when entering or exiting the facility. This should be achievable as the site has a 5km/hr speed limit and the approach to the facility is reasonably flat minimising the need for engine brakes.
- Educate drivers to keep their trucks at low revs when entering and leaving the facility
- Ensure all trucks and cranes are fitted with well-maintained mufflers

Air Quality / Energy / Climate

The proposed development is unlikely to have an adverse impact on the air quality, energy needs or climate in the locality.

Access, Traffic and Transportation

The site has existing driveway access to a public sealed road.

As the development proposed is not considered to be a high traffic generating development it is proposed to use a single access point and internal driveway for use of both the Construction and Display home for delivery, staff and visitor parking (**Appendix A**).

As shown on the plan **Appendix A**, all traffic will be able to maneuver within the site and enter and exit the site in a forward moving direction.

The site is not adjoining or within 200m of a classified road and is not located adjoining any intersection or cross street.

There are no existing pedestrian footpaths fronting this lot.

Visual Characteristics

The proposed Commercial Use of the site for the construction and display of prefabricated homes is unlikely to cause any adverse visual impacts. The site is relatively flat and works for both developments do not protrude above natural tree lines or ridgelines.

Social / Economic

The proposed development will: -

- Bring qualified tradespersons to the locality
- Will have a positive impact on the housing availability and affordability in the locality and surrounding areas
- Will provide local employment during the construction and operation stages of the development

Therefore, the proposed development will have a positive social and economic impact on the locality.

Waste Management

The site has an existing kerbside collection. Waste generated from the construction works for the prefabricated homes is limited to minor volumes which will be removed from the site to an approved waste management facility.

Cumulative Environmental Impacts

The proposed development is consistent with the relevant planning controls of the Liverpool Plains Local Environmental Plan 2011 and Liverpool Plains Development Control Plan 2012 and is unlikely to cause any adverse cumulative environmental impacts.

3.1.7 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(C) - The Suitability of the Site for the Development

The proposed development is consistent with the context and setting of the site and the adjoining development, it is consistent with the relevant planning controls and standards as well as being consistent with the objectives of the RU5 Village zone. It is considered that on this basis the site is suitable for the proposed development.

3.1.8 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(D) - Any Submissions made in accordance with this Act or the Regulations

The development application will be notified in accordance with the Development Control Plan that applies to the Land and at Council's discretion. Any submissions received will be addressed and any additional information provided to the consent authority to enable the assessment of the application.

3.1.9 Environmental Planning and Assessment Act 1979 Clause:

4.15(1)(E) - The Public Interest

The public interest is best served through the orderly use of the land for purposes which it is zoned and in accordance with Planning Controls and Policies that apply to the Land. The proposed development is consistent with the Planning Controls and Policies, is permissible with consent and complies with the relevant controls and policies governing the land.

3.2 OTHER LEGISLATION

Consideration was afforded to the following legislation:

- Fisheries Management Act 1994
- Threatened Species Conservation Act 1995 and Biodiversity Conservation Act 2016
- Heritage Act 1977
- Coal Mine Subsidence Compensation Act 2017
- Contaminated Land Management Act 1997
- National Parks and Wildlife 1974
- Protection of the Environment Operations Act 1997
- Roads Act 1993
- Rural Fires Act 1997
- Water Management Act 2000

It was considered on review of the abovementioned legislation that the proposed development is not deemed Integrated Development and that no further investigation is required for the proposed development.

4. CONCLUSION

This report has been prepared to accompany a Development Application to Liverpool Plains Shire Council for the Proposed Commercial Use of the land at Lot 20 DP1300150 Elizabeth Street, Wallabadah for the Construction of Prefabricated Dwellings and a Display Home.

It is recommended that the proposed development be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the Liverpool Plains Local Environmental Plan 2011;
- The proposal complies with the relevant provisions of the Liverpool Plains Development Control Plan 2012;
- The proposal shall support the continuation of existing uses on the site;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and its surrounds.

APPENDIX A – Detail Contour Survey Plan

STREET

ELIZABETH

BITUMEN

OF

EDGE

LOT 15
DP 1083649

TELSTRA
DOUBLE PIT

POWER
POLE

SERVICE POLE
& METER

STAFF & TRADES
CARPARKS

50.29

OSMS - BOUNDARY 10.2m

474.00

UNDERGROUND POWER

NEW
OSMS

SEWER CONNECTION

CARPARKS

CUSTOMER

60.35

WALL - BOUNDARY 18.2m

NEW
BUILDING

FL.474.4

474.00

LOT 20
DP 1300150
3,035 m²

TURNING AREA

LOADING & UNLOADING

60.35

DRIVEWAY

GATE

3m

ACCESS ROAD (Gravel formation)

474.00

UTILISE EXISTING
DRIVEWAY ENTRANCE

474.20

TURNING AREA

40km/hr
SIGN

50.29

LOT 19
DP 1300150

LOT 1
DP 1037574

N

GDA2020

MGA

RAP SURVEYING

A business of R.A. PEASLEY CONSULTING PTY LTD

REGISTERED LAND SURVEYORS

SERVICING THE UPPER HUNTER VALLEY REGION AND MID-WESTERN / NORTH-WEST NSW FOR 30 YEARS

Professional Memberships: Consulting Surveyors NSW, ISNSW

M: 0400 863 950 E: ROSS@RAPSURVEYING.COM W: WWW.RAPSURVEYING.COM.AU

Client:

CAROLYN ZORZINO

Project/Site:

DETAILED SURVEY & PROPOSED IMPROVEMENTS AT No.35 ELIZABETH STREET, WALLABADAH BEING THE LAND COMPRISED IN LOT 20 IN DP 1300150

Disclaimer & Important Notes:

1. This plan and electronic data is for the exclusive use of Carolyn Zorzino. Any matter arising from the use and/or misuse of this plan and electronic data whether in whole or in part by a subsequent party without the written authority of RAP SURVEYING (Author) is not the responsibility of the author. This includes any loss or damage suffered from the subsequent party involved.
2. Reduced levels shown are based on Australian Height Datum [AHD]. Origin thereof is PM31692 [RL 478.030m AHD]
3. Contour interval is 0.1 metres. Unless otherwise stated all dimensions shown are in metres.
4. Title Boundaries have been determined from cadastral marks found from plans on public record
5. No investigation of underground services has been undertaken. If any intended excavation is planned on site it is strongly recommended that an Underground Service Locating Contractor be engaged as well as a Dial Before you Dig search.

SHEET 1 of 1

www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG

JOB REF: 2024/101

DWG FILE: 24101_DETAIL.dwg

PLAN No. 1

REVISION No. 1

SCALES: 1:150 (A1)

DATE: 18/7/2024 (Surveyed)

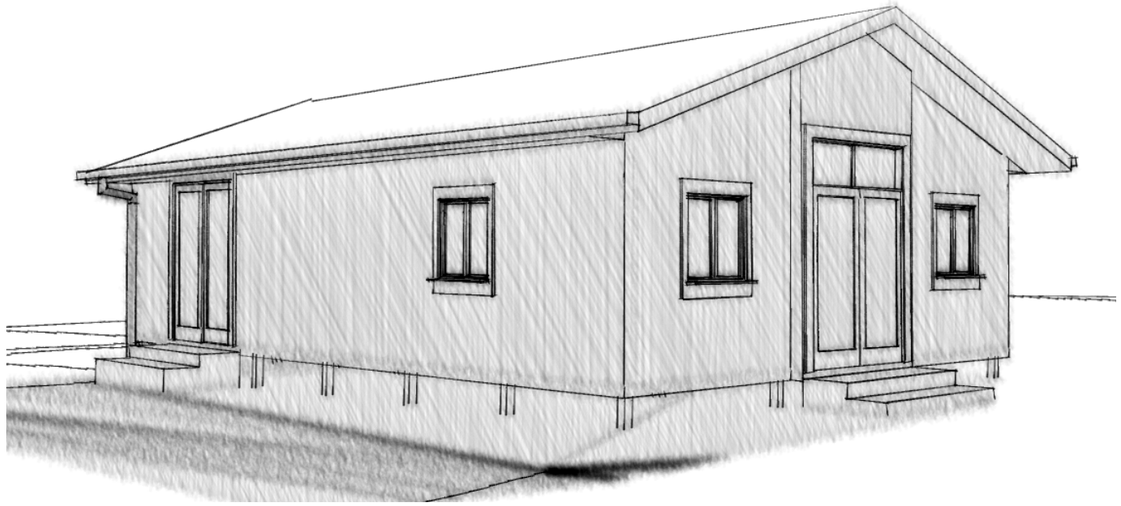
REVISION NOTES

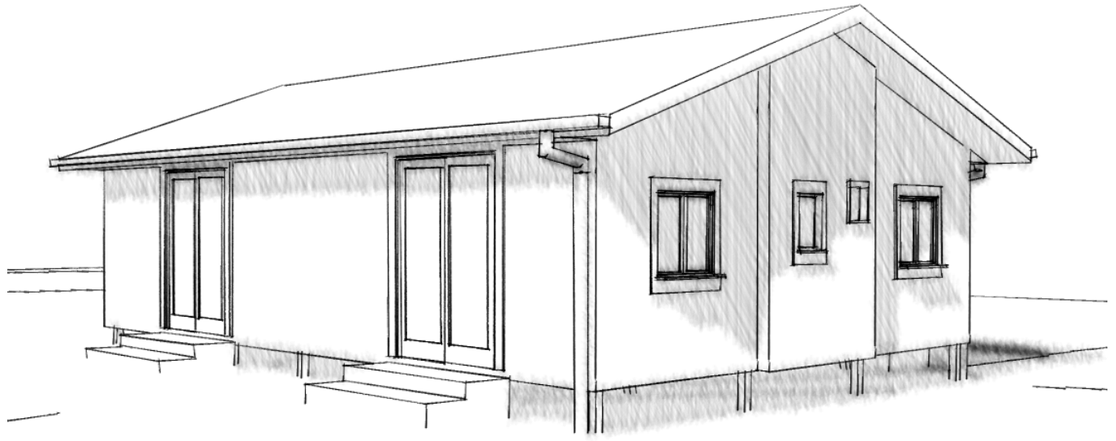
REV#1 - Add proposed access road, carparks, Loading/Unloading area & turning area

0 3 5 8 15 23 30

BARSCALE (m)

APPENDIX B – Architectural Plans





EXISTING PREFABRICATED DISPLAY BUILDING

LOT 20 ELIZABETH STREET, WALLABADAH NSW 2343

EXISTING DWELLING

EXTERNAL FINISHES SCHEDULE			
LOCATION	**MATERIAL**	**COLOUR**	**IMAGE**
WALL CLADDING	CORRUGATED STEEL SHEETING (HORIZONTAL)	DEEP OCEAN	
ROOF SHEETING	CORRUGATED STEEL SHEETING	DEEP OCEAN	
GUTTER, FACIA & DOWNPIPES	CORRUGATED STEEL SHEETING	DEEP OCEAN	
GLAZING FRAME	ALUMINIUM	MONUMENT	
GLAZING TRIM	TIMBER	STAINED TIMBER	

FOR APPROVAL

SG BUILDING DESIGN

Drawn	ALISON LU
Project NO.	2403
Project Status	FOR APPROVAL
Approval	DA

Client OMAR MULLER

Site: LOT 20 ELIZABETH ST WALLABADAH NSW 2343
LOT 20, DP 1300150

DRAWING TITLE :

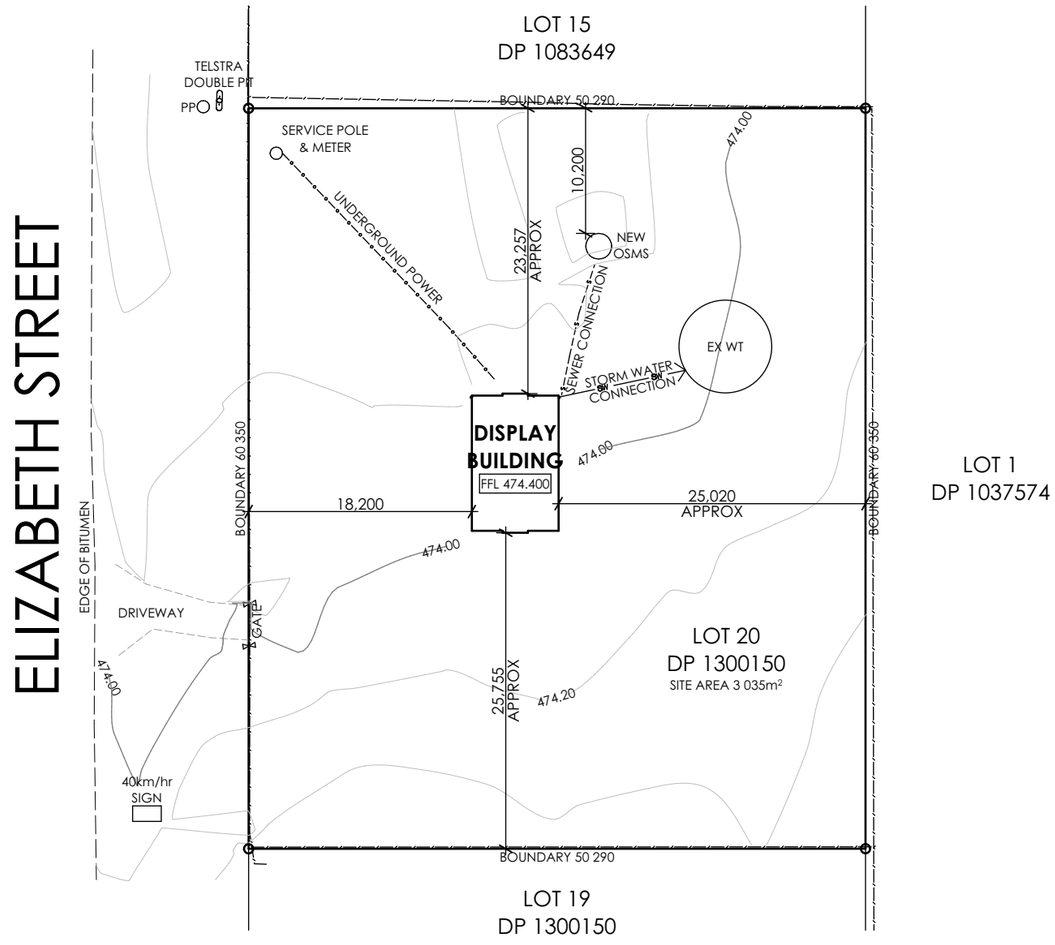
COVER PAGE

PROJECT NAME :

EXISTING PLANS

DRAWING NO.	REVISION NO.
WD001	**02**

Plot Date: 21/08/2024



SITE PLAN

SCALE 1:500@A3

FOR APPROVAL

SG BUILDING DESIGN

LEGEND

EX WT	EXISTING WATER TANK
EX DP	EXISTING DOWNPIPE
RC	REINFORCED CONCRETE
WM	WATER METER
EX HWU	EXISTING HOT WATER UNIT
EX MSB	EXISTING MAIN SWITCH BOARD
EFFL	EXISTING FINISHED FLOOR LEVEL
EFSL	EXISTING FINISHED SLAB LEVEL
EGL	EXISTING GROUND LEVEL
FGL	FINISHED GROUND LEVEL

N

ALL EXISTING MEASUREMENTS ARE APPROXIMATE ONLY.

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by SG Building Design and is to be used only for work when authorised in writing by SG Building Design.

All boundaries and contours are subject to survey. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

Drawn	ALISON LU
Project NO.	2403
Project Status	FOR APPROVAL
Approval	DA

Client OMAR MULLER

Site: LOT 20 ELIZABETH ST WALLABADAH NSW 2343
LOT 20, DP 1300150

DRAWING TITLE :

SITE PLAN

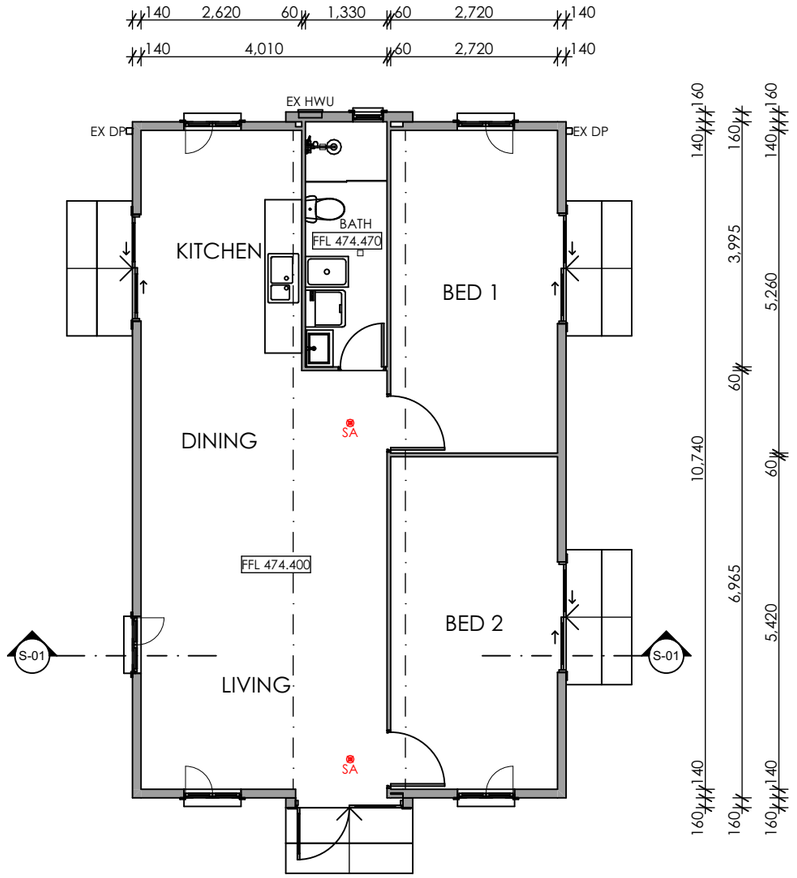
PROJECT NAME :

EXISTING PLANS

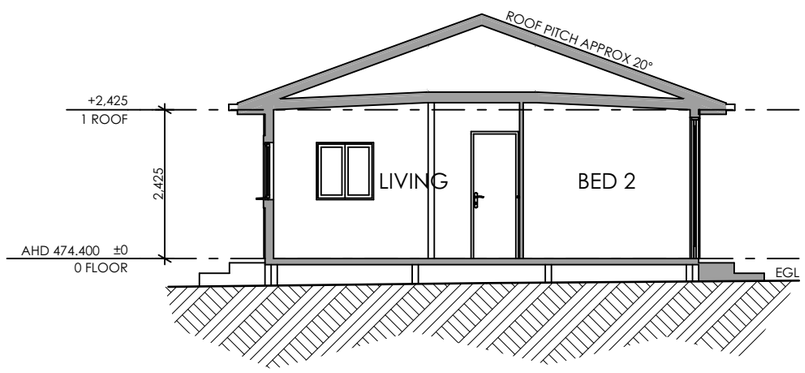
DRAWING NO. **WD002** REVISION NO. **02**

Plot Date: 21/08/2024

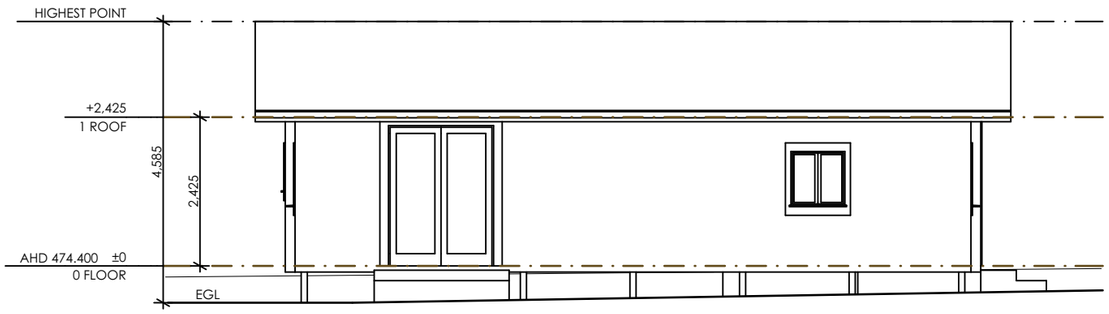
NOTE:
PROVIDE SMOKE ALARMS IN ACCORDANCE WITH
PART 9.5.1 OF THE ABCB HOUSING PROVISIONS STANDARD 2022



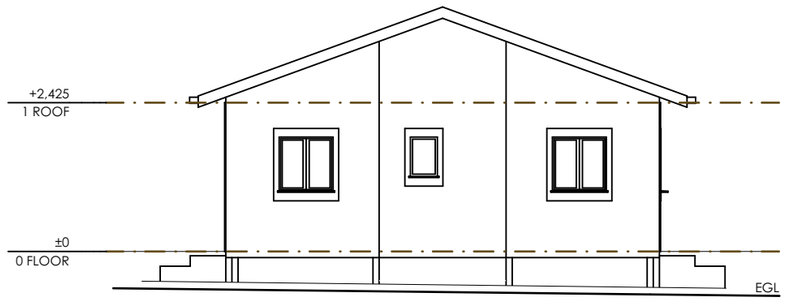
EXISTING FLOOR PLAN
SCALE 1:100@A3



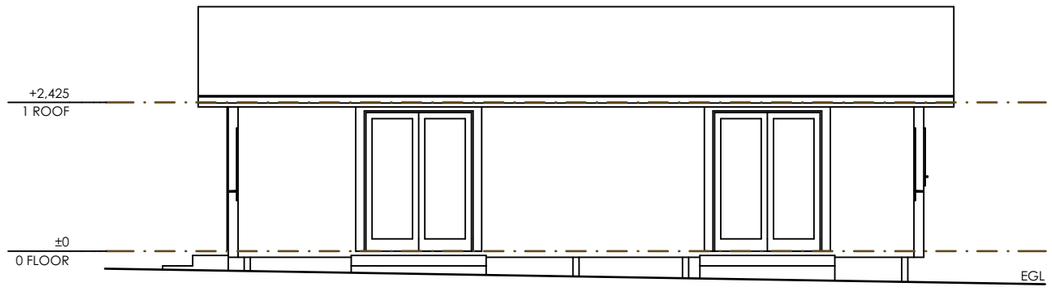
SECTION - 01
SCALE 1:100@A3



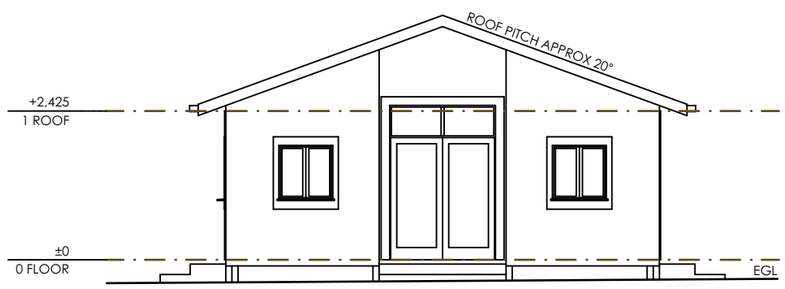
ELEVATION - WEST (STREET FACADE)
SCALE 1:100@A3



ELEVATION - NORTH
SCALE 1:100@A3



ELEVATION - EAST
SCALE 1:100@A3



ELEVATION - SOUTH
SCALE 1:100@A3

FOR APPROVAL

SG BUILDING DESIGN

EXISTING FLOOR AREAS
EXISTING MAIN LIVING 78.6m²

LEGEND

EX WT	EXISTING WATER TANK
EX DP	EXISTING DOWNPIPE
SA	SMOKE ALARM
DP	DOWNPIPE
RC	REINFORCED CONCRETE
WM	WATER METER
EX HWU	EXISTING HOT WATER UNIT
EX MSB	EXISTING MAIN SWITCH BOARD
EFFL	EXISTING FINISHED FLOOR LEVEL
EFSL	EXISTING FINISHED SLAB LEVEL
EGL	EXISTING GROUND LEVEL
FGL	FINISHED GROUND LEVEL

N

ALL EXISTING MEASUREMENTS ARE APPROXIMATE ONLY.

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by SG Building Design and is to be used only for work when authorised in writing by SG Building Design.

All boundaries and contours are subject to survey. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

Drawn	ALISON LU
Project NO.	2403
Project Status	FOR APPROVAL
Approval	DA

Client	OMAR MULLER
Site:	LOT 20 ELIZABETH ST WALLABADAH NSW 2343
	LOT 20, DP 1300150

DRAWING TITLE :
FLOOR PLAN, ELEV. & SECTION

PROJECT NAME :
EXISTING PLANS

DRAWING NO. **WD100** REVISION NO. **02**

Plot Date: 21/08/2024

APPENDIX C – Structural Engineer/BCA

RHM Consulting Engineers

Civil & Structural Consulting Engineers
ABN 82 153 018 800
PO Box 312, Scone NSW 2337
Ph: 02 6545 2800
www.rhmce.com.au

9 October 2024

Job Number: 24-074-2402
Reference: 24-074-2402 2024-10-08

Mr Omar Muller
19 Coach Street
WALLABADAH NSW 2343

Attention: Omar Muller
Email: omarvpt@gmail.com

Dear Omar,

STRUCTURAL CERTIFICATION – MOVEABLE DWELLING LOCATED AT 20 ELIZABETH STREET WALLABADAH

Further to your request, RHM Consulting Engineers (RHMCE) has undertaken a structural assessment on the moveable display home located at 20 Elizabeth Street Wallabadah (Lot 20 of DP1300150). The purpose of the assessment was to confirm the adequacy of the structure with reference to relevant Australian Standards and building regulations. It is RHMCE's understanding that the Certifying Authority is seeking a Building Certificate for the structure following its installation on site. Refer to architectural drawings provided by SG Building Design "2403 SK001 and SK100 Rev 01" dated 9 June 2024, enclosed within Annexure A.

The assessment of the structure was undertaken following:

1. Inspection of the as-built display home and measurements undertaken on the 22 August 2024 and 27 September 2024.
2. Review of OEM drawings and construction materials.
3. Wind site classification in accordance with AS4055: 2021 and AS1170.2: 2021.

The inspection of the structure revealed the following:

- Dimensions on site reflected the architectural dimensions, with building footprint being approximately 11.3m x 7.07m with 2.425m (min) head-height internally throughout.
- The central portion of the dwelling is a fabricated shipping container construction, with stiffened corrugated roofing. A proposed 50mm insulated panel is to be provided over the top of the central section, and supported off the container via proprietary brackets
- The structure is suspended off the ground via isolated pier footings and cast-in 90 x 90 SHS posts with adjustable head brackets. The posts support 90 x 90 x 2.0 SHS bearers that support the pre-fabricated RHS floor frame. The fold-out floor portions to both sides are fixed via hinges that connect to the inner container portions, with the fold-out sections bearing onto 90 x 90 SHS contiguous bearer for continuity.
- The fold-out portions of the roofing and wall consist of 70mm thick structural insulated panel with 1mm pressed aluminium sheet front and back. The fold-out walls and roof are fixed together with the hinges and an equal angle trimmer that runs the full length of the walls and roof. The elements are locked in-place with pre-set bored holes and bolts.
- The structure as installed was square and true at the time of the inspection, with fixings (such as screws, hinges and bolts) being engaged

A site wind assessment at the structure confirmed the site as N2 in accordance with AS4055:2021, equivalent to an ultimate wind speed of 40m/s (however adopted 41m/s per Local Government Regulation 461). The site wind parameters adopted for the classification are:

- Region A.
- Terrain Category 2.5 (TC2.5).
- Topographic Class – T0.
    - Approx site RL = 475m.
    - Approx RL of adjacent topographic peak = 537m (SE of Site).
    - Approx RL of adjacent topographic low = 465m (Water Gully – NW of site).
    - Lower Third Zone = L (465m to 489m).
- No Shielding (NS).

Table 2.2 — Site wind classification from wind region and site conditions

Wind region	TC	Topographic classification												
		T0	T0	T0	T1	T1	T1	T2	T2	T2	T3	T3	T4	T5
		FS	PS	NS	FS	PS	NS	FS	PS	NS	PS	NS	NS	NS
A	3	N1	N1	N1	N1	N2	N2	N2	N2	N2	N3	N3	N3	N4
	2.5	N1	N1	N2	N1	N2	N2	N2	N3	N3	N3	N3	N4	N4
	2	N1	N2	N2	N2	N2	N3	N2	N3	N3	N3	N3	N4	N4
	1	N2	N2	N3	N2	N3	N3	N3	N3	N3	N4	N4	N4	N5
B	3	N2	N2	N3	N2	N3	N3	N3	N3	N4	N4	N4	N4	N5
	2.5	N2	N3	N3	N3	N3	N3	N3	N4	N4	N4	N4	N5	N5
	2	N2	N3	N3	N3	N3	N4	N3	N4	N4	N4	N5	N5	N6
	1	N3	N3	N4	N3	N4	N4	N4	N4	N5	N5	N5	N6	N6
C	3	C1 (0-50)	C2 (0-10) C1 (10-50)	C2 (0-20) C1 (20-50)	C2 (0-5) C1 (5-50)	C2 (0-30) C1 (30-50)	C2 (0-40) C1 (40-50)	C2 (0-25) C1 (25-50)	C3 (0-5) C2 (5-50)	C3 (0-20) C2 (20-50)	C3 (0-25) C2 (25-50)	C3 (0-30) C2 (30-50)	C4 (0-10) C3 (10-50)	C4 (0-35) C3 (35-50)
	2.5	C1 (0-50)	C2 (0-25) C1 (25-50)	C2 (0-35) C1 (35-50)	C2 (0-20) C1 (20-50)	C2 (0-40) C1 (40-50)	C3 (0-10) C2 (10-50)	C2 (0-35) C1 (35-50)	C3 (0-20) C2 (20-50)	C3 (0-30) C2 (30-50)	C3 (0-35) C2 (35-50)	C4 (0-5) C3 (5-50)	C4 (0-25) C3 (25-50)	NA (0-15) C4 (15-50)
	2	C2 (0-10) C1 (10-50)	C2 (0-35) C1 (35-50)	C2 (0-45) C1 (45-50)	C2 (0-30) C1 (30-50)	C3 (0-10) C2 (10-50)	C3 (0-25) C2 (25-50)	C3 (0-10) C2 (10-50)	C3 (0-30) C2 (30-50)	C3 (0-40) C2 (40-50)	C4 (0-10) C3 (10-50)	C4 (0-20) C3 (20-50)	NA (0-5) C4 (5-50)	NA (0-25) C4 (25-50)
	1	C2 (0-30) C1 (30-50)	C3 (0-10) C2 (10-50)	C3 (0-25) C2 (25-50)	C3 (0-10) C2 (10-50)	C3 (0-30) C2 (30-50)	C4 (0-5) C3 (5-50)	C3 (0-25) C2 (25-50)	C4 (0-10) C3 (10-50)	C4 (0-20) C3 (20-50)	C4 (0-30) C3 (30-50)	NA (0-5) C4 (5-50)	NA (0-25) C4 (25-50)	NA (0-45) C4 (45-50)

Site Wind Classification of N2 as per AS4055:2021 – 20 Elizabeth Street Wallabadah

The dwelling is not considered to be susceptible to snow loads, as Alpine and Sub-Alpine regions for the Northern Tablelands is at altitudes above 600m. The subject site is at approximately 482m, significantly below the Sub-Alpine region.

A structural assessment on the flooring (to include items such as floor coverings, joists, bearers and posts) was undertaken and concluded the system is adequate to support an applied live load of 1.5kPa. This live load is typically associated with applied loadings for domestic use as per AS1170.1.

Given the dimensions of the building, RHMCE would recommend that formal tie-downs between the prefabricated floor frame and the installed 90 x 90 bearer and post elements be installed or checked. The tie-down may consist of either:

- Onsite welding between joists and the 90 x 90 bearers along roof-load-bearing walls, with 25mm length of 3mm CFW at 2500mm centres, or.
- 50 x 50 angle cleat and 1M10 through bolt to each member, at each of the corners and a central position along the load-bearing wall (six in total), or.
- Pryda joists straps with 2 #8-25 tek screws to each the joist and bearer, with straps provided at every 2nd joist along the load-bearing wall.

Following our assessment, RHMCE confirm that the structural system for the roof, walls, and floor comply with the loading and construction requirements in accordance with the following Australian Standards and construction regulations:

- AS 1170.0: 2002 – Structural Design Actions – General Principles.
- AS 1170.1: 2002 (R2016) – Structural Design Actions – Permanent, imposed & other actions.
- AS 1170.2: 2021 – Structural Design Actions – Wind Actions.
- AS 1170.3: 2003 – Structural Design Actions – Snow and Ice Actions.
- AS 1170.4: 2024 – Structural Design Actions – Earthquake Actions in Australia.
- AS 4100: 2020 – Steel Structures.
- AS 1163: 2016 – Structural Steel Hollow Sections.
- National Construction Code NCC2022.
- Local Government Regulation 2021-461 (Manufactured Home Estates, Caravan parks, Camping Grounds and Moveable Dwellings).

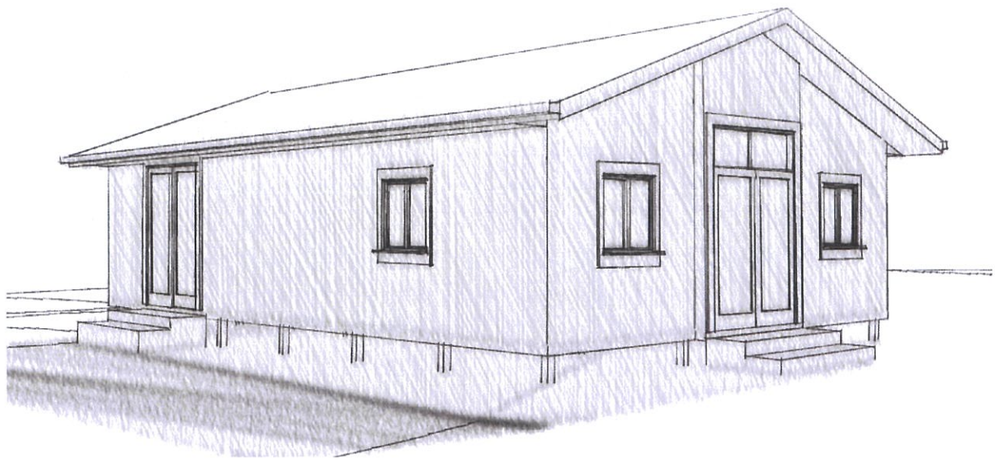
If you have any queries please do not hesitate to contact the undersigned.

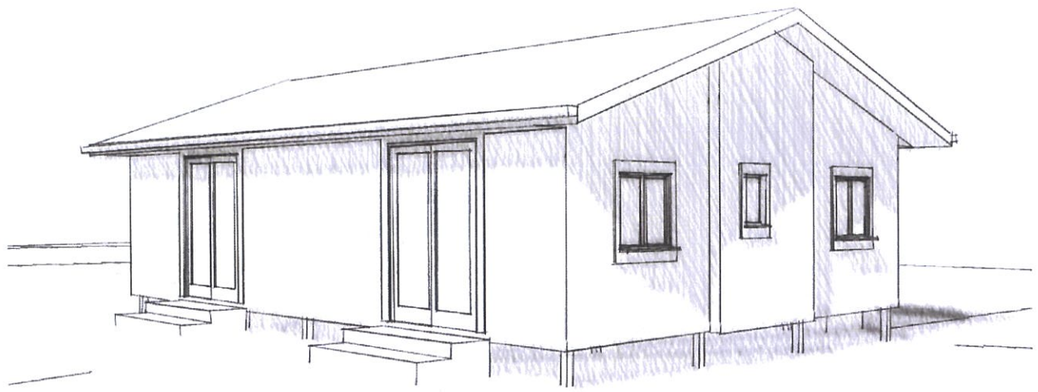
Yours faithfully
On behalf of RHM Consulting Engineers

Justin Smart
Design Engineer
MIEAust

Brett Hails
MIEAust, CPEng, NPER
Director – Engineering

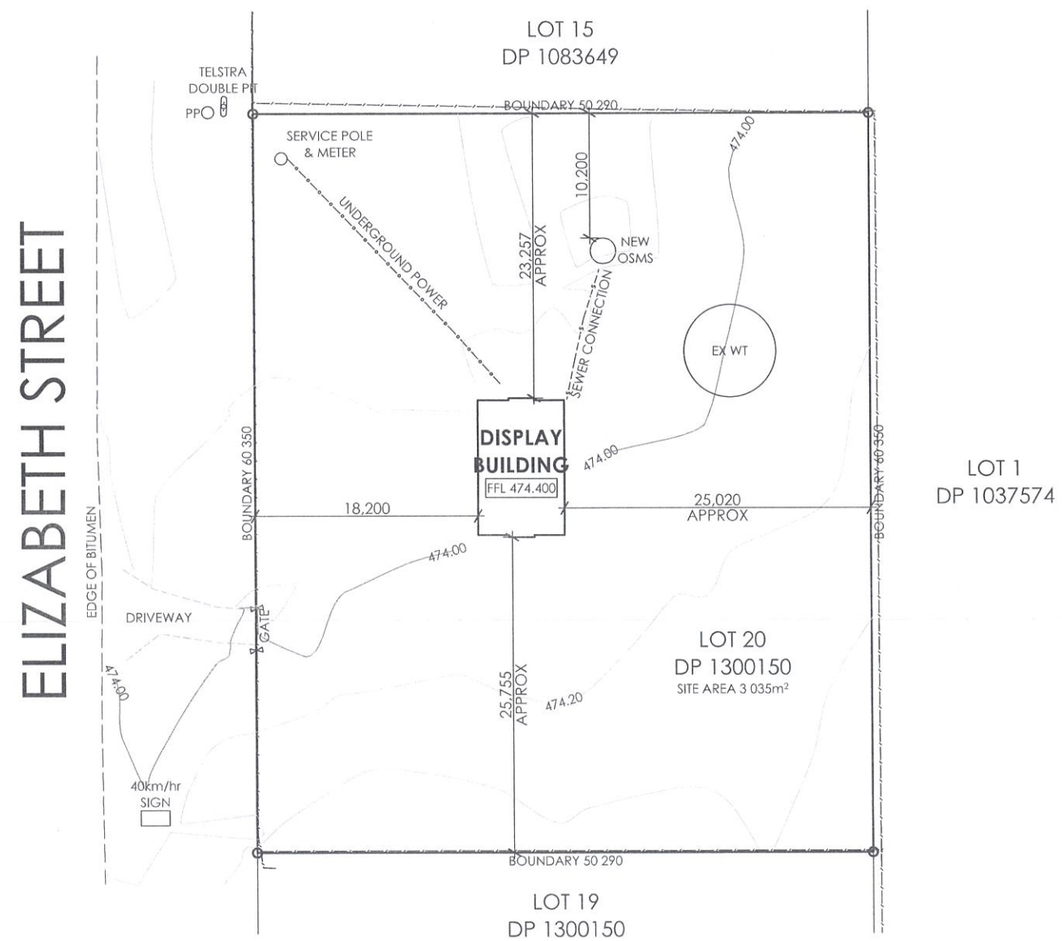
ANNEXURE A – Architectural Drawings by SG Building Design





EXISTING PREFABRICATED DISPLAY BUILDING

LOT 20 ELIZABETH STREET, WALLABADAH NSW 2343



SITE PLAN

SCALE 1:500@A3

PRELIMINARY

SG BUILDING DESIGN

LEGEND

EX WT	EXISTING WATER TANK
DP	DOWNPIPE
RC	REINFORCED CONCRETE
WM	WATER METER
EX HWU	EXISTING HOT WATER UNIT
EX MSB	EXISTING MAIN SWITCH BOARD
EFFL	EXISTING FINISHED FLOOR LEVEL
EFSL	EXISTING FINISHED SLAB LEVEL
EGL	EXISTING GROUND LEVEL
FGL	FINISHED GROUND LEVEL

N

ALL EXISTING MEASUREMENTS ARE APPROXIMATE ONLY.

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by SG Building Design and is to be used only for work when authorised in writing by SG Building Design.

All boundaries and contours are subject to survey. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

Drawn	ALISON LU
Project NO.	2403
Project Status	PRELIMINARY
Approval	DA
Client	OMAR MULLER
Site:	LOT 20 ELIZABETH ST WALLABADAH NSW 2343 LOT 20, DP 1300150

DRAWING TITLE :

SITE PLAN

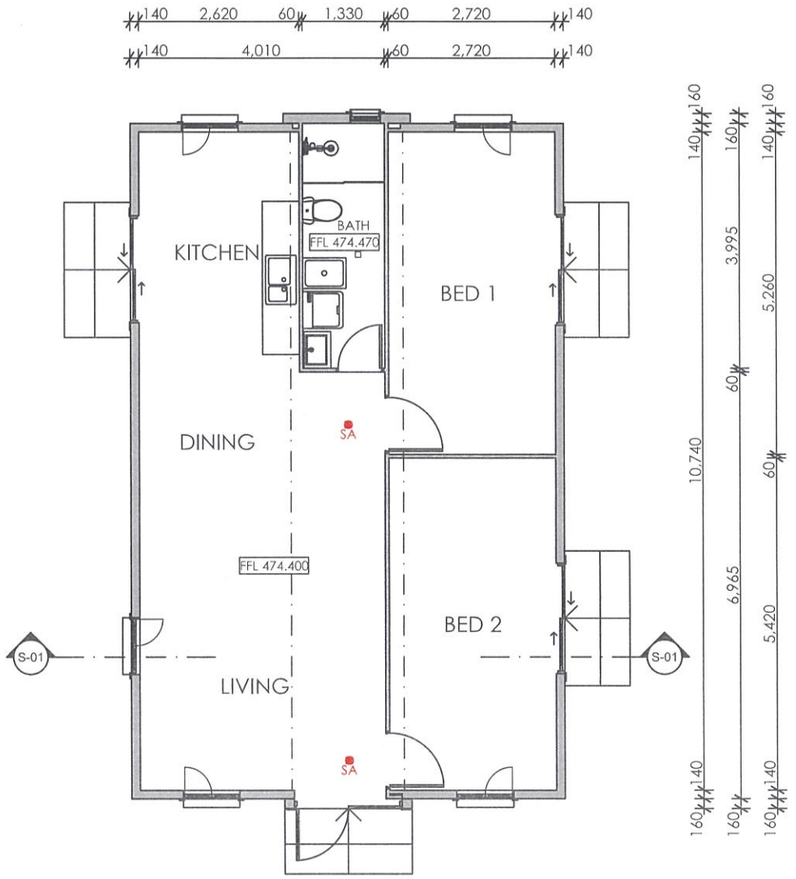
PROJECT NAME :

EXISTING PLANS

DRAWING NO.	REVISION NO.
SK001	01

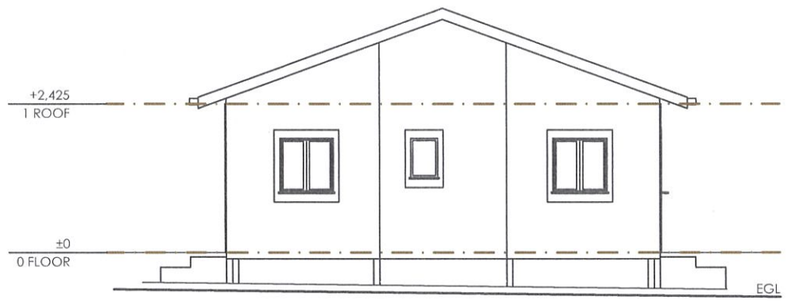
Plot Date: 9/08/2024

NOTE:
PROVIDE SMOKE ALARM IN ACCORDANCE WITH
PART 9.5.1 OF THE ABCB HOUSING PROVISIONS STANDARD 2022

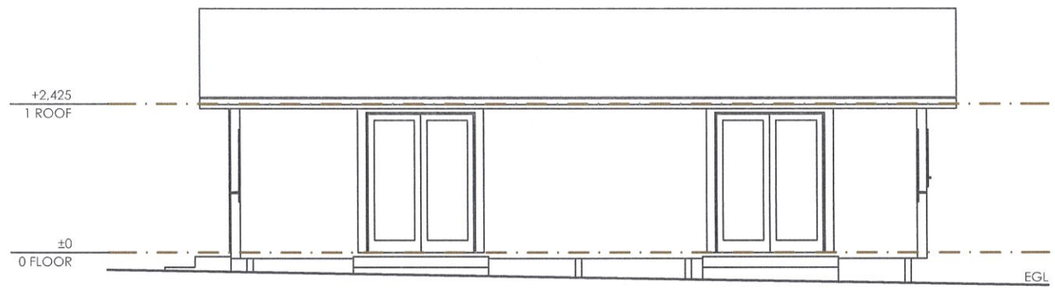


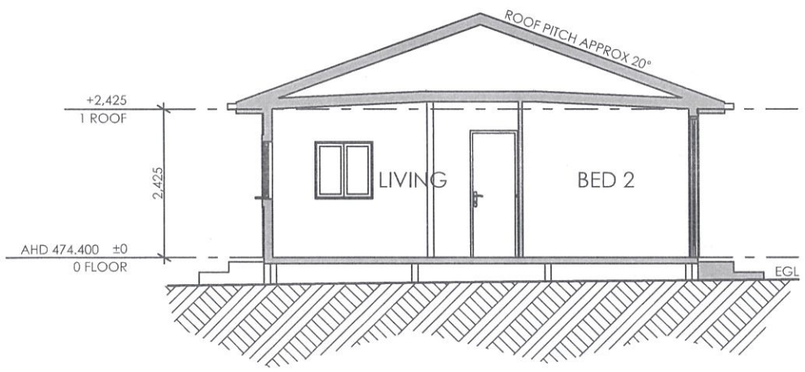
EXISTING FLOOR PLAN
SCALE 1:100@A3

ELEVATION - WEST (STREET FACADE)
SCALE 1:100@A3



ELEVATION - NORTH
SCALE 1:100@A3





SECTION - 01
SCALE 1:100@A3

ELEVATION - EAST
SCALE 1:100@A3

ELEVATION - SOUTH
SCALE 1:100@A3

PRELIMINARY

SG BUILDING DESIGN

EXISTING FLOOR AREAS
EXISTING MAIN LIVING 78.6m²

LEGEND

EX WT	EXISTING WATER TANK
SA	SMOKE ALARM
DP	DOWNPIPE
RC	REINFORCED CONCRETE
WM	WATER METER
EX HWU	EXISTING HOT WATER UNIT
EX MSB	EXISTING MAIN SWITCH BOARD
EFFL	EXISTING FINISHED FLOOR LEVEL
EFSL	EXISTING FINISHED SLAB LEVEL
EGL	EXISTING GROUND LEVEL
FGL	FINISHED GROUND LEVEL

N

ALL EXISTING MEASUREMENTS ARE APPROXIMATE ONLY.

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the building designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by SG Building Design and is to be used only for work when authorised in writing by SG Building Design.

All boundaries and contours are subject to survey. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

Drawn	ALISON LU
Project NO.	2403
Project Status	PRELIMINARY
Approval	DA
Client	OMAR MULLER
Site:	LOT 20 ELIZABETH ST WALLABADAH NSW 2343 LOT 20, DP 1300150

DRAWING TITLE :
FLOOR PLAN, ELEV. & SECTION

PROJECT NAME :
EXISTING PLANS

DRAWING NO.	REVISION NO.
SK100	01

Plot Date: 9/08/2024

APPENDIX D – OSMS Assessment Report (Plumber)

Inzone Plumbing NSW
ABN 39 447 936 491
84 Gaspard Road
NSW 2343 Australia

27 August 2024

Onsite Sewer Management System

I, Sam Saboune of 84 Gaspard Road, Wallabadah NSW 2343 owner of Inzone Plumbing NSW can certify as a qualified plumber that the home at 33 Elizabeth St, Wallabadah NSW 2343 has the sewer management system listed in detail below:

Septic cost:	$14,000 including the unit, trenching, plumbing and power.
Brand:	Taylex PABS
Material of unit:	Commercial grade poly
Volume:	7000L
Weight:	600kg (empty weight)

Dimensions

Tank diameter:	2190mm
Outer footprint:	2570mm
Main cylinder height:	2405mm
Lid & service access:	420mm

Installation

The Taylex PABS was installed at 33 Elizabeth Street in accordance with the Plumbing Code of Australia (Plumbing and drainage ACT 2011). The requirements of statutory bodies are met and as per the manufacturers guidelines its plumbed to the main dwelling via trench.

Inzone Plumbing NSW
ABN 39 447 936 491
84 Gaspard Road
NSW 2343 Australia

27 August 2024

Plumbing and drainage

I, Sam Saboune of 84 Gaspard Road, Wallabadah NSW 2343 owner of Inzone Plumbing NSW can certify as a qualified plumber that the manufactured home at 33 Elizabeth St, Wallabadah NSW 2343 has all plumbing and drainage that meet AS3500 standards (Plumbing and drainage Act 2011):

Plumbing:

All pipes and fittings are installed according to Plumbing Code of Australia (AS3500) and meet requirements of statutory bodies.

Storm water management:

The display home at 33 Elizabeth Street Wallabadah NSW 2343, is weather resistant and strategically plumbed. Movement of water away from the main dwelling is to Australian standards (AS3500). The roof has a fall which enters the guttering on the two larger sides of the building. Guttering attached to the roof is plumbed to the northern end of the building and extends through a trench meeting the rainwater tank. In the event of overfill, appropriate considerations allow moisturizing of the large garden area. Details are true and concise to 27 August 2024.

APPENDIX E – Acoustic Assessment

RAPT CONSULTING

Acoustic Assessment – 33 Elizabeth Street Wallabadah, NSW.

Prepared for
Carolyn Zorino

September 2024

Document Details

Acoustic Assessment – 33 Elizabeth Street Wallabadah, NSW

Prepared For:

Carolyn Zorino

Prepared By:

RAPT Consulting

18&19 / 10 Kenrick Street

The Junction, NSW 2291

ABN: 30330220290

www.raptconsulting.com.au

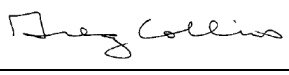
Document ID	Rev No.	Date	Author	
2224606_240919	0	19 September, 2024	Gregory Collins - MAAS	

Table of Contents

Table Index

Figure Index

1. Introduction

1.1 Background

RAPT Consulting has been engaged to undertake an environmental acoustic assessment for a Development Application (DA) located at Lot 20 DP1300150 33 Elizabeth Street Wallabadah, NSW.

Based on information provided, it is understood that:

- 33 Elizabeth Street is proposed for Commercial Use Only - Construction of Display a Display Home
- Construction noise to be assessed consisting of works relating to electrical and plumbing works to the pre-fabricated homes, plus unloading and loading of prefab homes being constructed then purchased.

The site and surrounding area is shown in Figure 1-1.

Figure 1-1 Site Location and Surrounding Area

1.2 Assessment Objectives

This noise assessment considers the potential impacts of the operation of the proposal from an acoustics perspective. The purpose is to assess potential noise from the proposal and to recommend mitigation measures where required.

The outcomes of this assessment include recommendations where necessary for potential noise mitigation and management measures designed to comply with established project noise trigger levels for residential (dwelling) occupants and other receivers surrounding the study area.

1.3 Scope

The acoustic assessment scope of work included:

- Initial desk top review to identify noise sensitive receptors from aerial photography
- Undertake noise measurements to determine ambient and background noise levels
- Establish project noise goals for the operation of the proposal
- Identify the likely principal noise sources during operation and their associated noise levels
- assessment of potential noise impacts associated with operation aspects of the project
- provide recommendations for feasible and reasonable noise mitigation and management measures, where noise objectives may be exceeded.

1.4 Relevant Guidelines

The relevant policies and guidelines for noise and vibration assessments in NSW that have been considered during the preparation of this assessment include:

- Noise Policy for Industry (NPfI), Environment Protection Authority (EPA), 2017
- NSW Road Noise Policy (RNP), Department of Environment, Climate Change and Water (DECCW), 2011

1.5 Limitations

The purpose of this report is to provide an independent noise assessment for the proposal.

It is not the intention of the assessment to cover every element of the acoustic environment, but rather to conduct the assessment with consideration to the prescribed work scope.

The findings of the noise assessment represent the findings apparent at the date and time of the assessment undertaken. It is the nature of environmental assessments that all variations in environmental conditions cannot be assessed and all uncertainty concerning the conditions of the ambient environment cannot be eliminated. Professional judgement must be exercised in the investigation and interpretation of observations.

In conducting this assessment and preparing the report, current guidelines for noise were referred to. This work has been conducted in good faith with RAPT Consulting's understanding of the client's brief and the generally accepted consulting practice.

No other warranty, expressed or implied, is made as to the information and professional advice included in this report. It is not intended for other parties or other uses.

2. Existing Environment

2.1 Receptors

The site and surrounding area is currently zoned RU5 - Village. Nearest receptors to the proposal assessed in this acoustic assessment are identified in Table 2-1 and Figure 2-2. Other receptors are located in these areas however the locations selected are considered representative of the localised noise environment in the vicinity of the locations selected.

Table 2-1 Nearest Receptors to Study Area

Receiver ID	Location	Receptor Type	Easting	Northing
R1	Lot 19 DP1300150	Residential	293820	6508514
R2	Lot 1 DP1037574	Residential	293865	6508513
R3	Lot 5 DP795347	Residential	293918	6508552
R4	Lot 15 DP1083649	Residential	293829	6508582
R5	Lot 5 DP759037	Residential	293782	6508591R
R6	Lot 3 DP759037	Residential	293777	6508550
R7	Lot 1 DP759037	Residential	293768	6508505
R8	Lot 1 DP1003053	Educational	293811	6508439

Figure 2-1 Nearest Receptors to the Study Area

2.2 Background and Ambient Noise

To establish background and ambient noise levels, noise monitoring was undertaken by RAPT Consulting from 20 August to 27 August 2024. The monitoring was undertaken at the western boundary of the site. Site observations noted the locations was considered indicative of the local ambient noise environment and these sites also presented as secure location whereby minimising the risk of theft or vandalism to the monitoring equipment. Additionally, they are considered as acceptable locations for determination of the background noise with consideration to the NSW Environment Protection Authority's (EPA's) – Noise Policy for Industry (NPfI). During site visits it was noted that local and distant road traffic, and natural wildlife primarily described the ambient noise environment and is indicative of a rural noise environment.

The monitoring location is shown in Figure 2-3 - 2-4.

Figure 2-2 Noise Monitoring Location

Figure 2-3 Noise Monitoring Location

Monitoring was undertaken using a RION NL-52 noise logger with Type 1 Precision. Calibration was checked prior to and at the conclusion of the measurements with no significant drift. These loggers are capable of measuring continuous sound pressure levels and are able to record L_{Amin}, L_{A90}, L_{A10}, L_{Amax} and L_{Aeq} noise descriptors. The instrument was programmed to accumulate environmental noise data continuously over sampling periods of 15 minutes for the entire monitoring period.

The noise surveys were conducted with consideration to the procedures described in Australian Standard AS 1055:2018, "Acoustics – Description and Measurement of Environmental Noise" and the NSW Noise Policy for Industry (NPfI). Calibration was checked before and after each measurement and no significant drift occurred. The acoustic instrumentation used carries current calibration and complies with AS/NZS IEC 61672.1-2019-Electroacoustics – Sound level meters – Specifications.

The L_{A90} descriptor is used to measure the background noise level. This descriptor represents the noise level that is exceeded for 90 percent of the time over a relevant period of measurement. In line with the procedures described in the EPA's NPfI, the assessment background level (ABL) is established by determining the lowest tenth-percentile level of the L_{A90} noise data acquired over each period of interest. The background noise level or rating background level (RBL) representing the day, evening and night-time assessment periods is based on the median of individual ABL's determined over the entire monitoring duration. The RBL is representative of the average minimum background sound level, or simply the background level.

The L_{Aeq} is the equivalent continuous noise level which would have the same total acoustic energy over the measurement period as the varying noise actually measured, so it is in effect an energy average.

Weather information for the unattended noise logging was obtained from the Bureau of Meteorology Tamworth AWS for the monitoring period and any data adversely affected by rain, wind (more than 5 m/s as per NPfI) or extraneous noise were discarded.

The RBL and ambient LAeq levels are provided in Table 2-2 below.

Table 2-2 Background and Ambient Noise Monitoring Results

	Rating background level, L_{A90}, dB(A)			Ambient noise levels, L_{Aeq} dB(A)		
Location	**Day[1]**	**Evening[1]**	**Night[1]**	**Day[1]**	**Evening[1]**	**Night[1]**
NM 1	35[3] (30)	30[2,3] (33)	30[3] (29)	45	42	39

Note 1 Day: 7:00 to 18:00 Monday to Saturday and 8:00 to 18:00 Sundays & Public Holidays Evening: 18:00 to 22:00 Monday to Sunday & Public Holidays Night: 22:00 to 7:00 Monday to Saturday and 22:00 to 8:00 Sundays & Public Holidays

Note 2 As outlined in the NPfI, the evening or night criteria or management levels are set no louder than that daytime or evening levels. Number in brackets (XX) represents actual measured RBL determined for assessment period.

Note 3 Table 2.1 of the NPfI specifies a minimum assumed rating background noise level of 35dB(A) for day and 30 dB(A) for evening and night time. Number in brackets (XX) represents actual measured RBL determined for assessment period.

3. Noise and Vibration Objectives

3.1 Operational Noise

The NPfI provides guidance on the assessment of operational noise impacts associated with the projects operation. The NPfI assessment procedure has two components:

- Controlling intrusive noise impacts in the short-term for residences
- Maintaining noise level amenity for residences and other land uses.

Project Intrusiveness Noise Levels

According to the NPfI, the intrusiveness of a noise source may generally be considered acceptable if the equivalent continuous (energy-average) A-weighted level of noise from the source (represented by the $L_{Aeq,15min}$ descriptor) does not exceed the background noise level measured in the absence of the source by more than 5 dB(A). The project intrusiveness noise level, which is only applicable to residential receivers, is determined as follows:

$L_{Aeq,15minute}$ Intrusiveness noise level = Rating Background Level ('RBL') plus 5 dB(A)

Based on the measured and adopted noise levels outlined in Table 2-2, The intrusiveness noise levels for residential receivers are provided in Table 3-1.

Table 3-1 Intrusiveness Noise Levels

Period	RBL. L_{A90}, dB(A)	Intrusiveness noise level (RBL + 5), dB(A)
Day	35	40
Evening	30	35
Night	30	35

Amenity Noise Levels

The project amenity noise levels for different time periods of day are determined with consideration to Section 2.4 of the NPfI. The NPfI recommends amenity noise levels ($L_{Aeq,period}$) for various receivers including residential, commercial, industrial receivers and sensitive receivers such as schools, hotels, hospitals, churches and parks. These "recommended" amenity noise levels represent the objective for total industrial noise experienced at a receiver location. However, when assessing a single industrial development and its impact on an area, "project" amenity noise levels apply.

The NPfI recommended amenity noise levels are shown in 3-2 below.

Table 3-2 NPfI Recommended Amenity Noise Levels

Type of Receiver	Noise Amenity Area	Time of Day[2, 3]	Recommended amenity noise level, LAeq, dB(A)[4, 5]
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45
Hotels, motels, caretakers' quarters, holiday accommodation, permanent resident caravan parks	See column 4	See column 4	5 dB(A) above the recommended amenity noise level for a residence for the relevant noise amenity area and time of day
School classroom (internal)	All	Noisiest 1-hour period when in use	35[6]
Hospital ward	All		
- Internal		Noisiest 1-hour	35
- External		Noisiest 1-hour	50
Place of worship (internal)	All	When in use	40
Passive recreation (e.g. national park)	All	When in use	50
Active recreation (e.g. school playground, golf course)	All	When in use	55
Commercial premises	All	When in use	65
Industrial premises	All	When in use	70
Industrial interface (applicable only to residential noise amenity areas)	All	When in use	Add 5 dB(A) to recommended noise amenity area

Note 2 Daytime 7.00 am to 6.00 pm; Evening 6.00 pm to 10.00 pm; Night-time 10.00 pm to 7.00 am.

Note 3 On Sundays and Public Holidays, Daytime 8.00 am - 6.00 pm; Evening 6.00 pm - 10.00 pm; Night-time 10.00 pm - 8.00 am.

Note 4 The LAeq index corresponds to the level of noise equivalent to the energy average of noise levels occurring over a measurement period.

Note 5 The recommended amenity noise levels refer only to noise from industrial sources. However, they refer to noise from all such sources at the receiver location, and not only noise due to a specific project under consideration. The levels represent outdoor levels except where otherwise stated

Note 6 In the case where existing schools are affected by noise from existing industrial noise sources, the acceptable LAeq noise level may be increased to 40 dB LAeq(1hr)

To ensure that the total industrial noise level (existing plus new) remain within the recommended amenity noise levels for an area, the project amenity noise level that applies for each new industrial noise source is determined as follows:

Project amenity noise level = Recommended amenity noise level (Table 3-2) – 5dB(A)

Additionally, given that the intrusiveness noise level is based on a 15-minute assessment period and the project amenity noise level is based on day, evening and night assessment periods, the NPfI provides the following guidance on adjusting the $L_{Aeq,(period)}$ level to a representative $L_{Aeq,15minute}$ level in order to standardise the time periods.

$L_{Aeq(15minute)} = L_{Aeq(period)} + 3dB(A)$

The project amenity noise levels ($L_{Aeq,15min}$) for rural residences and other receptors applied for this project are shown in Table 3-3.

Table 3-3 Project Amenity Noise Levels

Type of Receiver	Noise Amenity Area	Time of Day	Recommended Noise Level, dB(A)	
			$L_{Aeq,\ Period}$	$L_{Aeq,\ 15min}$
Residence	Rural	Day	50 – 5 = 45	45+ 3 = 48
		Evening	45 – 5 = 40	40 + 3 = 43
		Night	40 – 5 = 35	35 + 3 = 38
School Classroom (Internal)	All	When in Use	35 – 5 = 30	30 + 3 = 33

Project Noise Trigger Levels

The project noise trigger level is the lower of the intrusiveness and the amenity noise levels. It is understood the proposal is for daytime operations only. However for completeness, Table 3-4 presents the project noise trigger levels for the day, evening, and night-time periods.

Table 3-4 Project Noise Trigger Levels

Type of receiver	Assessment period	Intrusiveness noise levels, $L_{Aeq,15min}$, dB(A)	Amenity noise levels, $L_{Aeq,15min}$, dB(A)	Project noise trigger levels, $L_{Aeq,15min}$, dB(A)
Residential Rural	Day	40	48	**40**
	Evening	35	43	**35**
	Night	35	38	**35**
School Classroom (External[7])	When in Use	-	43	**43**

Note 7 Conversion of trigger levels from internal to external for school classroom and assumes 10dB(A) loss from outside to inside through open window (Section 2.6 of NPfI)

3.2 NSW Road Noise Policy (RNP)

The NSW Road Noise Policy (RNP) recommends various criteria for different road and residential developments and uses. Although it is not mandatory to achieve the noise assessment criteria in the RNP, proponents will need to provide justification if it is not considered feasible or reasonable to achieve them. The following noise goals for residences taken from Table 3 of the RNP are provided in Table 3-6 Below.

Table 3-5 Road Noise Policy Goals

Road Category	Day	Night
Existing residences affected by additional traffic on existing Freeway / Arterial / Sub-Arterial roads generated by land use development	60 $L_{Aeq(15hr)}$ External	55 $L_{Aeq(9hr)}$ External
Existing residences affected by additional traffic on existing Local roads generated by land use development	55 $L_{Aeq(1hr)}$ External	50 $L_{Aeq(1hr)}$ External
School Classrooms	40 $L_{Aeq(1hr)}$ Internal When in Use	-

For existing residences and other sensitive land uses affected by additional traffic on existing roads generated by land use developments, any increase in the total traffic noise level should be limited to 2 dB above that of the corresponding 'no build option'.

4. Acoustic Assessment

4.1 Operational Noise

Assessment approach

Acoustic modelling was undertaken using Bruel and Kjaer's "Predictor" to predict the effects of construction noise. Predictor is a computer program for the calculation, assessment and prognosis of noise propagation. Predictor calculates environmental noise propagation according to ISO 9613-2, "Acoustics – Attenuation of sound during propagation outdoors". The method predicts the sound pressure level under meteorological conditions favourable to propagation from sources of known sound emission. These conditions are for downwind propagation or equivalently under a well-developed moderate ground based temperature inversion. Terrain topography, ground absorption, atmospheric absorption and relevant shielding objects are taken into account in the calculations.

Other Key assumptions in the model include:

- topographical information was obtained from NSW Government Spatial Services
- all areas were modelled considering a conservative ground factor of 0.8 to account for mixed surfaces
- all receivers were modelled at 1.5 metres above the ground surface
- no modifying factors have been applied to noise source SWLs as tonal influences were not considered to be a feature of the operational noise environment.

Modelling results are based on available information provided and should only be used as a guide for comparative purposes. Plant layout and building structures were based on information provided at the time of the assessment.

Based on information provided, it is understood the operations entail:

- Truck delivering once per month (Peak period in 3 years time three times/month)
- Franna crane only operating at delivery time for less than one hour.
- Electrician and plumber - fitting of accessories or slight modifications. Utilising tools such as a drill intermittently over the course of 1-2 hours
- Customers on site: their vehicles arriving/opening closing car doors plus general conversations

4.2 Noise Sources

Based on the project description the following noise sources which have been sourced from RAPT Consulting's Database have been utilised in the assessment.

Table 4-1 Typical Project Sound Power Levels

Item	SWL dB(A)	Situation
Mobile Telescopic Crane	95	only operating at delivery time in this case continuously over a 15 minute period
Delivery Truck	103	One operation in a 15 minute period assumed to be travelling at 5 km/hr onsite entering and exiting to take 1 minute.
Customer Vehicles onsite	80	One operation in a 15 minute period assumed to be travelling at 5 km/hr onsite entering and exiting to take 1 minute.
Persons Conversing Normal Voice	68	4 persons, 2 persons speaking at any one time as it expected only half of the 4 persons would be speaking simultaneously
Hand Tools (Tec Drill)	77	Operating 50% of the time over a 15 minute period

4.3 Results

Received noise produced by outlined activities have been modelled. Table 4-3 shows the results of the operational noise assessment. Any predicted exceedances are shown in RED. Figure 4-1 also shows the results of the most dominant source which is the crane.

Table 4-2 Operational Noise Results dB(A) Leq(15min)

Receiver	Delivery Truck	Crane	Customer Vehicles	Persons Conversion	Hand Tools (Tec Drill)	Project Noise Trigger Level Day
R1	51	59	28	36	39	40
R2	45	55	22	31	35	40
R3	42	50	18	26	29	40
R4	47	42	24	16	17	40
R5	43	36	21	25	22	40
R6	49	53	26	29	33	40
R7	43	51	20	26	31	40
R8	40	49	17	26	29	43 (when in use)

Figure 4-1 Crane Operations dB(A) Leq(15min)

Figure 4-2 Operational Noise Modelling Results Leq(15min) dB(A)

The results of the assessment indicate truck deliveries and crane operations have the potential to exceed project noise trigger levels. It should be noted this expected to occur only once per month and a maximum of 3 times per month for a period of up to one hour.

The NPfI provides guidance for situations where project noise trigger levels have the potential to be exceeded. This also includes community engagement.

The management of industrial noise impacts requires effective public involvement and communication strategies to help everyone understand the impact of industrial noise on the community. This is best approached by proponents/owners of industrial premises providing the community with:

- information about proposed industrial developments that may affect surrounding receivers
- the opportunity, where appropriate, for input and/or involvement in developments and activities that may affect it
- a means of ongoing communication once industrial activities begin (such as complaint and response mechanisms).

Noise-mitigation planning for industrial projects is greatly assisted by effective community consultation throughout the environmental assessment process. This includes the formal public exhibition phase, which invites written submissions in line with the relevant legislation or statutory requirements. These processes allow the community to participate in any mitigation selection process in a transparent, equitable and consistent way. Effective community involvement is particularly needed where impact assessment finds there will still be noise impacts even after applying all feasible and reasonable mitigation measures.

Based on information provided, the proposal has the potential to exceed project noise trigger levels once to a maximum of three times per month for a period of up to one hour during the daytime period.

Therefore, it is expected that the risk to the local noise amenity would be minimal. However it is still recommended the site take proactive measures to minimise noise emanating from site wherever possible. Steps include but are not limited to:

- scheduling the use of noisy equipment at the least-sensitive time of day
- siting noisy equipment behind structures that act as barriers, or at the greatest distance from the noise-sensitive area; or orienting the equipment so that noise emissions are directed away from any sensitive areas, to achieve the maximum attenuation of noise
- Keeping equipment well-maintained and operating it in a proper and efficient manner

- Employing ‘quiet’ practices when operating equipment, for example keeping equipment turned off when not actually in use
- No Exhaust/ Engine brakes be used when entering or exiting the facility. This should be achievable as the site has a 5km/hr speed limit and the approach to the facility is reasonably flat minimising the need for engine brakes.
- Educate drivers to keep their trucks at low revs when entering and leaving the facility
- Ensure all trucks and cranes are fitted with well-maintained mufflers

Road Noise

To increase noise levels by 2dB(A) one would have to increase the cumulative traffic volume by 60%. The number of vehicles on the road network created by the addition of the proposal is negligible and will not increase overall traffic noise levels on the surrounding road network. Therefore, compliance is expected.

5. Conclusion

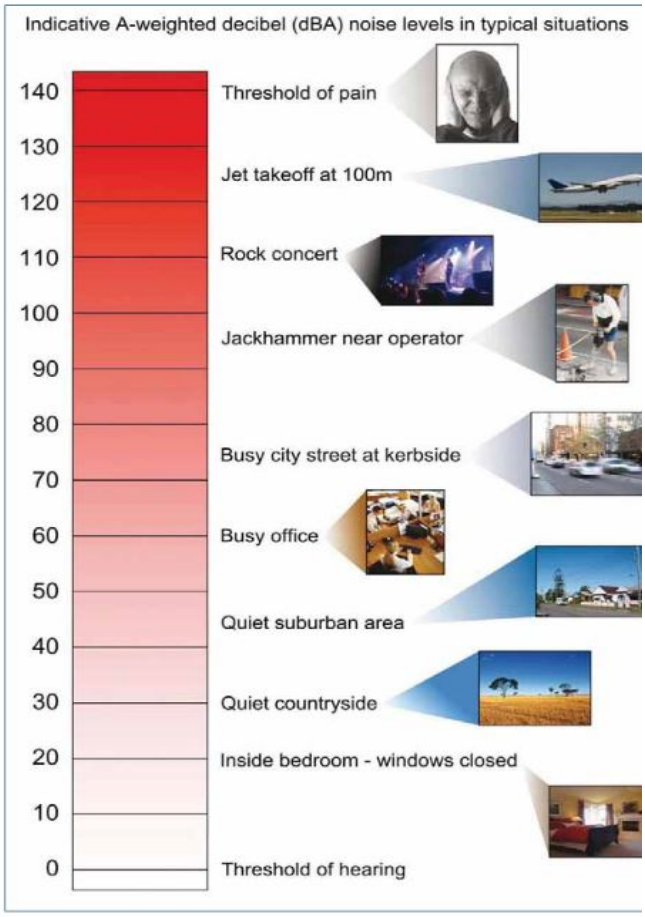
This acoustic assessment has been undertaken to inform an Development Application (DA) located at Lot 20 DP1300150 33 Elizabeth Street Wallabadah, NSW

Operation

The results of the assessment indicate the proposal has the potential to periodically exceed project noise trigger levels.

Mitigation measures for noise have been provided based on anticipated requirements of the proposal. Given the limited periods this may occur, It is believed site noise can be minimised and managed to be acceptable to the local community.

Glossary of Acoustic Terms

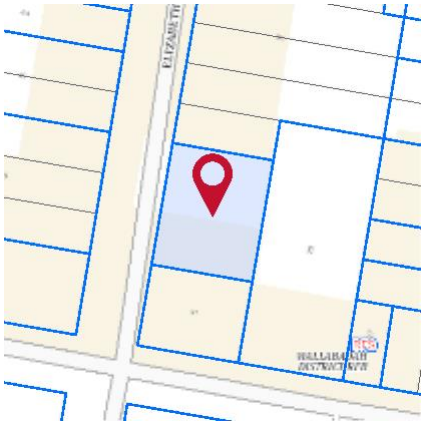
Term	Definition
dB	Decibel is the unit used for expressing the sound pressure level (SPL) or power level (SWL) in acoustics. The picture below indicates typical noise levels from common noise sources. 
dB(A)	Frequency weighting filter used to measure 'A-weighted' sound pressure levels, which conforms approximately to the human ear response, as our hearing is less sensitive at very low and very high frequencies.
$L_{Aeq(period)}$	Equivalent sound pressure level: the steady sound level that, over a specified period of time, would produce the same energy equivalence as the fluctuating sound level actually occurring.
$L_{A10(period)}$	The sound pressure level that is exceeded for 10% of the measurement period.

$L_{A90(period)}$	The sound pressure level that is exceeded for 90% of the measurement period.
L_{Amax}	The maximum sound level recorded during the measurement period.
Noise sensitive receiver	◗ An area or place potentially affected by noise which includes: ◗ A residential dwelling. ◗ An educational institution, library, childcare centre or kindergarten. ◗ A hospital, surgery or other medical institution. ◗ An active (e.g. sports field, golf course) or passive (e.g. national park) recreational area. ◗ Commercial or industrial premises. ◗ A place of worship.
Rating Background Level (RBL)	The overall single-figure background level representing each assessment period (day/evening/night) over the whole monitoring period.
Feasible and Reasonable (Noise Policy for Industry Definition)	**Feasible** mitigation measure is a noise mitigation measure that can be engineered and is practical to build and/or implement, given project constraints such as safety, maintenance and reliability requirements. Selecting **Reasonable** measures from those that are feasible involves judging whether the overall noise benefits outweigh the overall adverse social, economic and environmental effects, including the cost of the mitigation measure. To make a judgement, consider the following: ◗ Noise impacts ◗ Noise mitigation benefits ◗ Cost effectiveness of noise mitigation ◗ Community views.
Sound power level (SWL)	The sound power level of a noise source is the sound energy emitted by the source. Notated as SWL, sound power levels are typically presented in dB(A).

APPENDIX F – Database Searches

Property Report

MARTYN STREET WALLABADAH 2343



Property Details

Address:	MARTYN STREET WALLABADAH 2343
Lot/Section /Plan No:	20/-/DP1300150
Council:	LIVERPOOL PLAINS SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Liverpool Plains Local Environmental Plan 2011 (pub. 9-12-2011)
Land Zoning	RU5 - Village: (pub. 14-4-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	1000 m²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

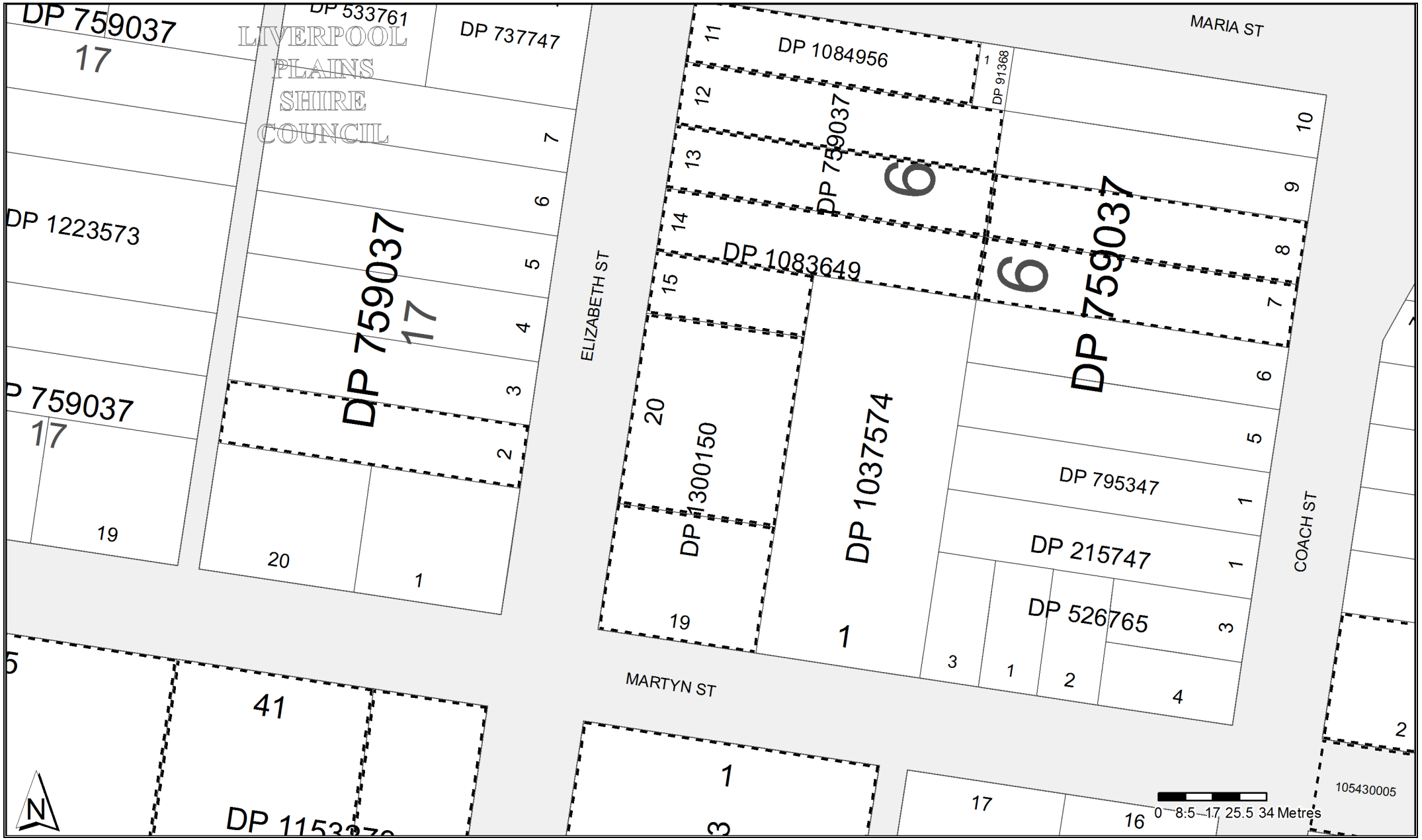
Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	NUNGAROO
Regional Plan Boundary	New England North West

Cadastral Records Enquiry Report : Lot 20 DP 1300150

Ref : NOUSER

Locality : WALLABADAH
Parish : WALLABADAH
LGA : LIVERPOOL PLAINS
County : BUCKLAND



This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

	Status	Surv/Comp	Purpose
DP759037			
Lot(s): 5 Section : 26			
CA93433 - LOTS 2, 5, 6 AND 7 SECTION 26 DP759037			
Lot(s): 7, 8 Section : 6			
CA93530 - LOTS 7-8 SECTION 6 DP759037			
Lot(s): 2 Section : 3			
CA93665 - LOT 2 SECTION 3 DP759037			
Lot(s): 12, 13 Section : 6			
CA93923 - LOTS 12-13 SECTION 6 DP759037			
Lot(s): 2 Section : 17			
CA120087 - LOT 2 SECTION 17 DP759037			
DP1003053			
Lot(s): 1			
DP759037	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1083649			
Lot(s): 14, 15			
CA93660 - LOTS 14-15 DP1083649			
DP1084956			
Lot(s): 11			
CA94200 - LOT 11 DP1084956			
DP1153273			
Lot(s): 41			
DP1120880	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
Lot(s): 42			
DP1120875	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
CA124039 - LOT 41 DP1120875			
DP1300150			
Lot(s): 19, 20			
DP1085385	HISTORICAL	COMPILATION	LIMITED FOLIO CREATION
Road			
Polygon Id(s): 105430005			
DP1189382	REGISTERED	SURVEY	SURVEY INFORMATION ONLY

LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 20 DP 1300150

Ref : NOUSER

Locality : WALLABADAH **Parish :** WALLABADAH

LGA : LIVERPOOL PLAINS **County :** BUCKLAND

Plan	Surv/Comp	Purpose
DP91368	SURVEY	UNRESEARCHED
DP215747	SURVEY	SUBDIVISION
DP526765	COMPILATION	SUBDIVISION
DP533761	SURVEY	OLD SYSTEM CONVERSION
DP586690	COMPILATION	DEPARTMENTAL
DP737747	COMPILATION	DEPARTMENTAL
DP759037	COMPILATION	CROWN ADMIN NO.
DP795347	COMPILATION	DEPARTMENTAL
DP1003053	SURVEY	OLD SYSTEM CONVERSION
DP1037574	COMPILATION	LIMITED FOLIO CREATION
DP1083649	COMPILATION	LIMITED FOLIO CREATION
DP1084956	COMPILATION	LIMITED FOLIO CREATION
DP1153273	SURVEY	SUBDIVISION
DP1223573	UNRESEARCHED	CONSOLIDATION
DP1223573	COMPILATION	CONSOLIDATION
DP1300150	UNRESEARCHED	DELIMITATION
DP1300150	SURVEY	DELIMITATION

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 20/1300150

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2024	11:57 AM	2	9/5/2024

LAND

LOT 20 IN DEPOSITED PLAN 1300150
AT WALLABADAH
LOCAL GOVERNMENT AREA LIVERPOOL PLAINS
PARISH OF WALLABADAH COUNTY OF BUCKLAND
TITLE DIAGRAM DP1300150

FIRST SCHEDULE

CAROLYN JOY ZORZINO

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AU55859 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PM 31690 FD

"X"

AZIMUTH X - Y

126°06'17" ~ 557.141 MGA GROUND
126°06'17" ~ 557.160 BY ME

124° 51' 10" 290.765

NTS
340°57'57" ~ 704.927 MGA GROUND
340°57'27" ~ 704.760 BY ME

G N

MGA SCIMS

MARIA (30.175 WIDE) STREET

ORP (ADOPTED)

30.175 35"

(0.1)

OCC-CNR 30.2

ORP (0.3)

11 DP 1084956

(55.1) 101.99 BY ME 100.585 CP 1-1526

ORP (ON-LINE)

13 SECTION 6 DP 759037

GONE

14 DP 1083649

NO OCCUPATIONS

GONE 15 DP 1083649 GONE

RM GIP 150°32' ~ 1.185

RMGIP 37°59' ~ 0.995

SECTION 17

1 DP 737747

7 DP 759037

6 DP 759037

5 DP 759037

4 DP 759037

3 DP 759037

2 DP 759037

1 SECTION 17 DP 759037

FOUND MARKS

(30.175 WIDE)

34'

8°

20 DIAGRAM A

SEE 19

1 DP 1037574

19 SECTION 17 DP 759037

20 SECTION 17 DP 759037

LANE 6.035 WIDE

100.55 OCC-OCC

LOW WELDED MESH FENCE NO

OCC-CNR 30.1

RMDH&W 98°34' ~ 24.625

RM GIP 325°47' ~ 0.99

50.29

101.27 BY ME & DP 215747

RM GIP FD 8°30' ~ 0.605 (DP 215747)

OLD NETTING FENCE 0.5 BY ME & DP 872619

20.1 CNR-OCC

3 DP 215747

VO P&W FCE

VORP

1 DP 526765

2 DP 526765

4 DP 526765

RM GONE (DP 215747)

100.78 BY ME
100.75 DP 872619

00"

PM 31696 FD
NOT EST.

MARTYN

RM DH&W FD 270°13' ~ 9.58 (DP 1153273)

139°29'00" 39.915 (DP 1153273)

7°29'40" 30.18 (CALCD)

278° 34' 00" (30.175 WIDE) STREET

287°20'10" ~ 185.230

30.175 8°38'10" (DP 872619)

"Y"

PM 31692 FD

275°01'50" 31.390

201.46 BY ME
201.445 DP 872619

278° 64.02

RM GIP FD 109°35' ~ 5.175 (DP 1153273)

RM GIP FD 186°22' ~ 0.62 (DP 1153273)

36' 00" 37.245 V.O. 6 WIRE FENCE

30.705 (DP 1153273)

(0.75)

(0.4) MESH FENCE

LOW WELDED

(0.45)

PUBLIC SCHOOL

FENCE 0.7 BY ME & DP 872619

17 SECTION 27 DP 759037

16 SECTION 27 DP 759037

LANE 6.035 WIDE

5 SECTION 26 DP 759037

41 DP 1153273

42 DP 1153273

1 DP 1003053

188° 39' 40" ~ 362.08 BY ME
180° 01' 05" ~ 362.055 DP 1153273

ELIZABETH (VARIABLE WIDTH)

NTS
213°05'34" ~ 403.429 MGA GROUND
213°05'39" ~ 403.305 BY ME
204°26'54" ~ 403.30 DP 1153273

COMPARISON PM 31696 - PM 31692
95°03'35" ~ 263.230 DP 1153273
103°42'02" ~ 263.233 BY ME

(DP1153273) 322°27'40" 29.040

265°45'20" ~ 77.675 BY ME
257°07'53"~77.668 DP1153273 NTS

SSM 31960 FD

FORTUNE STREET

PM 31695 FD
NOT EST.

FP - DENOTES FENCE POST
NTS - NOT TO SCALE

DIAGRAM A

RR. 1:600

PM 31690 124° 51' 10" 290.765

RM GIP 150°32' ~ 1.185

98° 34' 15" (0.1) >50 YO 2 BARBED & 3 PLAIN WIRE NETTING FENCE

RMGIP 37°59' ~ 0.995

(0.9) 50.29 DEED (0.5)

SQ. POST

35" 101.99

STREET

34' 60.35 DEED

20 3035 m²

60.35 DEED 35"

VORP (WEST FACE ON BDY)

>50 YO 2 BARBED & 3 PLAIN WIRE NETTING FENCE

(20.2 CNR-OCC) (B1-1526)

(30.175 WIDE)

1 DP 1037574

NO 50.29 DEED OCCUPATIONS

278° 34' 15" (0.7)

34' > 50 YEAR OLD 1 BARBED & 5 PLAIN WIRE NETTING FENCE

ELIZABETH

8° 40.235 DEED

19 2023 m²

188° 40.235 DEED

CNR SQ.POST ADOPTED (DP 215747 & DP 872619)

RMDH&W 98°34' ~ 24.625

50.29 DEED (0.75) SQ. POST 50.98

278° 34' 00" PM 31692 287°20'10" ~ 185.230

TIMBER RAIL & 4 PLAIN WIRE MESH FENCE (30YO)

MARTYN (30.175 WIDE) STREET

RM GIP 325°47' ~ 0.99

SURVEYING AND SPATIAL INFORMATION REGULATION 2017 : CLAUSE 70 & 71						
MARK	MGA COORDINATES EASTING	MGA COORDINATES NORTHING	CLASS	PU	METHOD	STATE
PM 31690	293576.636	6508743.051	A	0.02	FROM SCIMS	FOUND
PM 31692	294026.760	6508414.759	D	0.02	FROM SCIMS	FOUND
PM 31695	293730	6508070	U	N/A	FROM SCIMS	FOUND
PM 31696	293770	6508476	U	N/A	FROM SCIMS	FOUND
SS 31960	293806.496	6508076.781	B	N/A	FROM SCIMS	FOUND

COMBINED SCALE FACTOR = 1.000045 MGA ZONE: 56 GDA 2020
SOURCE: MGA COORDINATES ADOPTED FROM SCIMS AS AT 27 SEPTEMBER 2023

10	20	30	40	50	Table of mm	90	100	110	120	130	140

Surveyor: ROSS ANDREW PEASLEY
OF R.A.PEASLEY CONSULTING PTY LTD

Date of Survey: 29/10/2023

Surveyor's Ref: 2023/133 REPORT

PLAN OF DELIMITATION OF LOTS 19 AND 20 IN DP 1085385

LGA: LIVERPOOL PLAINS

Locality: WALLABADAH

Subdivision No: N/A

Lengths are in metres. Reduction Ratio 1: 1000

Registered 02/05/2024

DP1300150

PLAN FORM 6 (2017) WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 5 sheet(s)

Office Use Only

Registered: 02/05/2024

Title System: TORRENS

Office Use Only

DP1300150

PLAN OF DELIMITATION OF LOT 19 AND 20 IN DP 1085385

LGA: LIVERPOOL PLAINS

Locality: WALLABADAH

Parish: WALLABADAH

County: BUCKLAND

Survey Certificate

I, **ROSS ANDREW PEASLEY**

of RA PEASLEY CONSULTING PTY LTD

a Surveyor Registered under the *Surveying and Spatial Information Act 2002*, certify that:

*(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on 29/10/2023

*(b) The part of the land shown in the plan (*being/*excluding ** .....) was surveyed in accordance with the ~~Surveying and Spatial Information Regulation 2017~~, the part surveyed is accurate and the survey was ~~completed~~ on,..... the part not surveyed was ~~compiled~~ in accordance with that Regulation, or

*(c) The land shown in this plan was compiled in ~~accordance with the Surveying and Spatial Information~~ Regulation 2017.

Datum Line: X - Y

Type: *Urban/*~~Rural~~

The terrain is *Level-Undulating / *~~Steep-Mountainous~~.

Signature: Ross Peasley Dated: 29/10/2023

Surveyor Identification No: 162

Surveyor registered under the *Surveying and Spatial Information Act 2002*

*Strike out inappropriate words.

**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.

Crown Lands NSW/Western Lands Office Approval

I, ... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I, ...

*Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature: .....

Registration number: .....

Consent Authority: .....

Date of endorsement: .....

Subdivision Certificate number: .....

File number: .....

*Strike through if inapplicable.

Plans used in the preparation of survey/compilation.

DP 215747 DP 1085385 CP 1-1526
DP 526765 DP 1153273
DP 529813
DP 737746
DP 872619
DP 1003053
DP 1037574

Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.

Surveyor's Reference: 2023/133 REPORT

Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 5 sheet(s)

Registered: 02/05/2024 Office Use Only

Office Use Only

DP1300150

PLAN OF DELIMITATION OF LOT 19 AND 20 IN DP 1085385

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

OWNERS SIGNATURES

~~CARROL ANN SKY~~

~~ROSLYN KAY BART~~

J Allen.

JAN EVON ALLEN

~~HELEN THERESE MAKEHAM~~

SCHEDULE OF ADDRESSES

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
19	31	MARTYN	STREET	WALLABADAH
20		ELIZABETH	STREET	WALLABADAH

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2023/133 REPORT

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 5 sheet(s)

Office Use Only

Registered: 02/05/2024

Office Use Only

DP1300150

PLAN OF DELIMITATION OF LOT 19 AND 20 IN DP 1085385

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

OWNERS SIGNATURES

CARROL ANN SKY

ROSLYN KAY DART

~~JAN EVON ALLEN~~

HELEN THERESE MAKEHAM

SCHEDULE OF ADDRESSES

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
19	31	MARTYN	STREET	WALLABADAH
20		ELIZABETH	STREET	WALLABADAH

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2023/133 REPORT

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 4 of 5 sheet(s)

Office Use Only

Registered: 02/05/2024

Office Use Only

DP1300150

PLAN OF DELIMITATION OF LOTS 19 AND 20 IN DP 1085385

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

EXECUTED by Pepper Finance Corporation Limited ACN/ABN 094 317 647 by its Attorney, Marcelo Camargo Cintra, a solicitor of Galilee Solicitors, under Power of Attorney registered book N636231 of which he has no notice of revocation, in the presence of:

Power of Attorney Book 4640
Registered Number 591
Dated 22/10/2012

Signature of witness

(Yuliana Wijaya)

Print name of witness

Signature of attorney

Marcelo Camargo Cintra
Solicitor

Print name of attorney

PEPPER FINANCE COPORATION LIMITED
(AT597176)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2023/133

PLAN FORM 6A (2017) **DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 5 of 5 sheet(s)

Office Use Only

Registered: 02/05/2024

Office Use Only

DP1300150

PLAN OF DELIMITATION OF LOTS 19 AND 20 IN DP 1085385

Subdivision Certificate number: .....

Date of Endorsement: .....

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

CAROLYN JOY ZORZINO

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2023/133

wn WANGARANG

Landscape—11.1 km^2 drainage plains, footslopes and alluvial fans on alluvium and colluvium from rolling to steep hills on Devonian-Carboniferous sediments of the Duri Hills and Melville Ranges. Total relief 100 m, local relief <20 m; elevation 480–600 m; slopes 2–8%. Woodland and open-woodland, >90% cleared for grazing and cultivation.

Soils—moderately well to poorly drained, deep (>100 cm) Black Dermosols (Chernozems) occur on upper slopes. Brown Dermosols (Non-calcic Brown Soils) and Brown Vertosols (Brown Clays) occur on mid to lower slopes. Grey Dermosols (Grey Podzolic Soils) occur in drainage lines.

Qualities and Limitations—low permeability and high organic matter. Localised sodicity/dispersion, high erodibility and hardsetting surfaces. High run-on, minor to moderate erosion hazard. Localised productive arable land and seasonal waterlogging.

LOCATION AND SIGNIFICANCE

11.1 km^2 scattered drainage plains, footslopes and alluvial fans on alluvium and colluvium derived from Devonian-Carboniferous sediments and metasediments of the Duri Hills and Melville Ranges, extending north onto the Tamworth sheet. Examples include the township of Wallabadah and on Rangers Valley Road. Type location is at 'Wallabadah Station' on Wallabadah Creek Road (map reference: 2 98000E, 65 10000N).

LANDSCAPE

Geology and Regolith

Alluvium and colluvium derived from Devonian-Carboniferous and Carboniferous metasediments and sediments of the Namoi, Tangarratta and Mandowa Formations (Cln and C-Dt)—siltstone, sandstone and mudstone and mudstone, arenite, greywacke and conglomerates. Depth to unweathered bedrock was not determined. Total soil depth is expected to be >3 m.

Terrain

Long waning footslopes, drainage plains and occasional alluvial fans with slopes ranging 2–8%. Slopes typically range 1–5% and are typically 500–2 500 long. Elevation ranges 480–600 m. Total relief is <100 m, local relief (<300 m) is <20 m. Typical landform elements include long waning footslopes and broad drainage plains. Drainage on upper slopes is unidirectional and discontinuous, often culminating in alluvial fans. Drainage is predominantly unidirectional and continuous on drainage plains and footslopes.

Vegetation

Woodland and open-woodland, >90% cleared for grazing and cultivation. Dominant species include *Eucalyptus albens* (white box), *E. melliodora* (yellow box) and *E. blakelyi* (Blakely's red gum). Other trees and shrubs encountered include *Angophora floribunda* (rough-barked apple), *Brachychiton populneus* (kurrajong), *Notelaea microcarpa* (native olive), *Bursaria spinosa* (blackthorn), *Acacia paradoxa* (kangaroo thorn) and *Solanum cinereum* (narrawa burr). Ground cover species include *Danthonia* spp. (wallaby grasses), *Dichanthium sericeum* (Queensland blue grass), *Stipa* spp. (spear grasses) and *Themeda australis* (kangaroo grass).

Land Use

Grazing of cattle and sheep on predominantly improved pasture with some areas under voluntary/native pasture. Cropping was once the dominant land use in this landscape, but grazing has mostly replaced this activity.

Land Degradation

Minor to moderate sheet, rill and gully erosion are common features. Much of the erosion is related to former land use practices.

Included Soil Landscape

Small areas of Currabubula Creek (**cc**) have been included along drainage lines.

LANDSCAPE QUALITIES AND LIMITATIONS

High run-on; minor to moderate erosion hazard; localised productive arable land and seasonal waterlogging.

Erodibility

	Non-concentrated Flows	Concentrated Flows	Wind
wn3	moderate–high	high	very low
wn5	moderate	high	very low
wn6	moderate–high	very high	very low

Erosion Hazard

	Non-concentrated Flows	Concentrated Flows	Wind
Grazing	low–moderate	moderate–high	low
Cultivation	moderate	high	low
Urban	moderate	high	low

SOILS Variation and Distribution

Individual soils types are generally widespread. Moderately well to poorly drained, deep to giant Black Dermosols (Chernozems) occur on upper slopes. Brown Dermosols (Non-calcic Brown Soils) and Brown Vertosols (Brown Clays) occur on mid to lower slopes. Grey Dermosols (Grey Podzolic Soils) occur in drainage lines. Banks (2001) identified Red Dermosols (Euchrozems), Red Chromosols (Non-calcic Brown Soils) and Brown Sodosols (Soloths and Solodic Soils) in this landscape and although they may occur, were not encountered during this survey. Soil map confidence—80%.

Dominant Soil Materials—Qualities and Limitations

wn3—structured brown clay (subsoils—B2, B22 horizons).

Dark brown (7.5YR 3/3) to brown (7.5YR 4/2–7.5YR 4/3–7.5YR 5/4) (occasionally with orange and yellow mottles to 10%) medium to heavy clay; moderate to strong structure, polyhedral to sub-angular blocky peds 10–50 mm; field pH 6.5–8.5. Low permeability; localised high erodibility and high organic matter.

wn5—dark brown clay (topsoil—A1 horizon).

Dark brown (7.5YR 3/2–7.5YR 3/3–7.5YR 4/3) silty clay to light clay to light-medium clay; typically strongly structured, occasionally weak, polyhedral peds 2–20 mm; field pH 6.5–7.5. Hardsetting surface; localised low permeability and high organic matter.

wn6—dark grey medium clay (subsoil—B2 horizon).

Very dark grey (7.5YR 3/1) to dark grey (10YR 4/1) medium to medium-heavy clay; strongly structured, sub-angular blocky to columnar peds 20–100 mm; field pH 7.5–8.0. Low permeability; localised high erodibility, sodicity/dispersion and high organic matter.

Associated Soil Materials

Dark greyish brown clay (topsoil—A1 horizon).

Dark greyish brown (10YR 4/2) medium-heavy clay; strongly structured, polyhedral peds 2–20 mm; field pH 7.0.

Brown sandy clay (topsoil—A2 horizon).

Brown (10YR 4/3) coarse sandy clay; weakly structured, polyhedral peds 10–20 mm; field pH 7.5.

wn1—hardsetting clay loamy topsoils; wn2—light coloured loamy topsoils (A2 horizons); and **wn4—structured reddish brown subsoils** were identified by Banks (2001). Whilst not encountered during this survey, these materials may occur.

Type Profiles

Type Profile 1: midslope
Dominance: ~50% of soil landscape
Soil classification (Isbell 1996 (Stace *et al.* 1968)): Mottled, Eutrophic, Brown Dermosol (Non-calcic Brown Soil); medium, slightly gravelly, clayey, clayey, deep
Surface condition: hardsetting
Drainage: moderately well-drained
Depth: >60 cm; **rooting depth:** >60 cm
General soil fertility: moderate
Location: WALLABADAH 1:25 000 sheet, auger hole on 'Wallabadah Station' (map reference: 2 97811E, 65 09623N). Profile 362. Voluntary/native pasture

Soil Material Description

Layer 1, A1 **wn5**, 0–13 cm	brown (7.5YR 4/3) silty clay; strong pedality, polyhedral peds 5–10 mm, smooth-faced fabric, moderately weak and crumbly (moderately moist); field pH 6.5; moderately permeable; many <1 mm roots, few 1–2 mm roots; gradual boundary to…
Layer 2, B2 **wn3**, 13–>60 cm	brown (7.5YR 5/4) (2–10% yellow and orange mottles) heavy clay; moderate pedality, polyhedral peds 10–20 mm; smooth-faced fabric, moderately firm and plastic (moderately moist); field pH 6.5; slowly permeable; few (2–10%) fine gravels (2–6 mm); common <1 mm roots, few 1–2 mm roots; layer continues.

Type Profile 2: simple slope
Dominance: ~40% of soil landscape
Soil classification (Isbell 1996 (Stace *et al.* 1968)): Haplic, Eutrophic, Black Dermosol (Chernozem); thin, non-gravelly, clayey, clayey, deep
Surface condition: firm; hardsetting when dry
Drainage: moderately well-drained
Depth: >70 cm; **rooting depth:** >70 cm
General soil fertility: high
Location: WALLABADAH 1:25 000 sheet, auger hole on 'Wallabadah Station' (map reference: 2 98791E, 65 09696N). Profile 360. Voluntary/native pasture

Soil Material Description

Layer 1, A1 **wn5,** 0–5 cm	dark brown (7.5YR 3/2) light-medium clay; strong pedality, polyhedral peds 2–5 mm, smooth-faced fabric, moderately weak and crumbly (moderately moist); field pH 7.0; slowly permeable; many <1 mm roots; clear boundary to…
Layer 2, B2 **wn6,** 5–35 cm	very dark grey (7.5YR 3/1) medium clay; strong pedality, sub-angular blocky peds 20–50 mm, smooth-faced fabric, moderately firm and crumbly (moderately moist); field pH 7.5; slowly permeable; many <1 mm roots, common 1–2 mm roots; gradual boundary to…
Layer 3, B22 **wn3,** 35–>70 cm	structured brown (7.5YR 4/2) medium clay; moderate pedality, sub-angular blocky peds, rough-faced fabric, moderately firm and crumbly (moderately moist); field pH 8.5; slowly permeable; few <1–2 mm roots; layer continues.

Type Profile 3: open-depression
Dominance: ~10% of soil landscape
Soil classification (Isbell 1996 (Stace *et al.* 1968)): Sodic, Eutrophic, Grey Dermosol (Grey Podzolic Soil); medium, non-gravelly, clayey, clayey, deep
Surface condition: hardsetting
Drainage: imperfectly drained
Depth: >80 cm; **rooting depth:** >80 cm
General soil fertility: moderate to low
Location: WALLABADAH 1:25 000 sheet, auger hole on 'Wallabadah Station' (map reference: 2 97387E, 65 08088N). Profile 364. Improved pasture

Soil Material Description

Layer 1, A1 **associated**, 0–15 cm	dark greyish brown (10YR 4/2) medium clay; strong pedality, polyhedral peds 10–20 mm, smooth-faced fabric, moderately firm and crumbly (moderately moist); field pH 7.0; slowly permeable; many <1 mm roots, common 1–2 mm roots; clear boundary to…
Layer 2, A2 **associated**, 15–25 cm	brown (10YR 4/3) coarse light sandy clay; weak pedality, polyhedral peds 10–20 mm, rough-faced fabric, moderately weak and crumbly (moist); field pH 7.5; moderately slow permeability; many <1 mm roots; clear boundary to…
Layer 3, B2 **wn6**, 25–>80 cm	dark greyish brown (10YR 4/2) medium-heavy clay; strong pedality, sub-angular blocky peds 20–50 mm, smooth-faced fabric, moderately firm and crumbly (moist); field pH 8.0; slowly permeable; few <1 mm roots; layer continues.

Notes on Soil Test Results

Field observations for Profile 362—layer 2 indicates a texture of heavy clay, but particle size analysis for this sample indicates a lighter texture. Similarly, Profile 260—layers 1, 2 and 3 also have field textures heavier than laboratory results would indicate. This may be the result of incomplete dispersion of the samples in the laboratory.

SOIL QUALITIES AND LIMITATIONS

Soil Fertility

General soil fertility and nutrient holding capacity ranges from moderate to very high. Organic matter content is high to very high in topsoil **wn5**, and very low to high in **wn3** and **wn6**. Soil pH ranges from slightly acid to neutral. Plant available waterholding capacity is generally moderate to very high. Plant available phosphorus is moderate to very high in **wn5**, low to high in **wn3**, and very low to moderate

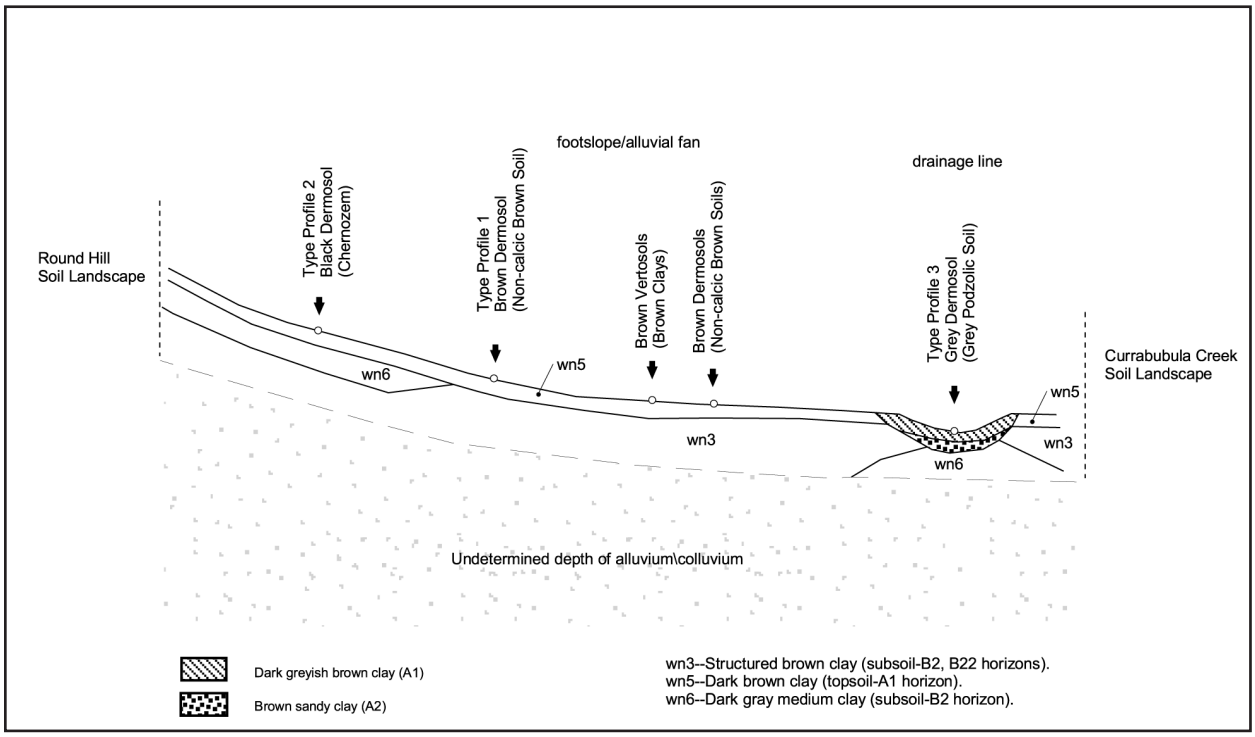
in **wn6**. Exchangeable calcium and magnesium range from low to balanced. Exchangeable potassium is low to deficient. Localised sodicity occurs in **wn6**.

Foundation Hazard

Foundation hazard is high to extreme. Soils have localised high organic matter, erodibility and sodicity/dispersion. Landscape considerations include high run-on and localised seasonal waterlogging. Soils have developed on alluvium and colluvium derived from Devonian-Carboniferous and Carboniferous metasediments and sediments. Depth to bedrock was not determined. Total soil depth is expected to be >3 m.

Sustainable Land Management Suggestions

The soils of this landscape are generally unsuitable for continuous cultivation or cropping systems. Grazing on native or improved pasture incorporating soil conservation earthworks is recommended. Tree cover should be retained or promoted to 10–15% in shelterbelts to increase soil moisture storage efficiency. Tree cover should be retained at significant breaks of slope (e.g., at the bottom of the footslope and along drainage lines). Ground cover should be maintained or improved to a minimum of 80% at all times.



■ ***Distribution diagram of Wangarang soil landscape illustrating occurrence and relationship of dominant soil materials.***

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 24101

Client Service ID : 908380

Upper Hunter Planning

Date: 09 July 2024

10 Topknot Place
Muswellbrook New South Wales 2333

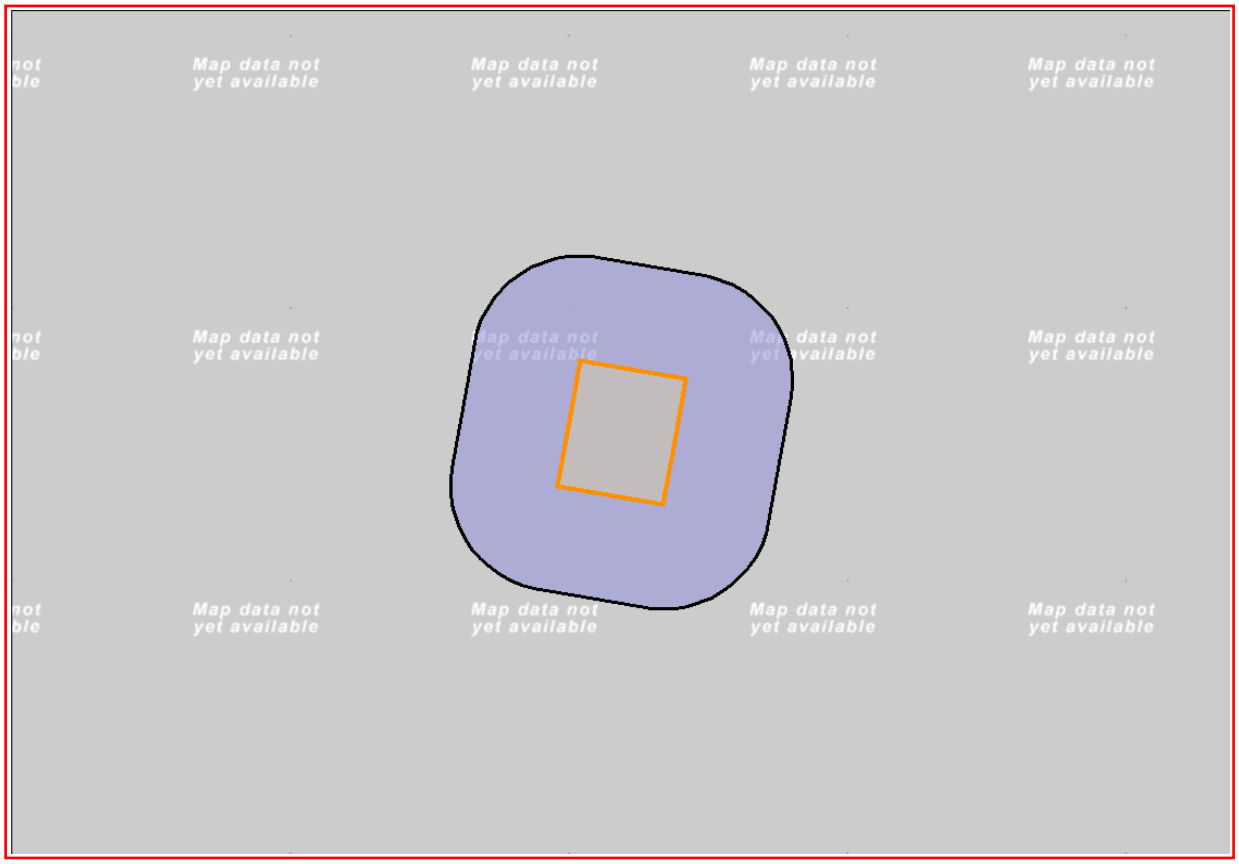
Attention: Sally Cottom

Email: sally@uhplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 20, DP:DP1300150, Section : - with a Buffer of 50 meters, conducted by Sally Cottom on 09 July 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

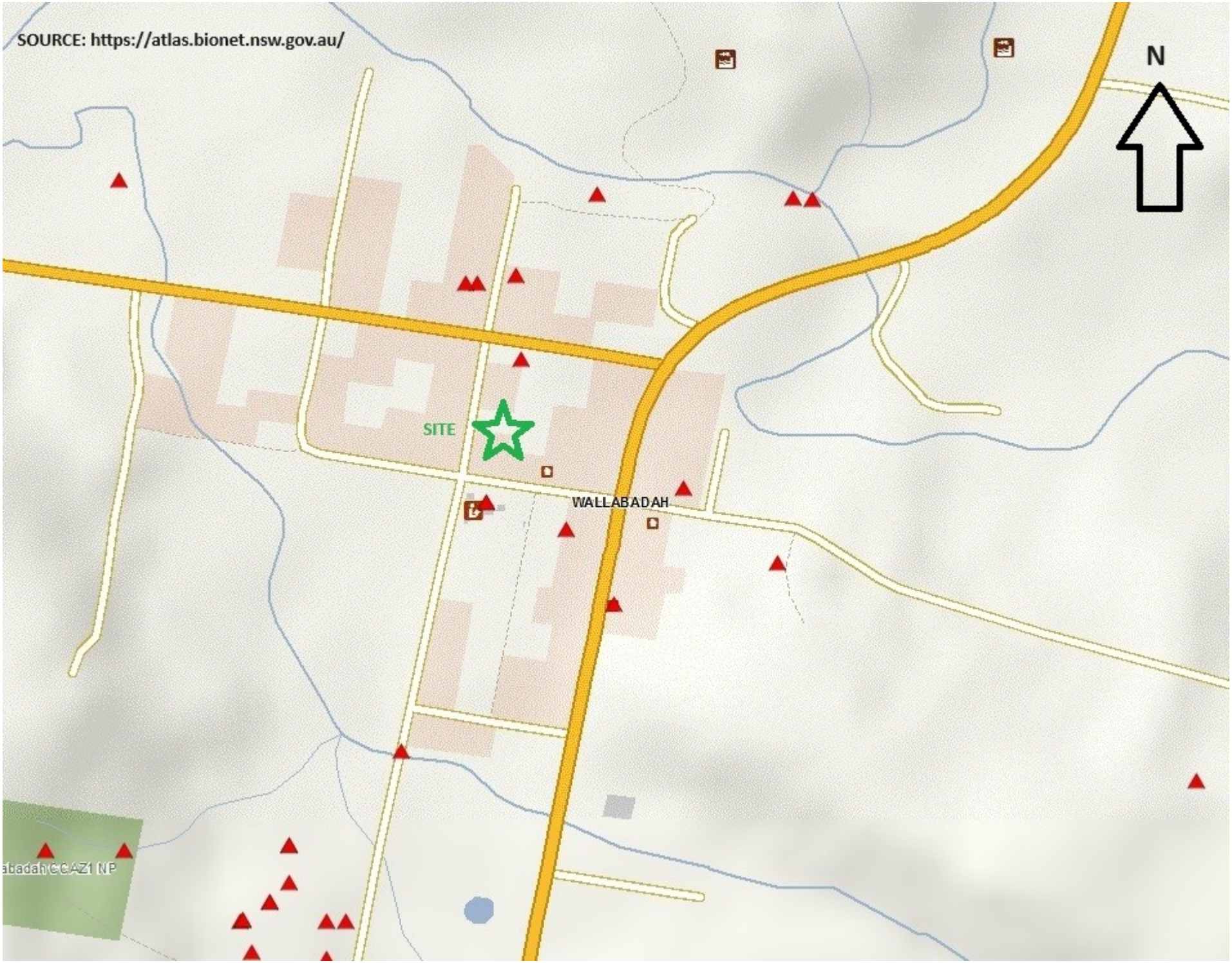
- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au


SOURCE: https://atlas.bionet.nsw.gov.au/
N
SITE
WALLABADAH

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 09-Jul-2024

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	3
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	41
Listed Migratory Species:	11

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	19
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	1
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	2
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Banrock station wetland complex	1000 - 1100km upstream from Ramsar site	In feature area
Riverland	900 - 1000km upstream from Ramsar site	In feature area
The coorong, and lakes alexandrina and albert wetland	1100 - 1200km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities			[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.			
Community Name	Threatened Category	Presence Text	Buffer Status
Natural grasslands on basalt and fine-textured alluvial plains of northern New South Wales and southern Queensland	Critically Endangered	Community likely to occur within area	In feature area
New England Peppermint (Eucalyptus nova-anglica) Grassy Woodlands	Critically Endangered	Community may occur within area	In feature area
Weeping Myall Woodlands	Endangered	Community may occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species			[Resource Information]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Aphelocephala leucopsis Southern Whiteface [529]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat known to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
[Melanodryas cucullata cucullata](#) South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
[Neophema chrysostoma](#) Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In feature area
[Polytelis swainsonii](#) Superb Parrot [738]	Vulnerable	Species or species habitat may occur within area	In feature area
[Rostratula australis](#) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
[Stagonopleura guttata](#) Diamond Firetail [59398]	Vulnerable	Species or species habitat known to occur within area	In feature area
FISH			
[Maccullochella peelii](#) Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
[Litoria booroolongensis](#) Booroolong Frog [1844]	Endangered	Species or species habitat likely to occur within area	In feature area
MAMMAL			
[Chalinolobus dwyeri](#) Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat likely to occur within area	In feature area
[Dasyurus maculatus maculatus (SE mainland population)](#) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
[Nyctophilus corbeni](#) Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Petaurus australis australis](#)			
Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)](#)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
[Pseudomys novaehollandiae](#)			
New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In feature area
[Pteropus poliocephalus](#)			
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
PLANT			
[Cadellia pentastylis](#)			
Ooline [9828]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Dichanthium setosum](#)			
bluegrass [14159]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Eucalyptus nicholii](#)			
Narrow-leaved Peppermint, Narrow-leaved Black Peppermint [20992]	Vulnerable	Species or species habitat may occur within area	In feature area
[Euphrasia arguta](#)			
[4325]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Lepidium aschersonii](#)			
Spiny Peppercress [10976]	Vulnerable	Species or species habitat may occur within area	In feature area
[Lepidium monoplocoides](#)			
Winged Pepper-cress [9190]	Endangered	Species or species habitat may occur within area	In buffer area only
[Pomaderris brunnea](#)			
Rufous Pomaderris, Brown Pomaderris [16845]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Prasophyllum sp. Wybong (C.Phelps ORG 5269)			
a leek-orchid [81964]	Critically Endangered	Species or species habitat may occur within area	In feature area
Swainsona murrayana			
Slender Darling-pea, Slender Swainson, Murray Swainson-pea [6765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thesium australe			
Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Vincetoxicum forsteri listed as Tylophora linearis			
[92384]	Endangered	Species or species habitat may occur within area	In buffer area only
REPTILE			
Anomalopus mackayi			
Five-clawed Worm-skink, Long-legged Worm-skink [25934]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Aprasia parapulchella			
Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat may occur within area	In feature area
Delma impar			
Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat may occur within area	In feature area
Uvidicolus sphyrurus			
Border Thick-tailed Gecko, Granite Belt Thick-tailed Gecko [84578]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat may occur within area	In buffer area only
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Communications, Information Technology and the Arts - Telstra Corporation Limited		

Commonwealth Land Name	State	Buffer Status
Commonwealth Land - Australian Telecommunications Commission [12947]	NSW	In feature area

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos			
Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans			
Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat may occur within area overfly marine area	In buffer area only
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rostratula australis as Rostratula benghalensis (sensu lato)			
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Wallabadah	CCA Zone 1 National Park	NSW	In feature area

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
Aerial baiting for wild dog control	2006/2713	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

Bioregional Assessments			[Resource Information]
SubRegion	BioRegion	Website	Buffer Status
Namoi	Northern Inland Catchments	BA website	In buffer area only
Hunter	Northern Sydney Basin	BA website	In buffer area only

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

Department of Climate Change, Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601 Australia
+61 2 6274 1111

Department of Planning and Environment

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under the Biodiversity Conservation Regulation 2017 (Cl. 7.2 & 7.3).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report

Date of Report Generation		09/07/2024 12:01 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	**Does the development Footprint intersect with BV mapping?**	no
1.2	Was ALL BV Mapping within the development footprinted added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	**Date of expiry of dark purple 90 day mapping**	N/A
1.4	**Is the Biodiversity Values Map threshold exceeded?**	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	**Size of the development or clearing footprint**	4,016.0 sqm
2.2	**Native Vegetation Area Clearing Estimate (NVACE)** (within development/clearing footprint)	227.4 sqm
2.3	**Method for determining Minimum Lot Size**	LEP
2.4	**Minimum Lot Size** (10,000sqm = 1ha)	1,000 sqm
2.5	**Area Clearing Threshold** (10,000sqm = 1ha)	2,500 sqm
2.6	**Does the estimate exceed the Area Clearing Threshold?** (NVACE results are an estimate and can be reviewed using the Guidance)	no

REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)	**no**

What do I do with this report?

• If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor.

• If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is '"likely to significantly affect threatened species" as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.

• If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.

• If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the Biodiversity Values Map Threshold Tool User Guide .

Review Options:

• If you believe the Biodiversity Values mapping is incorrect please refer to our BV Map Review webpage for further information.

• If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the Guide for reviewing area clearing threshold results from the BMAT Tool.

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____ Date:_____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

09/07/2024 12:01 PM

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

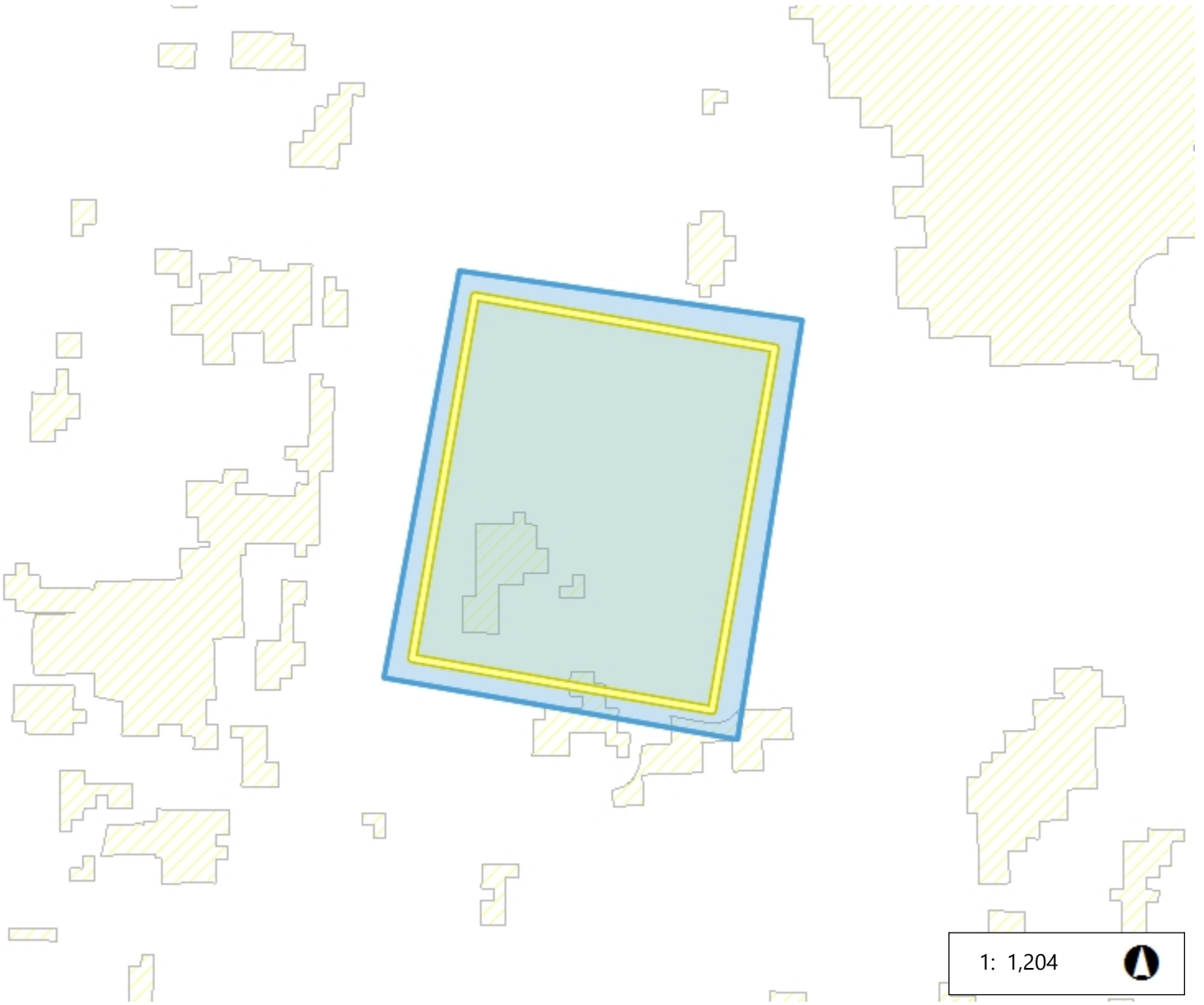
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the Biodiversity Values Map webpage.

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the Biodiversity Values Map Review webpage.

If you need help using this map tool see our Biodiversity Values Map and Threshold Tool User Guide or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map



61.2 0 30.58 61.2 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

09/07/2024 12:01 PM

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the Biodiversity Values Map viewer for mapping updates is recommended.