

Case details	Documents	Action summary
<p>Submission Type I am making a personal submission</p> <p>Title --</p> <p>First Name CHRIS & JEN</p> <p>Family name KEEN</p> <p><input type="checkbox"/> Name withheld Please tick this box if you do not want your name published in the list of submitters on the department's website</p> <p>Email info@kleenkeen.com.au</p> <p>Suburb/ Town Jindera</p> <p>I have made a reportable political donation --</p> <p><input type="checkbox"/> I agree to the Privacy statement</p> <p>submission We object to this application on the following grounds:</p>		

submission

We object to this application on the following grounds:

The property driveway is located on a narrow section of road on a sweeping blind bend in a 100km/hr zone. There will be an increased risk of serious accidents to other road users and cyclists with an increased number of heavy vehicles including horse floats entering and exiting the property.

Excessive dust will be produced due to vehicles and horse floats, as well as the activity of the horses on the property.

Increased smell of manure due to number of horses frequenting the property which will affect neighbouring property due to the frequent high winds this area receives.

Pasture on property will be eaten down to nothing, as has happened to other properties along Dights Forest Rd which have horses. This will devalue the neighbouring properties.

Excessive noise will be produced by the daily activity of horse riding and teaching those to ride, which is detrimental to neighbours.

Fences are not maintained to a suitable standard to allow for multiple horses to be kept out of neighboring properties and off major road. No improvements to these fences have been made whilst this application has been active.

Business activities will be too close to existing residential homes.

Devaluation of neighbouring land and homes due to the above reasons.

Response to Submission

This response addresses the concerns raised within the submission to the proposed development application.

Traffic accidents. The concern regarding the increased risk of serious accident in vicinity of the property driveway has been considered in the context of the proposed activities. The risk of serious accidents attributed to the proposed activities is assessed as not significantly contributing to an increased likelihood of an event. This has been determined by assessing the vicinity of the entry, history of accidents and near misses reported and by applying specific controls to further reduce risk.

The submission outlines the driveway is located on a narrow section of road on a sweeping blind bend. I would suggest the road is of normal width for a 2 way road with well marked lines and not considered narrow. It is on a bend and could have better visibility with roadside tree vegetation being trimmed. The conditions surrounding the accessibility and safe entry/exit to the property has been assessed and takes into consideration that the driveway is in close proximity to Nioka road intersection and other neighbouring driveways (Adjacent and approximately 30m proximity). From review of local traffic incidences there is no objective evidence that supports there are exceptional hazards associated with entry and exit of the property; however, increased frequency of traffic may impact the likelihood of an accident, this is true for any traffic scenario. By applying the practical control of limiting the usual number of customers at any one time to four, it is not expected to significantly impact local traffic conditions in and around the entry. The likelihood of exceeding this number is assessed as rare. Based upon a scenario that an additional four individual passenger vehicles accessing the property at any one time, it is assessed that typical road traffic usage in the area will not significantly impact local road conditions or result in unacceptable levels of risk. An additional four vehicles in the area is not considered unreasonable.

Further controls that may be considered for implementation through council assistance. This includes maintaining the road side vegetation to reduce impacts to visibility, assessing appropriateness of road signage in the area.

Heavy vehicles. The number of heavy vehicles entering the property is not expected to increase with the proposed application. Most traffic is expected to be passenger vehicles only. Horse floats entering the property will be occasional to rare as 98% of customers do not have a horse or float or bring them to the property. Being an existing rural property, this is not unreasonable. There are no heavy vehicles expected to frequent the property as a part of the proposal. Heavy vehicle access is assessed as rare. There are no activities proposed in the application that involve heavy vehicles or horse floats accessing the property at an increased rate.

Dust. The concern regarding the negative impacts to neighbours from dust has been considered in the context of the proposed activity. As mentioned above there will not be an increase in heavy vehicles or horse floats to cause dust. The risk of dust being produced by passenger vehicle movement is assessed as possible, however will be mitigated through the following controls:

- Maintaining the driveway to a good standard with road base and active conditioning
- limiting the speed in which vehicles travel on the property
- Limit the number of vehicles on the property at any one time

The risk of dust being produced by animal movement is possible, however will be mitigated through the following controls:

- Maintain good livestock management practices in accordance with the NSW rural livestock management good practice guidelines
- Practice active paddock resting
- The property maintains a sizable paddock dedicated to producing feed. This provides supplemental feed to stock which actively manages and limits the degradation of paddocks top soil and organic matter. This methodology has sustained the current population of ponies without any degradation of the land noticed.
- Riding areas will be treated with dust control measures. I am currently liaising with Global Environment Solutions about their products Dustless and ArenaKleen.

It is not expected that the proposed activity will contribute significantly to producing additional dust beyond current dust emission.

Manure management. The concern regarding the negative impacts to neighbours from manure smell has been considered in the context of the proposed activity. It is assessed that the proposed activities will not significantly increase the volume or management of animal waste already in place at the property.

It should be noted that the wider neighbourhood area supports a range of activities related to livestock management that produces manure smells. Nonetheless impacts to neighbours from manure smells will be actively managed and mitigated through the following controls:

- Good practice manure management will continue inline with current practices and guidelines
- manure will be collected and repurposed as fertiliser or bagged and sold to the public.
- any manure in close proximity to neighbouring properties will be prioritised for collection.

Pasture management. I could find no evidence to support the concern regarding devaluation of neighbouring properties due to horses eating down grass in the local area. However, the risk of land degradation from the proposed activity is assessed as low, however will be mitigated through the following controls:

- Maintain good livestock management practices in accordance with the NSW rural livestock management good practice guidelines
- The property maintains a sizable paddock dedicated to producing feed. This provides supplemental feed stock which actively manages and limits the degradation of paddocks top soil and organic matter.

Noise management The detrimental effect on neighbours due to the daily activity of horse riding and teaching those to ride has been considered in the context of the activity. The risk of negative impacts on neighbours due to the proposed activities is assessed as possible. The noise emissions associated with riding activities includes the following:

- Sounds associated with Pony hoof impact with the ground
- Sounds Associated with ponies' neighing and communicating
- People speaking and laughing

- Music and singing
- Cars moving on the drive way

Whilst there is no objective evidence found to quantify the likely noise levels in decibels associated with the activity it is assessed that these noise emissions are not excessive, unreasonable or contribute significantly to the existing environmental noises typical of a rural property. It should be noted that the wider neighbourhood area supports a range of activities that emit noise like motor bike riding, playing music, socialising and talking, vehicle use and animals. It is assessed that the proposed activities will not significantly impact on the background noises tacitly accepted by the community for some time now, nonetheless noise will be actively managed and mitigated through the following controls:

- Limit to the number of activities at any one time
- Limit the number of animals and people interacting and conducting activities.
- Actively manage the noise emissions associated with proposed activities.
- Maintain adherence to operational hours of 0830h to 1730h
- Activities to be conducted with consideration of neighbours.

Fence maintenance. The concern regarding the effectiveness of the boundary fences has been considered in the context of the proposed activity. The submission outlines that fence condition is not maintained to a suitable standard to allow for multiple horses to be kept out of neighbouring properties and off major roads. The proposed activity is not in direct contact with a boundary fence leading to the road and will be isolated from direct contact with roadways through internal fencing. As such existing fences have been assessed for safety and suitability in the context of the proposed activities. The risks associated with effectiveness of the boundary fencing relating to the conduct of the proposed activities has been assessed as low.

The keeping of horses on the property is not new and all horses have been kept by the current fencing, however, it is noted that there is some maintenance due for the fence boundary at the north west point which is currently reinforced and has an electric offset wire. This will be rectified with haste. As fencelines degrade over time, the specific concerns will be addressed and dissatisfaction with the condition of the boundary fence will be remediated as a part of property routine maintenance however remains out of scope of the specific proposed activities.

Business activity too close to neighbouring homes. The closest a neighbours house is to the boundary of the proposed riding area is 30m. Activities are not usually right on the boundary and it is expected the closest an activity will possibly be is approximately 40-50m away from any home but most activities will be up to 180m away. This has been considered reasonable.

Decreased property value. Based upon a history of 10 years of land valuations there is no objective evidence I could find to suggest a negative impact to land valuations has occurred over this period to properties in this area. There is no evidence of neighbouring lands decreasing in value caused by neighbouring properties having horses. The proposed business was previously located at Quartz Hill Road Jindera and there is no evidence to suggest the surrounding properties decreased in value due to the business or for any reason associated with the business.

Statement of Environmental Effects



Submitted on	20 December 2023, 1:56AM
Receipt number	SEEWEB255
Related form version	7

Application Details

Applicant's Name:	Sarah Packe
Applicant's Email:	wild_eh64@hotmail.com
Lot:	2
DP:	1140932
Assessment No:	PAN-386362
Street Name:	Dights Forest Rd
Town/Village/Area:	Jindera

Description of the Development

Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc.

Build a steel post and rail fence to indicate a car parking area. Erect a metal sign 162cm x 140cm on steel posts to a height of 272cm.

Description of the Site

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The land has a slight slope. The parking area will be between the trees. The land is currently used for personal horse riding and horse paddocks.

Context and Setting

Will the development:	Be visually prominent in the surrounding area?: No
	Be inconsistent with the existing streetscape or Council's setback policies?: No
	Be out of character with the surrounding area?: No

Comments

Access/Traffic and Utilities

(Note 1 dwelling = approximately. 10 vehicle movements per day)

Is legal and practical access available to the development?: Yes

Will development increase local traffic movements / volumes? If yes, by how much?: No

Are additional access points to road network required?: No

Has vehicle manoeuvring and onsite parking been addressed in the design? (Commercial / Industrial / Multi Res / Public Buildings only): Yes

Are power, water, electricity, sewer and telecommunications services readily available to the site?: Yes

Comments

Access will be via the current driveway. The number of patrons will be the same as when the business was located on Quartz Hill Rd, Jindera, so the local traffic will remain the same. The parking is perpendicular which allows for maneuvering to exit. Power, water and electricity are pre-existing to the property.

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?: No

Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?: No

Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)?: No

Does the development involve any significant excavation or filling?: No

Could the development involve any significant excavation or filling?: No

Is there any likelihood in the development resulting in soil contamination?: No

Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?: Yes

Is the development likely to disturb any aboriginal artefacts or relics?: No

Comments

The environmental impact to the land will not change.

Flora and Fauna Impacts

For further information on threatened species, see

Will the development result in the removal of any native vegetation from the site?: No

Is the development likely to have any impact on threatened species or native habitat?: No

Comments

Natural Hazards

Is the development site subject to any of the following natural

Bushfire Prone?: No

hazards; (Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated).

Landslip?: No

Flooding?: No

Comments

Waste Disposal

How will effluent be disposal of?

Onsite

Will liquid trade waste be discharged to Council's sewer?

No

How will stormwater (from roof and hard standing) be disposed of?

Street Drainage System

Comments

There is a septic system onsite for toilet. Horse manure will be composted. Stormwater runs to roadside channels.

Social and Economic Impacts

Will the proposal have any economic consequences in the area?:
Yes

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?: No

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?: No

Comments

The business is likely to have a positive effect on the local economy by bringing consumers to Jindera where they may patron other local businesses.

Operational and Management Details

Upload information - documents, photos and other information (Please note - The total size of all documents, photos and other information can NOT be more than 6MB. Please check your document size. Alternatively you can send additional documents, photos and other information to mail@greaterhume.nsw.gov.au quoting the SEEWEB Number.)

Supplement Statement for the Statement of Environmental Effects.pdf

Applicant's Signature



Date

20/12/2023

Statement of Environment Effects - submitted online
Supplement Statement for the Statement of Environmental Effects
For Development at lot 2 DP 1140932
442 Dights Forest Rd Jindera
DA ref PAN-386362

Please attach a separate statement to this form addressing the following matters:

- Description of operation.

Horse riding school. Teaching children and adults how to care for and ride horses.

- Numbers of staff.

One riding instructor, owner operator.

- Description of production process.

N/A

- Type and quantity of goods handled including any hazardous substances.

N/A

- Provision for disabled access and facilities.

There are no steps. All gates are wide enough for wheelchair access.

- Hours and days of operation.

Monday to Saturday from 8.30am – 5.30pm Times will vary within these times for summer and winter and client demand.

- Maximum expected number of customers.

Maximum expected clients on a Saturday is 4 or 5 clients per hour. This number is less during the week. School holidays will have a maximum of 6 clients per hour.

- Nature of any waste generated.

The horse waste will be composted and distributed on gardens and paddocks for pasture management.

Development Application Additional Supporting Information

442 Dights Forest Rd Jindera

Lot: 2 DP: 1140932

DA ref – PAN 386362

Proposed Home Business activity

Bits and Boots Concept of Operations

Activity Description:

The Development Application supports proposed Business activity consisting of a small-scale, home based, single operator, pony riding service. This document provides contextual detail and scope to the reviewer to understand the nature of the proposal.

Concept of operations:

- Customers will be provided with an opportunity to interact and ride ponies on the property under instruction, supervision, control and guidance.
- Customers will park in the designated car parking area
 - Detail provided within DA site plan
 - The impacts to local traffic is assessed as not significant.
 - Traffic will be customers in usual modes of family transport like cars.
- Customers will be limited in number to no more than eight at any one time.
 - Typical business is to be approximately four at any one time.
- Activities are designed for beginners wanting to have a pony/horse experience, pony/horse ride and learning about and how to ride independently. We provide supervised interaction with ponies/horses through to riding ponies/horses.
 - Example of activities include grooming and rides in and around designated areas on the property.
- Activities typically take an hour per person/group.

Vehicles associated with the proposal

- Customers usually use standard cars as transport. Expected to have four cars usually with a changeover of 8 cars at intervals only on Saturday. There will be an increase in traffic to the property but assessed as not a significant impact to local traffic.
- There will be mowing as required with one domestic ride on mower which is not different to current use.
- There will be slashing when required with one small farm tractor with slasher attachment which is not different to current use.

Scope of operations:

- The Bits and Boots service relies on existing livestock that have been trained and prepared by equine enthusiasts and professionals.

- There are ponies and horses of various sizes to cater for different sized people.
- Temperament and behaviour of the animals are fostered to support interaction with people.
- There are 13 ponies and horses kept on the premises for Bits and Boots Pony Rides.
- The Concept of operation is limited to low volume of patronage.
 - Customer ratio will not exceed 1 staff to eight customers but usually four customers
 - There is only one staff involved in the activities – The owner/operator
 - Therefore usual operating will be occasional 1-2 customers during weekdays and after school with 2-4 customers and Saturdays 4 customers per 1.15 hours.
- The Bits and Boots service is intended to provide an interaction with ponies the following is **out of scope**:
 - Bits and Boots is not a pony club
 - Bits and Boots is not a horse training facility
 - Bits and Boots is not an equine trading business
 - Bits and Boots does not accommodate other peoples horses staying on the property

Other Information for Lot 2 DP 1140932, 442 Dights Forest rd,
Jindera

DA ref – PAN 386362


These points are to address any other information requirements.

- The property is on town water.
- No food will be supplied on the premises.
- There will be Public liability insurance of \$10,000,000 with Affinity Insurance Brokers underwritten by Liberty Insurance.
- There are no ancillary usages.
- There will be no excessive noise.
- There will be no smoking or vaping on the premises.

Site Plan Lot 2, 442 Dights Forest rd, Jindera

DA ref – PAN 386362

Car parking area marked in red.

 Tree line area

----- Existing fence line

——— Property Boundary



270.230
279° 15' 30"

236.000
9° 15' 40"

LOT 2
134688 m²

EXISTING FENCE LINE

SHED

DWELLING

Bits & Boots
Pony Rides area

CAR PARKING AREA

691.200
189° 43' 20"

EXISTING FENCE LINE

301.770
42° 56' 10"

Horses kept in
these existing
paddocks
when not in
use

EASEMENT

LOT 1

354.435
155° 35' 20"

POWER

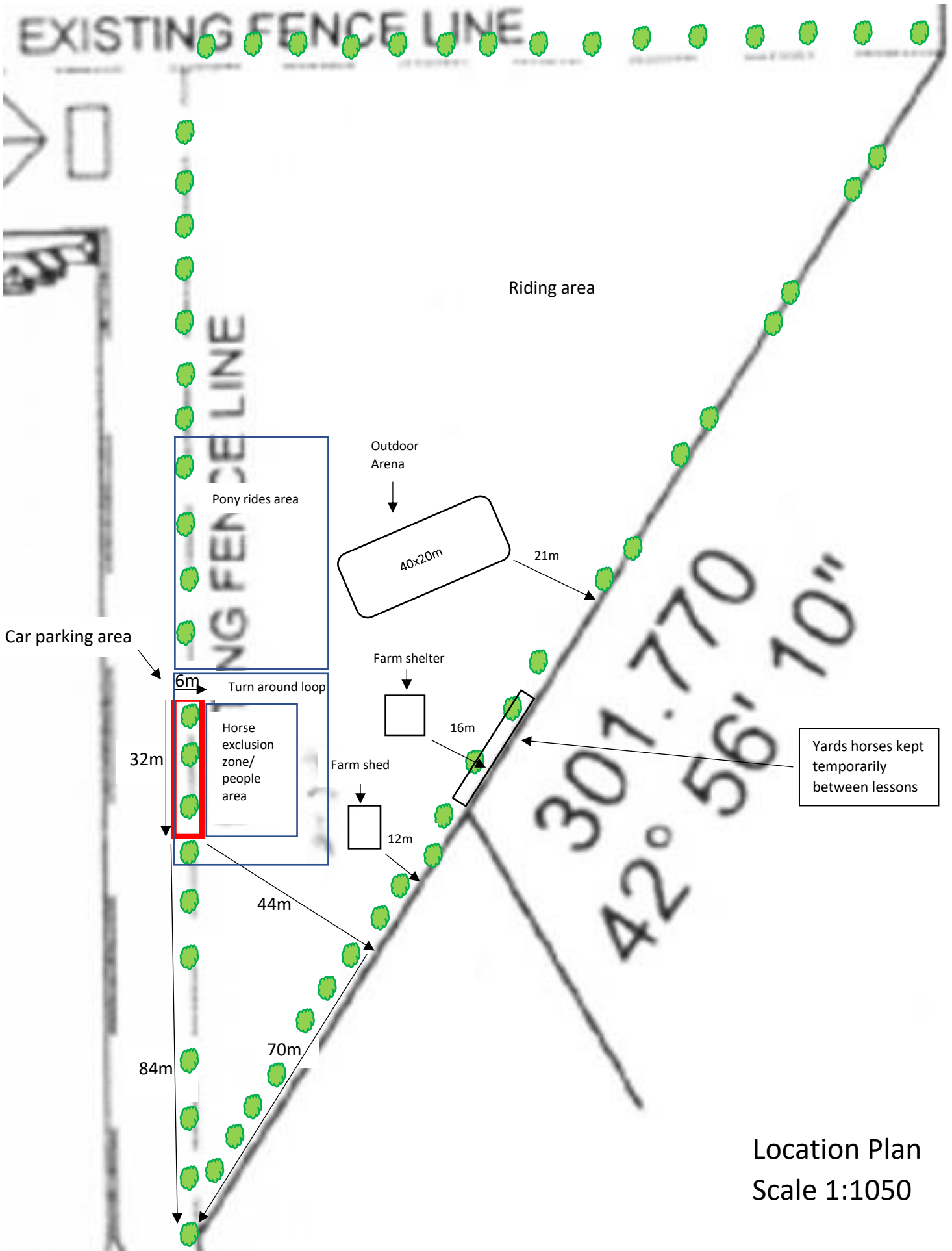
EASEMENT

WATER

Dights Forest Road

157.300
79° 22' 20"

Site Plan
Scale 1:2842



Location Plan
Scale 1:1050

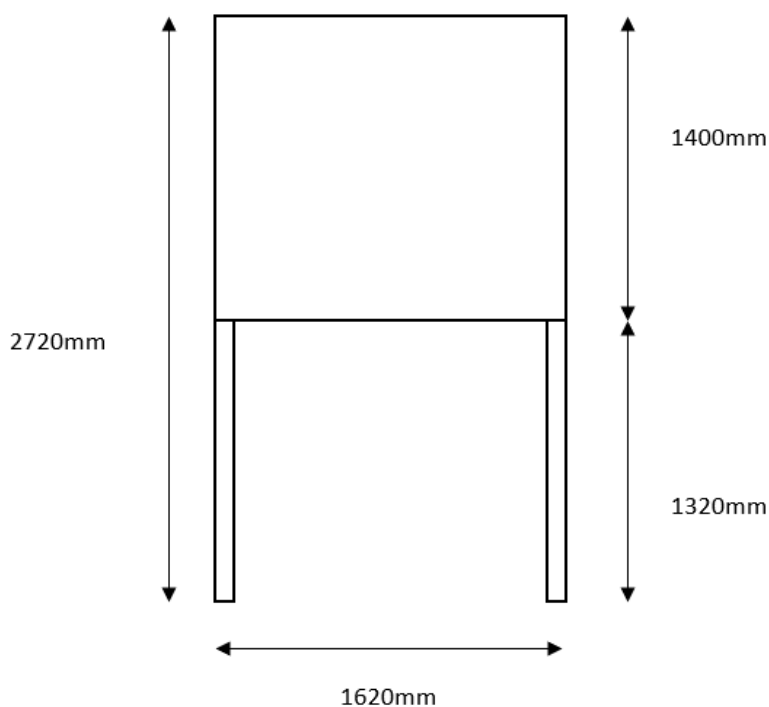
Signage for Lot 2 DP 1140932, 442 Dights Forest rd, Jindera

DA ref – PAN 386362

A sign inside the front gate on the east side of the driveway. The sign excluding poles is 1400h x 1620w with a total height with poles 2720h. The sign says 'Bits & Boots Pony Rides' and has a picture of a horse and rider. It is mainly zinc/silver with a faded green background behind the horse and rider and writing as per below picture.



Actual sign.



Scale 1:36

Site Plan

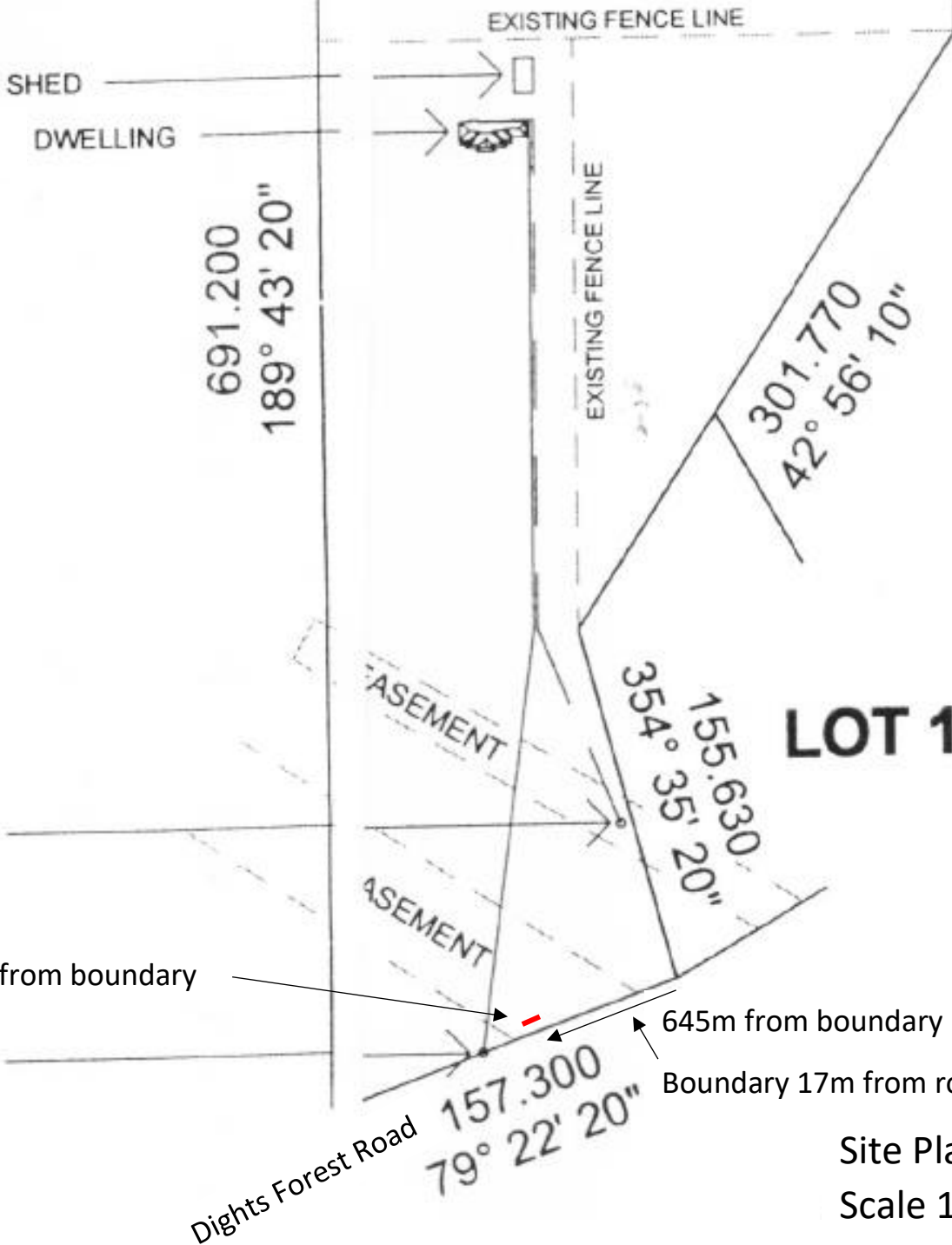
- Sign in red
- Existing fence line
- Property Boundary



270.230
279° 15' 30"

236.000
9° 15' 40"

LOT 2
134688 m²



Site Plan
Scale 1:2842

Submission Type

I am making a personal submission

Title

Ms

First Name

Anya

Family name

Williams

Suburb/ Town

Walla Walla

submission

I am submitting this in addition to what I have previously submitted in May 2023.

The subdivision proposed is in direct violation of protecting the amenity of residents, which is a key component of the RU5 Village zoning.

The DA has not adequately addressed this and therefore until it does, it should not be permitted.

Residential amenity considers elements that are particularly relevant to the living conditions of a dwelling. In planning terms 'amenity' is often used to refer to the quality or character of an area and elements that contribute to the overall enjoyment of an area.

The proposed industry, which is considered HEAVY INDUSTRY as per definitions in a basic internet search, is loud and will detrimentally effect the enjoyment of the area, with the current fencing useless in reducing any noise that permeates. The current LSE (Load Shifting Equipment) and the trucks that enter and exit the heavy industry site negatively impacts neighbours each and every day, from 7:30am. This morning, 29 February 2024, there was screeching of metal being dragged on metal from 7:30am on. It was absolutely horrid!

I am aware of at least 10 submissions against more industry on the main street in the DA 10.2023.53.1 lodged in May (by Annesley Holdings Pty Ltd, Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5 Stage 44 Lot Subdivision). These should be included when Council considers this DA.

I am not against new housing and in fact would like to see that occur along Commercial St rather than heavy industrial development which is currently proposed.

Why is the BluePlanning report not being included in this DA? Is it because it showed an additional 800 cars being generated once the DA is completed, or could it be the high levels of Lead and Chromium found in the soil samples across the site? Where are the 800 cars being generated from? This has not been addressed when asked at the Council meeting on 20 December, nor has there been any addressing of the high levels of Lead and Chromium. Before any soil is moved, this should be addressed.

Not addressing the source and rectification of the high levels of Lead, Chromium, and of course Organophosphates found in all the soil samples as per the BluePlanning report (see Annexures in Council meeting 20 December 2023) makes Council complicit. It opens Council up to potential future lawsuits that residents may issue due to the inhalation of dust created from the DA, and for those living in the proposed DA area. Any fool can see that this is the case and that the issue should be addressed prior to any approval of the DA.

Before any DA is approved I would like to see the guarantee of adequate acoustic, high fencing, rectification of the soil and the location of the source of the soil contamination, an adequate addressing of the negative impacts on the amenity of nearby residents, and transparency of where the extra 800 vehicles per day are being generated from.

Submission Type

I am making a personal submission

Title

Ms

First Name

Anya

Family name

Williams

Suburb/ Town

Walla Walla

submission

Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd, 29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5 Stage 44 Lot Subdivision

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- PJN sheds are very loud in their business, 6 days a week as they also open Saturday. Expanding their holdings on the Main Street to over 200m will make the noise far worse to many more homes.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.
- We should have retail allotments in the area proposed for light industrial to avoid land locking Walla Walla from retail businesses.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJN sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops.

- A map has been included as part of this submission showing a better plan that enhances the Walla Walla community and future.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Karen

Family name

Wenke

Suburb/ Town

Walla Walla

submission

Development application 10.2023.53.1 lodged by Annesley Holdings Pty. Ltd. 29 Walla Walla Road, Walla Walla – Lot:2 DP: 1287711, Lot: 3 DP: 1287711 – 5 stage 44 lot subdivision. I object to this development on the following grounds:

- Walla Walla already has too many industrial businesses situated along the main street. P/N already have 150m main street frontage. It would be more aesthetically pleasing to both visitors to the town and the existing residential housing if any expansion was situated behind the existing industrial buildings.
- The housing subdivision portion of the DA, does not include any provision for retail outlets, or any other amenities. With council recently passing a controversial DA despite community opposition, we could lose a heritage building and two businesses to the town without any regard for the impact this would have to the community. Therefore, serious thought should be given to providing for future retail areas with main street access.
- Would not a service station be better positioned on the corner of this new subdivision where the Gerogery Road and Jindera Road come into Walla? This would make it more accessible to residents of the new sub-division and through traffic without impacting the older streetscape.
- This area is also prone to flooding, so I am concerned that the extra runoff from the first 15 houses and two proposed industrial lots would not be adequately handled by the drainage included in the DA. More water mitigation works should be included for such a large subdivision.
- Houses in the area have already been devalued due to the light industrial re-classification of the area, which is unacceptable to the community and the adjacent home owners. Thus far it has resulted in a property not selling due to this change in zoning. Why? Because the potential buyer could not obtain a loan.
- Council should pay more attention to ‘town planning’ in Walla Walla which reflects the needs and amenities required by the community, both now and in the future, rather than supporting a free for all for developers.

Submission Type

I am making a personal submission

Title

Mr

First Name

Ken

Family name

Ray

Suburb/ Town

Walla Walla

submission

Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd, 29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5 Stage 44 Lot Subdivision

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- The land on the road should be set aside for retail and also allow parking for shops etc.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJJ sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops!
- Also ensure parking is incorporated into the plan for both current and future development of retail/shops.

Submission Type

I am making a personal submission

Name withheld

submission

Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd,
29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5
Stage 44 Lot Subdivision

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJN sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Put land aside for public use next to the Sportsground to allow future expansion, and consider putting in a great playground that is off the main street and has some toilets that are within sight if a playground is installed.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops.
- Amend the DA more to what the attached diagram is like.

Submission Type

I am making a personal submission

Name withheld

submission

Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd, 29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5 Stage 44 Lot Subdivision

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJN sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops!

Submission Type

I am making a personal submission

Name withheld

submission

Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd, 29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5 Stage 44 Lot Subdivision

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJN sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops!

Submission Type

I am making a personal submission

Name withheld

submission

Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd,
29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5
Stage 44 Lot Subdivision

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJN sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Put land aside for public use next to the Sportsground to allow future expansion, and consider putting in a great playground that is off the main street and has some toilets that are within sight if a playground is installed.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops!
- Amend the DA more to what the attached diagram is like. We don't need more industrial lots on the main street.

Submission Type

I am making a personal submission

Name withheld

submission

Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd,
29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5
Stage 44 Lot Subdivision

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJN sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops!
- Allocate more land for future expansion of the Sportsgrounds as per the map attached.

Submission Type

I am making a personal submission

Name withheld

submission

This proposal complements adjacent land use (PJM Sheds) and ultimately provides a large number of dwelling lots to meet future housing demand. It is ideally located in town and ensures an even growth of Walla township along the main road instead of encroaching on farm land in awkward directions.

Submission Type

I am making a personal submission

Name withheld

submission

I have lived on Commercial St, Walla Walla with my daughter and see stay there occasionally. I do not believe the development will enhance or improve Walla Walla.

The subdivision proposed is in direct violation of protecting the amenity of residents, which is a key component of the RU5 Village zoning.

The DA has not adequately addressed this and therefore until it does, it should not be permitted.

Residential amenity considers elements that are particularly relevant to the living conditions of a dwelling. In planning terms 'amenity' is often used to refer to the quality or character of an area and elements that contribute to the overall enjoyment of an area.

The proposed industry, which is considered heavy industry as per industrial definitions, is loud and will detrimentally affect the enjoyment of the area, with the current fencing useless in reducing any noise that permeates. The current LSE (Load Shifting Equipment) and the trucks that enter and exit the heavy industry site negatively impacts neighbours each and every day, from 7:30am.

Not addressing the source and rectification of the high levels of Lead, Chromium, and of course Organophosphates found in all the soil samples as per the BluePlanning report (see Annexures in Council meeting 20 December 2023) makes Council complicit.

Before any DA is approved I would like to see the guarantee of adequate acoustic, high fencing, rectification of the soil and the location of the source of the soil contamination, an adequate addressing of the negative impacts on the amenity of nearby residents, and transparency of where the extra 800 vehicles per day are being generated from.

Submission Type

I am making a personal submission

Name withheld

submission

I have no issue with development but would like amendment to Industrial area, adding walkway/greenbelt and parks and open spaces.

I would like DA 10.2023.53.1 amended

I object to more large industrial in our main street (Commercial Street) but should be made available for light industrial & retail. Walla Walla has no space for future retail businesses.

As this is mainly a residential area, houses across the road from large industrial businesses will have their land and houses go down in value, due to noise and unsightly fences and large sheds etc. Industrial expansion should occur away from the main street.

Would like to see a walkway/greenbelt area that links to sportsground, somewhere in this subdivision . Especially if we lose our present public walkway to sportsground.

Would like to see parks and some open space areas in this proposed subdivision.

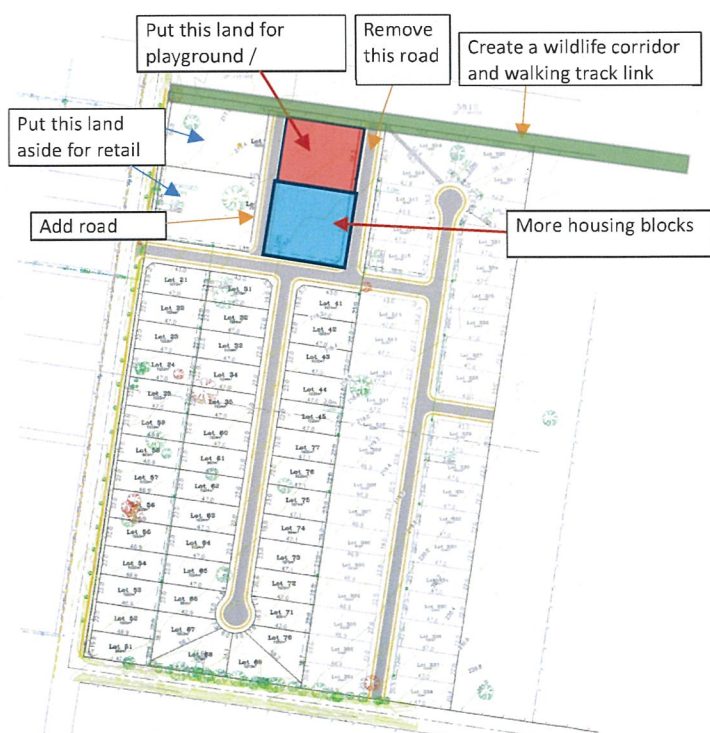
**Development Application 10.2023.53.1 lodged by Annesley Holdings Pty Ltd,
29 Walla Walla Rd WALLA WALLA – Lot: 2 DP: 1287711, Lot: 3 DP: 1287711 – 5 Stage 44 Lot Subdivision**

I oppose the above development application on the following grounds:

- I do not believe Walla Walla needs more industrial businesses on the main street.
- I do not believe the current DA will enhance the amenity of Walla Walla.
- I do not believe the current DA will help Walla Walla grow in the best way possible.
- The top-heavy nature of industry in Walla Walla recently meant that a loan was not approved for the purchase of a house due to it being classified as being in an Industrial area. More industrial developments will mean our houses and land are devalued even further.
- Majority of us have our savings linked to our homes, so we need to protect their value by not having more light industrial expansion within and across from residential areas.
- Further industrial expansion can and should occur away from the main street and residential areas, thus preserving the value of our homes.
- If public land is to be sold to a development, then there should be an equally large amount of land within the development allocated and zoned for public use.

I would ask for the DA 10.2023.53.1 to be amended in the following manner:

- Expand and enhance the public walkway from Commercial St on the south side of PJN sheds to become a wildlife corridor and pleasant walking track that goes from Commercial St, looping past the off-lead dog area, around the outside of the Sportsground to the east and then curving back towards Commercial St past the caravan parking area to the skate ramps, Swimming pool and then reconnecting to Commercial St.
- Convert the front blocks of the proposed industrial sites into retail blocks so that Walla Walla can accommodate future retail shops.
- Amend the DA more to what the diagram is below.



Greater Hume Shire

Planning Report: 44 Lot Multi Stage Subdivision 104 & 116 Commercial Street, Walla Walla 2659

Lots 2 & 3 of DP1287711

Eslers Ref: 32742 (V2)

Introduction	1
The Site	1
The Proposed Development	3
<i>The Design</i>	4
Compliance	5
Section 1.7	5
<i>Obligations related to the Biodiversity Conservation Act 2016</i>	5
Section 4.15 (1)(a)(i)	6
<i>State Environmental Planning Policies (SEPPs)</i>	6
<i>Greater Hume Local Environmental Plan 2012 (LEP)</i>	7
Section 4.15 (1)(a)(ii)	9
Section 4.15 (1)(a)(iii)	9
<i>Greater Hume Shire Development Control Plan 2013 (DCP)</i>	9
Section 4.15 (1)(a)(iiia)	11
Section 4.15 (1)(a)(iv)	11
Section 4.15 (1)(a)(v)	11
Section 4.15 (1)(b)	11
Section 4.15 (1)(c)	13
Section 4.15 (1)(d)	13
Section 4.15 (1)(e)	13
Section 4.15 (2) & (3)	14
Section 4.15 (3a)	14
Section 4.15 (4)	14
Appendices	15
<i>Appendix A Aboriginal Heritage Information Management System Search Results</i>	15

Introduction

Eslers Land Consulting has been engaged on behalf of client Annesley Holdings Pty Ltd to prepare a Development Application to the Greater Hume Shire.

The intent of this report is to support the Application for development of a 44 Lot Subdivision, across multiple stages, of land at Lots 2 & 3 of DP1287711, addressed as 104 and 116 Commercial Street, Walla Walla NSW. This report has been prepared to address the requirements of the Environmental Planning and Assessment Act 1979 (EP&A Act), The Greater Hume Local Environmental Plan (LEP), and the Greater Hume Development Control Plan (DCP).

The Site



Figure 1 The Subject land within the context of its immediate surrounds (Source: NSW SIX Maps)

The subject land, Lots 2 and 3 of DP1287711 are 3.307ha and 3.843ha respectively. The combined land size of the two lots is 7.15 ha.

The subject land is contained within RU5 Village Zone, with a portion to the east of the land zoned R5 Large Lot Residential. The maximum width of the R5 zoning within the boundary of the two lots is 23.5 metres.

The land is of a rectangular shape, has gently sloping topography to the North West, with minimal vegetation or trees onsite. The land is currently used for agricultural grazing and broad acre farming.

- Land to the North is zoned RU5 Village and RU1 Primary Production, with existing sporting facilities, public swimming pool and recreational park within walking distance of the proposed development.

- To the East of the property is zoned R5 Large Lot residential, with future subdivision concepts demonstrated on Proposed Master Plans provided with this application. Future concept development plans involve the rezone of a portion of the land to the East as RU5 Village, by way of a Planning Proposal. Future concept stages in the neighbouring property are not included with this development application and will be subject to future Council consultation.
- To the South of the property is currently zoned RU1 Primary Production. As outlined in the Greater Hume Shire Councils Local Strategic Planning Statement 2018 (LSPS), this land has been identified for future rezoning to R5 Residential. This proposed development demonstrates consistency with the plan for the area as determined by Greater Hume Shire LSPS.
- To the West is zoned RU5 village, with the land being used largely for residential purposes, as well as hosting a sporting and recreational facility.

The Proposed Development

The proposal outlines the subdivision of the land into 44 Lots across 5 stages. Detailed Proposed Layout Plans have been submitted with this report, a summary is listed below:

- **Stage 1:** Subdivision of existing Lot 2 DP 1287711 into three (3) lots including two industrial lots and creation of one residue lot identified as Lot 3.
- **Stage 2:** Subdivision of existing residual lot (Lot 3) and existing Lot 3 DP1287711 into six (6) lots including creation of one residue lot identified as Lot 26 and construction of roads.
- **Stage 3:** Subdivision of existing residual lot (Lot 26) into six (6) lots including creation of one residue lot identified Lot 36 and construction of roads.
- **Stage 4:** Subdivision of existing residual lot (Lot 36) into six (6) lots including creation of one residual lot identified as Lot 46.
- **Stage 5:** Subdivision of existing residual lot (Lot 46) into twenty-seven (27) lots including extension of existing of road.

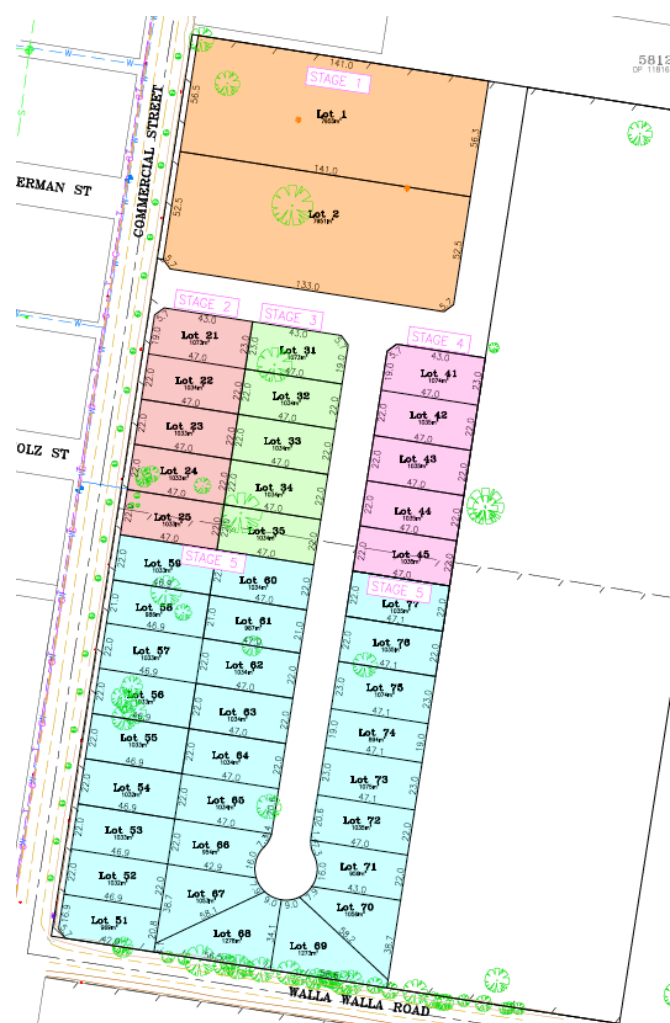


Figure 2 The Proposed Overall Layout of the Development, extract of plans provided with this application

The Design

Access

The proposed subdivision utilises Commercial Street for access to 16 of 44 Lots. Detailed construction plans will outline specifications of the crossovers prior to construction, demonstrating consistency with Engineering/Council Standards, and maintaining consistency with neighbouring properties on the West side of Commercial street.

Stage 3 details the construction of a local access road from Commercial Street, which will provide access to 10 lots constructed during stages 3 and 4.

Stage 5 details the extension of the Local access road constructed as part of stage 3, with a cul-de-sac designed to provide access to the remaining 18 lots of the subdivision.

Building Envelopes

No building envelopes have been nominated as part of this Development Application.

Services

All services proposed and existing to Lots 2 & 3 of DP1287711 are detailed on the plans provided with this application.

Electricity	DBYD completed 19th October 2022 outlines existing services available to service the property via Commercial Street.
Telecommunications	DBYD completed 19th October 2022 outlines existing services available to service the property via Commercial Street.
Water Supply	Existing services are available to service the property via Commercial Street. Discussions have been ongoing between Greater Hume Shire Council, Riverina Water and the developer, with watermain extension proposed if required. Design will be completed to the satisfaction of Riverina Water.
Sewerage	No existing sewer main is available to service proposed lots. Sewer Pump station has been proposed to service the subdivision, discharging to a nominated manhole.
Gas	DBYD completed 19th October 2022 outlines existing services available to service the property.
Drainage	<p>The land is falling to the North-West, with drainage concept demonstrated in provided plans. Drainage will connect to existing waterway to the North of the property, connecting to culvert existing along Edwards Street.</p> <p>Further detailed calculations will be completed during the design phase.</p> <p>Stormwater drainage from Walla Walla Road is to be rerouted, as previously agreed upon with Council, through Townview Avenue. This is separate to this development, however, will decrease the capacity required to be accommodated for in our future Drainage Plans.</p>

Compliance

This report has been written in accordance with the EP&A Act 1979, to address all matters relevant to demonstrate compliance for development consent as set out by the Act. The below sections referenced are taken from the EP&A Act.

The relevant planning controls for the land identified in this development application are outlined below:

Land Zoning:	RU5 Village R5 Large Lot Residential
Minimum Lot Size	600m2 2 ha
Heritage Conservation Area:	Not Applicable
Heritage Item:	Not Applicable
Relevant Local Environmental Plan:	Greater Hume Local Environmental Plan 2012
Relevant State Environmental Planning Policies:	Please see table below
Relevant DCP's/Policies:	Greater Hume Development Control Plan 2013
Regional Plan Boundary	Riverina Murray
Local Aboriginal Land Council	Albury and District

Section 1.7

Obligations related to the Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is considered to result in a significant impact in the following assessed circumstances:

(a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	The subject land has historically been used for Agricultural grazing and Broad Acre Farming. There are only two trees proposed for removal by this development, as demonstrated on the provided plans. This development is considered highly unlikely to significantly affect threatened species or ecological communities due to previous land use/
(b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	Proposed clearing of natural vegetation has a total tree canopy of 980m2, as demonstrated on the plans provided with this application. The BOS threshold for the land is 2500m2,

	therefore the proposed clearing is well under the threshold.
(c) it is carried out in a declared area of outstanding biodiversity value.	The land is not declared as Biodiversity Valued Land, as verified on the NSW eSpatial Planning portal

Section 4.15 (1)(a)(i)

This section requests consideration of the provisions of any Environmental Planning Instrument as relevant to the development.

State Environmental Planning Policies (SEPPs)

The following SEPPs have been identified using the NSW eSpatial Planning Portal as being applicable to the property. The information below refers to whether the SEPP applicable to the land has relevance to the proposed development.

SEPP	Comments
SEPP (Biodiversity and Conservation) 2021: Allowable Clearing Area (Pub. 21-10-2022)	The subject land is located on land identified as “allowable clearing area” by the SEPP (Vegetation In Non Rural Areas) 2017 Allowable Clearing Map. Council may issue a permit to remove vegetation provided the area being cleared does not exceed thresholds to trigger the Biodiversity Offset Scheme. The proposed development confirms that the BOS has not been triggered, as outlined on the plans attached and within this report.
SEPP (Biodiversity and Conservation) 2021: Land Application (Pub. 2-12-2021)	The subject land is located on land identified as “allowable clearing area” by the State Environmental Planning Policy (Vegetation In Non Rural Areas) 2017 – Land Application Map. Council may issue a permit to remove vegetation provided the area being cleared does not exceed thresholds to trigger the Biodiversity Offset Scheme. The proposed development confirms that the BOS has not been triggered, as outlined the plans attached and within this report.
SEPP (Building Sustainability Index: Basix) 2004: Land Application (Pub. 25-6-2004)	Not applicable as no dwelling or building construction is proposed. The Lot layout has been designed to allow
SEPP (Exempt and Complying Development Codes) 2008: Land Application (Pub. 12-12-2008)	Not applicable as no dwelling or building construction is proposed
SEPP (Housing) 2021: Land Application (Pub. 26-11-2021)	Not applicable as no dwelling or building construction is proposed
SEPP (Industry and Employment) 2021: Land Application (Pub. 2-12-2021)	The design of the proposed development complies with the development control plan for Greater Hume Shire, as outlined within this report, which addresses the requirements of this SEPP.
SEPP (Planning Systems) 2021: Land Application (Pub. 2-12-2021)	Not applicable
SEPP (Primary Production) 2021: Land Application (Pub. 2-12-2021)	Not applicable
SEPP (Resilience and Hazards) 2021: Land Application (Pub. 2-12-2021)	As outlined within this 4.6 SEPP and relevant guidelines, the land proposed for development by this application is considered to warrant investigation for contamination due to previous land uses.

	Site walkover has been completed, there is no evidence present of contamination, such as land fill or chemical storage sites.
SEPP (Resources and Energy) 2021: Land Application (Pub. 2-12-2021)	Not applicable
SEPP (Transport and Infrastructure) 2021: Land Application (Pub. 2-12-2021)	Not applicable, with transport and infrastructure within this development not being state significant, consultation with council is considered sufficient.
SEPP No 65—Design Quality of Residential Apartment Development: Land Application (Pub. 26-7-2002)	Not applicable

Greater Hume Local Environmental Plan 2012 (LEP)

Part 2 Permitted or prohibited development.

2.1 Land Use zones

With reference to the LEP Land Zoning Map, the subject land is majority located within RU5 Zone, with a section along the western boundary zoned R5.

The R5 section of the land does not meet the Minimum Lot Size requirement of 2ha, with the maximum width of the R5 section being 23.5m from the Western boundary in the Residential lots, and 4.5m in the Industrial lots. It is not considered practical to utilise this land for the purposes of the land use zone as outlined by the LEP.

2.3 Zone Objectives

The proposed development aligns with the objectives of the Zones.

Zone objectives relevant to the subject lands are as follows:

RU5 Village:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect the amenity of residents.

R5 Large Lot Residential:

Not applicable to this application, as noted in 2.1 above. It is not considered practical to utilise the section of land zoned R5 for the purposes outlined in the LEP.

2.6 Subdivision – consent requirements

Subdivision is permitted with development consent.

Part 3 Exempt and complying development.

Not applicable

Part 4 Principal development standards

4.1 Minimum subdivision lot size

The parcels of land resulting from subdivision of the lots 2 and 3 of DP1287711 are within the minimum lot size requirements of RU5 village, however the portion of the land along the western boundary that is zoned as R5 will not meet the minimum lot size requirement of 2ha.

The Greater Hume Shire LEP has not adopted Guidelines from the Standard Instrument to which provide guidelines to address split zoning of lands. Given this, the proposal is in alignment with the zoning that applies to the largest percentage of the land.

It has been taken into consideration that the mixed zoning already within the boundaries of lots 2 and 3 do not meet the minimum lot size requirement of R5 zoning, therefore further subdivision of this section will have no impact to the effect of the zoning requirements.

4.6 Exceptions to development standards

The proposed development contravenes the development standard 4.1 as outlined in the LEP, regarding minimum lot size. As referenced within this report (see above Section 4.1 Minimum subdivision lot size), the section of land that contravenes the development standard is already under the minimum Lot size requirement for R5 zone, due to the boundary of the property being misaligned with the boundary of the Land Use Zone. Complying with Clause 4.1

for the R5 zoned area the property is considered both unreasonable and unnecessary, given the size of the section.

There are no perceived environmental impacts as a result of contravening Clause 4.1 within the development standards.

Part 5 Miscellaneous Provisions

5.1 Relevant acquisition authority

Not applicable. As referenced in the LEP Land Reservation Acquisition Map, there are no lands within the Greater Hume Shire identified for acquisition.

5.10 Heritage conservation

The subject land has not been identified as an area for Heritage Conservation as defined within 5.10 of the LEP.

A Heritage NSW Aboriginal Heritage Information System assessment (AHIMS) was completed by Eslers on 4th November 2021. At the time of this assessment, lots 2 and 3 of DP1287711 were part of 29 Walla Walla Road. The assessment was completed as part of the development application 10.2021.252.1 to subdivide the property. The AHIMS assessment is attached at the end of this report (Appendix A), demonstrating there are no Aboriginal sites or places of significance within a 50m radius of 29 Walla Walla Road, now known as 104 Commercial Street, 116 Commercial Street and 29 Walla Walla Road, Walla Walla.

5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

In accordance with Subclause (4) of 5.16, we have demonstrated in this document that:

- (a) the development is consistent with land uses, both existing and approved, within the vicinity of this property.
- (b) the development is in line with land uses that are likely to be preferred and the predominant land uses in the vicinity of the development.
- (c) The development is not likely to be incompatible with any of the land uses within the vicinity of the property.
- (d) Not applicable

5.21 Flood planning

The development is not within an identified flood planning area.

Further, drainage design will be completed by a suitably qualified Engineer to address flood function and behaviour of the land. Designs produced will be in accordance with Council Policies and Standards, with appropriate measures taken and demonstrated to assess and reduce risk to life in the event of a flood.

Part 6 Additional Local Provisions

6.1 Earthworks

Development Consent is required for Earthworks proposed by this proposed development.

Statement of Environmental Effects within this document aims to address potential impacts on the environment, neighbouring uses and cultural or heritage items of the surrounding land.

Section 6.1 (3) lists the following matters for consideration. Please see comments addressing adherence to these provisions:

Matters for consideration:	Comments
(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,	Engineering plans to be completed following issue of development consent. Drainage design to be completed to the relevant standards by a suitably qualified Engineer. Soil stability to be addressed by soil and erosion controls installed as part of the Subdivision Works. Further documentation as to the details of the controls will be provided at the time of application for Construction Certificate.
(b) the effect of the proposed development on the likely future use or redevelopment of the land,	The proposed development is considered to facilitate future use and development of the land for industrial and residential purposes in line with the LEP

(c) the quality of the fill or the soil to be excavated, or both,	Not applicable
(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,	The proposed development is considered to improve the visual amenity of properties adjacent on Commercial street, with the landscaping and planting of future residential lots. Drainage along Commercial street will be improved by the development proposed.
(e) the source of any fill material and the destination of any excavated material,	Not applicable
(f) the likelihood of disturbing relics,	Not applicable
(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area	Not applicable
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	Exploration of impacts has been addressed in the Statement of Environmental Effects within this document

6.2 Terrestrial biodiversity

Not applicable, with reference to the LEP Terrestrial Biodiversity Map – Sheet BIO_001

6.3 Riparian land and watercourses

Not applicable, with reference to the LEP Riparian Lands and Watercourses Map, Wetlands Map – Sheet CL1_001

6.4 Wetlands

Not applicable, with reference to the LEP Riparian Lands and Watercourses Map, Wetlands Map – Sheet CL1_001

6.5 Development on river front areas

Not applicable

6.6 Development on riverbeds and banks

Not applicable

6.7 Essential services

All essential services are available to the property or are proposed for construction, as outlined in the provided layout plans with this proposal.

Section 4.15 (1)(a)(ii)

There are no proposed instruments applicable to this development.

Section 4.15 (1)(a)(iii)

Greater Hume Shire Development Control Plan 2013 (DCP)

2.0 Residential Development

This section of the DCP identifies, based on the Zoning as identified in the LEP, that the subject land could be categorised as *Average* or *Higher* density. The determination of the classification is subject to future residential development of the land, as the difference between the two depends on the number of dwellings on a Lot. 'RU5 Village' zoning allows, with development consent, construction of more than one dwelling per lot.

As the R5 Large lot residential zoned portion of the subject land is less than that which would allow construction of a dwelling as set by the LEP, the subject land will not be categorized as Rural living by this section of the DCP.

2.1 Neighbourhood character

The proposed development demonstrates consistency with the neighbouring properties, is ideally located to access public areas and commercial centres. Compliance is further outlined within this document under "The Site".

2.2 Streetscape

Design of the Lots resulting from this proposed subdivision are considered to support the Residential Design recommendations set by this clause, with further conditions relating to construction of a building to be determined by future development applications.

Removal of one tree is proposed with regards to the existing streetscape, to enable construction of an intersection as part of road construction in Stage 3.

2.3 Site requirements

Average Density:

Not applicable, as the subject land is not identified as Bushfire Prone Land, according to the NSW RFS online mapping tool accessible here: [NSW RFS Mapping Tool](#)

Higher Density:

Not applicable as no dwellings are proposed as part of this application

2.10 Earthworks & drainage

Drainage design to be completed by a suitably qualified Engineer. Erosion and sediment control plan will be completed as part of the design, with controls put in place prior to commencement of work on site, as part of the Subdivision Works.

3.0 Industrial Development

Applicable only to Stage 1, with two Industrial Lots to be produced. Standards relating to appearance, landscaping and land use will be applicable to future landowners, however, are not relevant to this proposal.

Provisions have been made in the design of the proposed subdivision to accommodate Stormwater (Standard 3.6.3 of the DCP) management for the future land uses of the Industrial lots within this development.

4.0 Commercial Development

Not applicable

5.0 Township Structure Plans

The proposed development is consistent with the Greater Hume Shire Council Local Strategic Planning Statement (LSPS), which was released by council in 2018. The DCP was released in 2013, therefore it is considered that the LSPS information supersedes the Township Structure Plans in the DCP.

The proposed development is consistent with the LSPS, with the land already zoned residential and future surrounding land use being earmarked by the strategic plan for further investigation to rezone for residential purposes.

6.0 Subdivision

6.1 Staging

Staging is in a logical order, to negate potential negative impacts on provisions of services or infrastructure to service the lots.

6.2 Movement network

The proposed development has been designed in the preliminary stages with the Greater Hume Shire Engineering Guidelines in mind. Access is proposed both from an existing public road and by construction of a local access road.

Access to the two industrial lots within the development is considered to accommodate the movement and manoeuvring of B-Double vehicles.

6.3 Lot design

All standards set by this clause have been addressed in the concept design of the proposed subdivision.

6.4 Infrastructure & services

All standards set by this clause have been addressed in the concept design of the proposed subdivision.

6.5 Hazards

Not applicable.

6.6 Site management

All standards set by this clause have been addressed in the concept design of the proposed subdivision.

7.0 Vegetation Removal

The removal of trees within this development is outlined on the tree removal plan provided with this application. The removal of these trees is considered to have minimal impact on the environment, further outlined within the Statement of Environmental Effects within this document.

The information presented within the DCP refers to sections 5.9 and 5.9 AA of the LEP, which has since been repealed. The LEP contains no reference to the conditions in which tree removal is or is not permitted, therefore it is considered that the State Legislation is applicable. The relevant SEPP for tree removal, as addressed within this document, is the SEPP(Biodiversity and Conservation) 2021.

The total area of tree canopy calculated for this development is 980m², shown on plans provided with this application. The vegetation proposed to be removed is under the threshold for Biodiversity Offset Scheme (BOS). As outlined by the SEPP, vegetation clearing under the threshold to trigger the BOS is permitted for removal with council approval.

8.0 Flood Liable Land

Not applicable.

9.0 Heritage Conservation Areas

Not applicable.

10.0 Notification Policy

Requirements set by the Environmental Planning and Assessment Act 1979, as confirmed by Council during assessment of this development application.

11.0 Site Specific Controls

Not applicable.

Section 4.15 (1)(a)(iiia)

No planning agreement relates to the site or to the proposed development.

Section 4.15 (1)(a)(iv)

There are no matters prescribed by the Regulations applicable to the development.

Section 4.15 (1)(a)(v)

Repealed

SECTION 4.15 (1)(b)

Statement of Environmental Effects

The following template has been taken from the Greater Hume Shire Website:

Description of the Development

The proposed development seeks to subdivide two lots (Lots 2 and 3 of DP1287711) into 44 lots over 5 stages, involving connection of services and construction of a Local Access Road.

Two lots will be developed for future industrial use, with the remaining forty-two lots developed for future residential use.

Description of the Site

The subject land is rectangular in shape, gently sloping to the North-West with minimal vegetation. There are scattered trees present, which have been drawn on the layout plan provided with this application. There are no waterways within the boundaries of the subject land. The land is currently used for agricultural grazing and broad acre farming.

Context and Setting

Will the development:

Be visually prominent in the surrounding area?	Yes
Be inconsistent with the existing streetscape or Council's setback policies?	No
Be out of character with the surrounding area?	No

Comments:

The proposed development land is currently used as agricultural grazing and broad acre farming. Future residences are considered to contribute to the beautification of the land with garden and landscaping as required on the individual lots.

Access/Traffic and Utilities

Is legal and practical access available to the development?	Yes
Will development increase local traffic movements / volumes? If yes, by how much?	Yes
Are additional access points to road network required?	Yes
Has vehicle manoeuvring and onsite parking been addressed in the design? (Commercial / Industrial / Multi Res / Public Buildings only)	Yes
Are power, water, electricity, sewer and telecommunications services readily available to the site?	Yes

Comments:

As detailed in the submitted proposed layout plans, access to lots adjoining Commercial Street will have access readily available. Further lots to be constructed in future stages will have access via proposed local access road as detailed in the plans provided. Road is to be constructed in line with Engineering Guidelines to address vehicle manoeuvring and parking requirements and accommodate expected increased local traffic.

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	Yes
Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?	Yes
Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)?	Yes
Does the development involve any significant excavation or filling?	No
Could the development involve any significant excavation or filling?	No
Is there any likelihood in the development resulting in soil contamination?	No
Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?	Yes
Is the development likely to disturb any aboriginal artefacts or relics?	No

Comments:

Potential risk of any pollution or impacts to the environment will be addressed by Work Management Plan to be provided in the application for Subdivision Works Certificate, should the development be approved. Controls will be in place to assess and control the risk of pollution during construction, utilising the relevant Council Standards to the subject land and written in consultation with the Erosion and Sediment Control Guidelines published by the Department of Land & Water Conservation.

As no external fill is being imported, there is no likelihood for contamination of the soil to occur as a result of this development.

No items or areas of Aboriginal significance has been identified within the Subject land, further demonstrated in Appendix A of this document.

Solar orientation mapping has been considered in the design of the lots, as demonstrated on the plans provided. This is intended to facilitate good solar access and energy efficiency for potential future dwellings, in accordance with NSW BASIX system guidelines.

Flora and Fauna Impacts

Will the development result in the removal of any native vegetation from the site?	Yes
Is the development likely to have any impact on threatened species or native habitat?	No

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).	NA
---	----

Comments:

The development proposes removal of two trees, outlined on plans provided with this Application. One tree being in the area proposed for future local access road, on Commercial Street, and one being located on the corner of Lot 2, which will be removed to allow the construction of drainage services. The site is currently used for agricultural grazing and is considered to be void of significant native vegetation or threatened species.

Natural Hazards

Is the development site subject to any of the following natural hazards; (Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated).

Bushfire Prone?	No
Landslip?	No
Flooding?	No

Comments – Nil**Waste Disposal**

How will effluent be disposal of?	Connection to Council Sewer system via Commercial Street
Will liquid trade waste be discharged to Council's sewer?	Yes
How will stormwater (from roof and hard standing) be disposed of?	Proposed drainage outlined on layout plans provided with this application

Comments – Nil**Social and Economic Impacts**

Will the proposal have any economic consequences in the area?	Yes
Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?	No
Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	No

Comments – Temporary increased noise only during construction, with Work Management plan to be provided to address any likely impacts to the surrounding residences and works completed to conditions specified by Councils approved Development Consent.

The development will provide much needed residential lots that are considered to be more affordable to potential future residents. The land surrounding Walla Walla consists mostly of larger lots sizes, less approachable or affordable for new buyers entering the market. Completion of this development will fill a need in the local housing market and provide more affordable housing in the area, which is considered to be a positive economical consequence.

Section 4.15 (1)(c)

The subject land is considered suitable for the proposed development having regard to the site attributes and generally being in accordance with Council's policies.

Section 4.15 (1)(d)

To be addressed following public exhibition if Council deems necessary during assessment of this application.

SECTION 4.15 (1)(e)

The proposed development will have appropriate measures in place to protect the public from any negative impact during construction, to be further outlined in application of Subdivision Works Certificate following approval of the development application.

It is further considered that the development will serve to benefit the public by way of extending on available residential and industrial lots in the area proposed for development. The proposed development is considered to improve the visual outlay of the land, with the land currently used as agricultural grazing and broad acre farming. Future residences are considered to contribute to the beautification of the land with garden and landscaping as required on the individual lots.

Section 4.15 (2) & (3)

Not applicable by the Environmental Planning Instruments applicable to this application

Section 4.15 (3a)

Not applicable, as no variations are sought to the Development Control Plan.

Section 4.15 (4)

Not applicable.

Appendices

Appendix A Aboriginal Heritage Information Management System Search Results



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 32742

Client Service ID : 767112

Tiffany Bourke-Edwards

Date: 24 March 2023

598 Macauley Street

Thurgoona New South Wales 2640

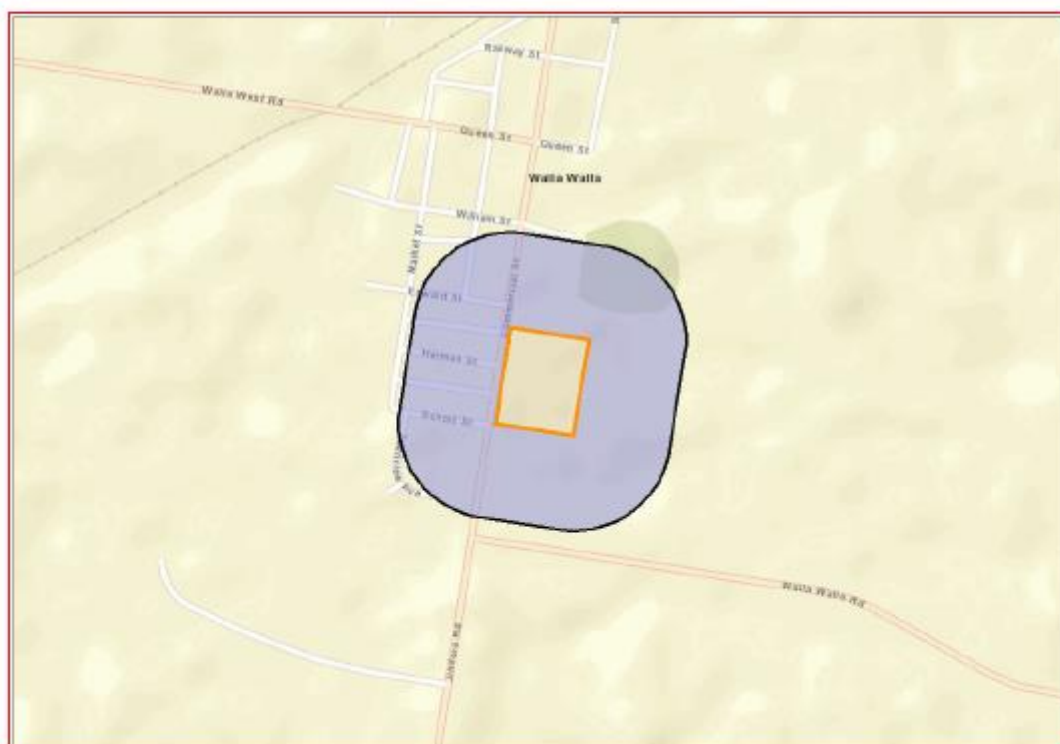
Attention: Tiffany Bourke-Edwards

Email: tiffany.edwards@eslers.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP1287711, Section : - with a Buffer of 200 meters, conducted by Tiffany Bourke-Edwards on 24 March 2023.

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:

<input type="checkbox"/>	Aboriginal sites are recorded in or near the above location.
<input type="checkbox"/>	Aboriginal places have been declared in or near the above location. *



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 32742

Client Service ID : 767115

Tiffany Bourke-Edwards

Date: 24 March 2023

598 Macauley Street

Thurgoona New South Wales 2640

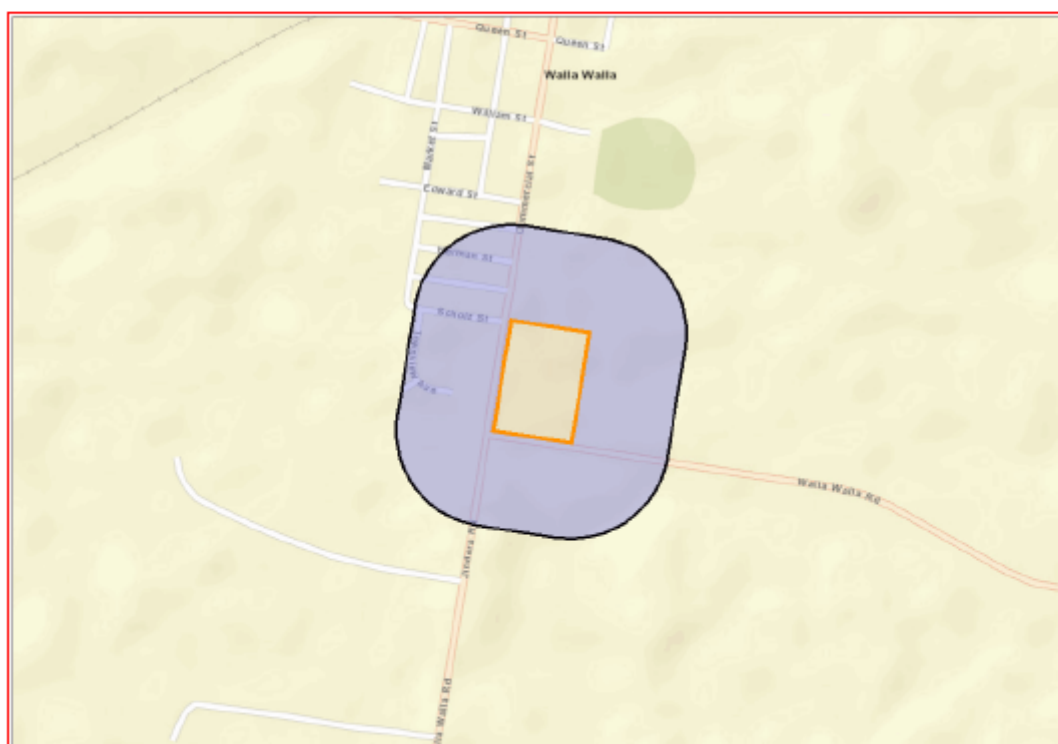
Attention: Tiffany Bourke-Edwards

Email: tiffany.edwards@eslers.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 3, DP:DP1287711, Section : - with a Buffer of 200 meters, conducted by Tiffany Bourke-Edwards on 24 March 2023.

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. *



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

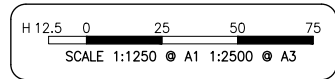
ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742	REV: G	
SHEET 1	OF 11	A1

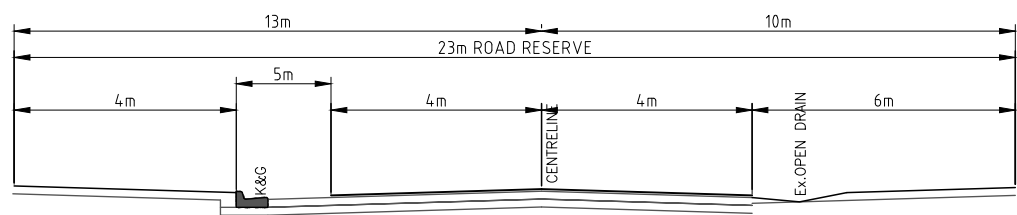
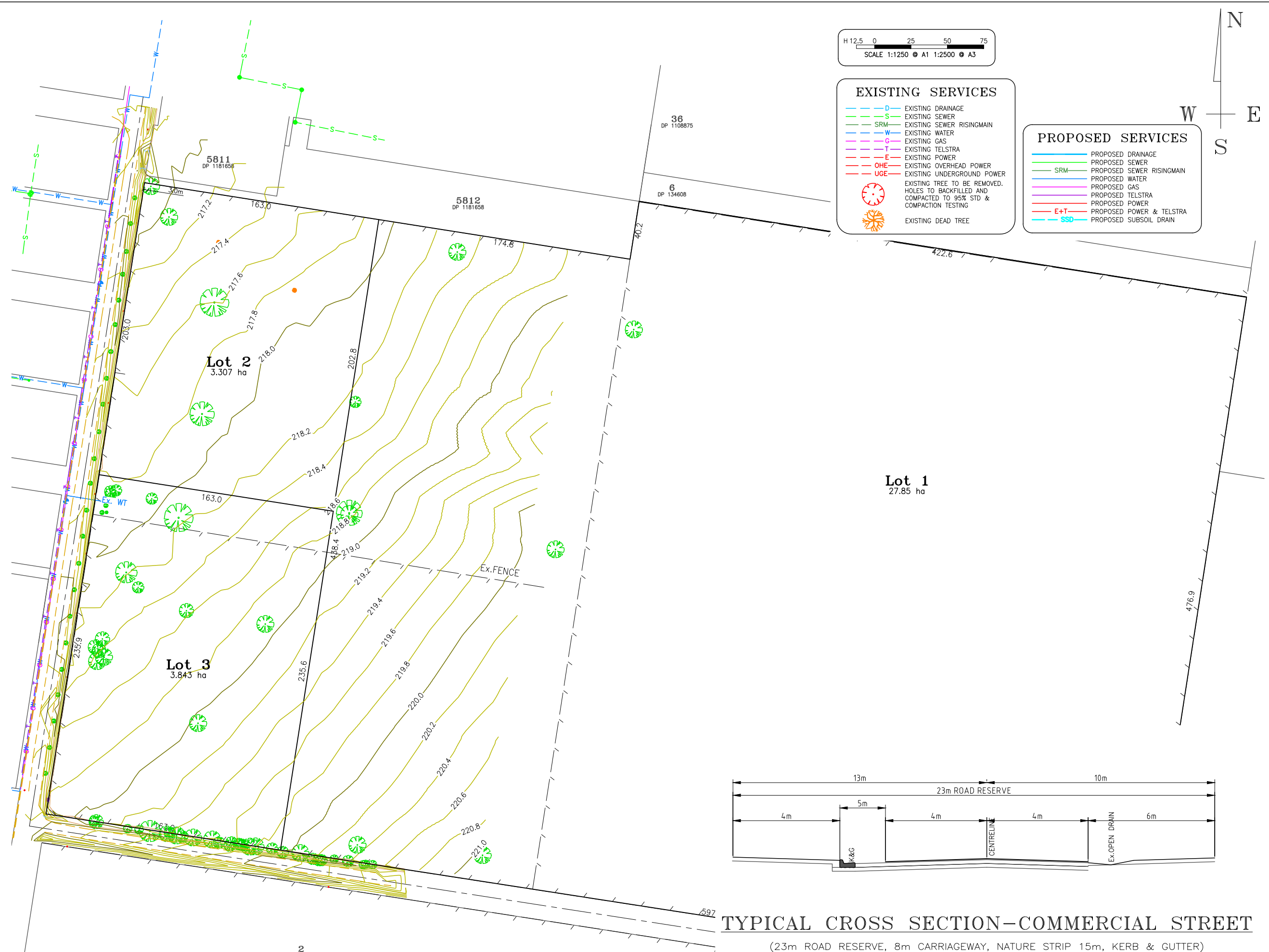


EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED.
- HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- EXISTING DEAD TREE

PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- PROPOSED POWER & TELSTRA
- SSD PROPOSED SUBSOIL DRAIN



TYPICAL CROSS SECTION-COMMERCIAL STREET
(23m ROAD RESERVE, 8m CARRIAGEWAY, NATURE STRIP 15m, KERB & GUTTER)

29 WALLA WALLA ROAD
WALLA WALLA

PROPOSED LAYOUT PLAN



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100

64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312

3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688

WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:-
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE MARKED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

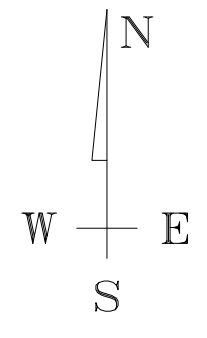
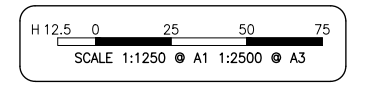
DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742	REV: G	
SHEET 2	OF 11	A1

EXISTING SERVICES

- EXISTING DRAINAGE
- EXISTING SEWER
- EXISTING SEWER RISINGMAIN
- EXISTING WATER
- EXISTING GAS
- EXISTING TELSTRA
- EXISTING POWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- EXISTING DEAD TREE

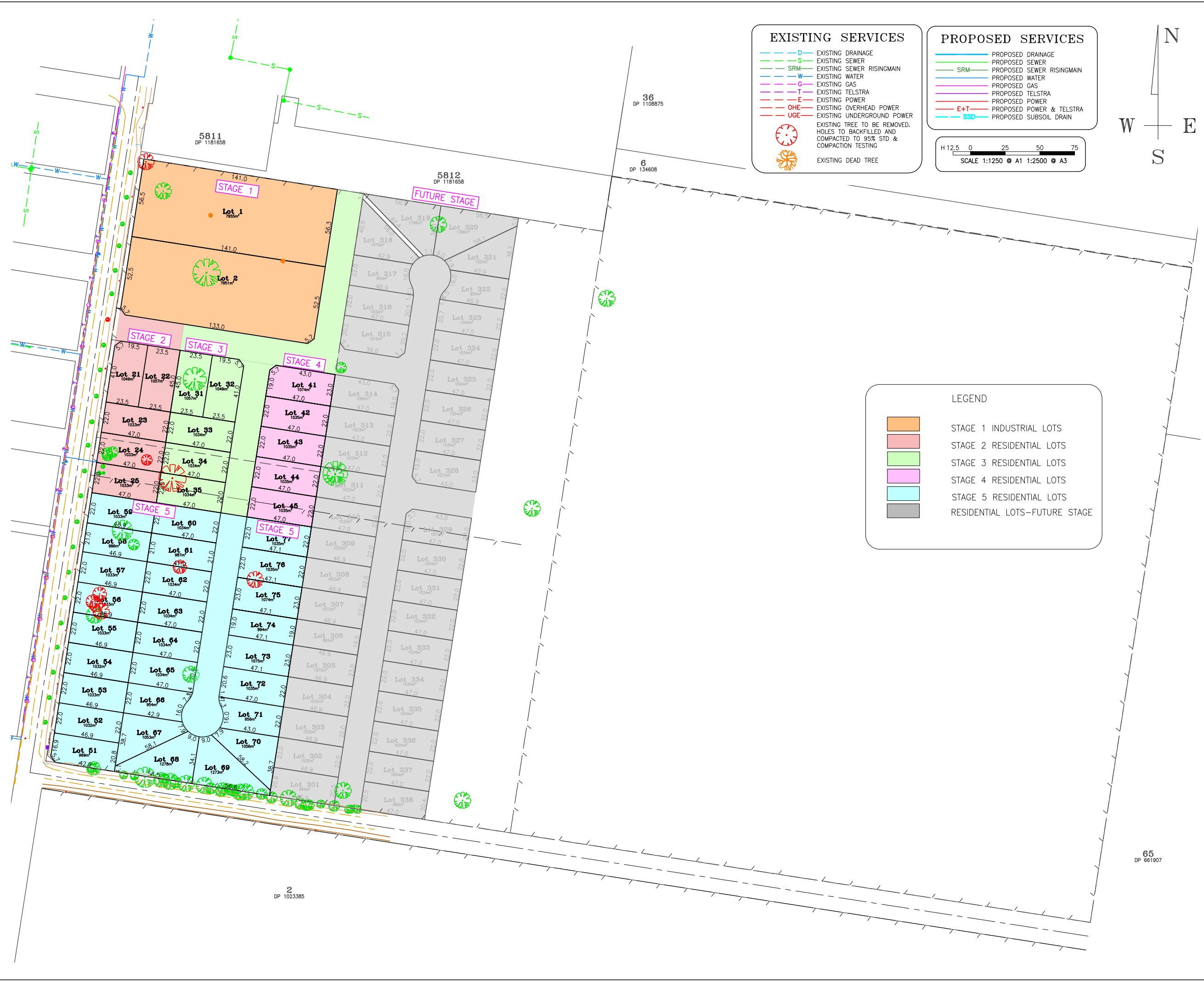
PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- PROPOSED POWER & TELSTRA
- PROPOSED SUBSOIL DRAIN



LEGEND

- STAGE 1 INDUSTRIAL LOTS
- STAGE 2 RESIDENTIAL LOTS
- STAGE 3 RESIDENTIAL LOTS
- STAGE 4 RESIDENTIAL LOTS
- STAGE 5 RESIDENTIAL LOTS
- RESIDENTIAL LOTS-FUTURE STAGE



29 WALLA WALLA ROAD WALLA WALLA

PROPOSED LAYOUT PLAN



SURVEYORS CIVIL ENGINEERS DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU INFO@ESLERS.COM.AU

Table with 2 columns: AMENDMENTS/ACTIONS and DATE. Rows include A. FOR DISCUSSION (18/10/22), B. FOR INTERNAL REVIEW (14/11/22), C. FOR DISCUSSION (08/12/22), D. FOR DISCUSSION (30/03/23), E. FOR DA (31/03/23), F. ADDITIONAL INFORMATION REQUEST (08/05/23), G. INTERNAL COMMENTS AMEND (15/01/24)

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY, -LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT. -MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT. -SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA DATE: 31/03/2023

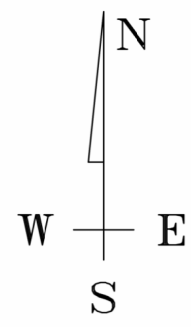
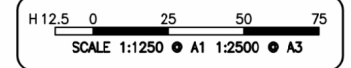
ESLER CHECKED: IAN BIGNELL 31/03/23 AUTHORITY APPROVED:

DATUM: A.H.D DRAWN: AVARGHESE DATE: NOV-2022

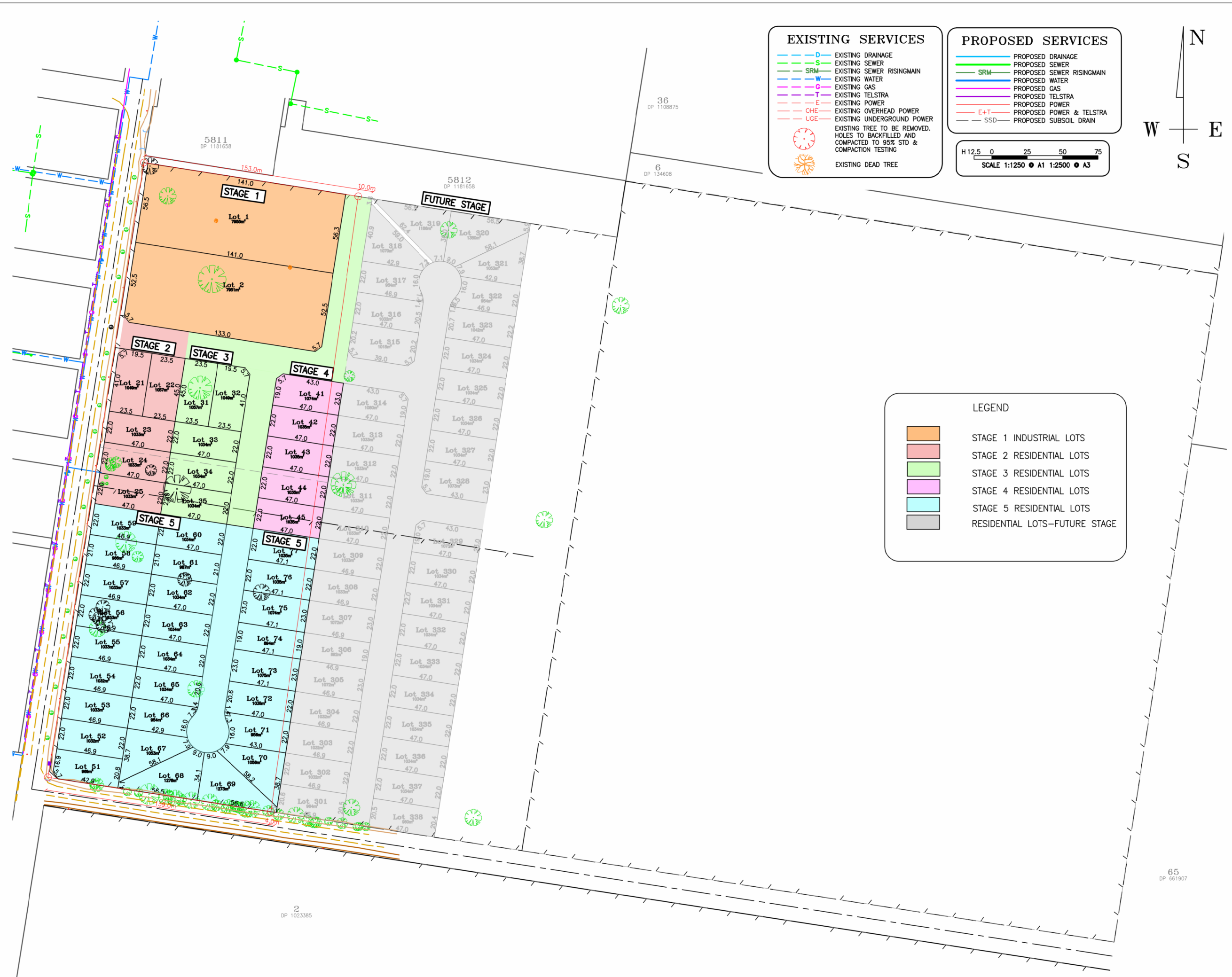
PROJECT No: 00032742 REV: G SHEET 2 OF 11 A1

EXISTING SERVICES legend including: EXISTING DRAINAGE (D), EXISTING SEWER (S), EXISTING SEWER RISINGMAIN (SRM), EXISTING WATER (W), EXISTING GAS (G), EXISTING TELSTRA (T), EXISTING POWER (E), EXISTING OVERHEAD POWER (OHE), EXISTING UNDERGROUND POWER (UGE), EXISTING TREE TO BE REMOVED (circle with X), HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING (circle with dots), EXISTING DEAD TREE (tree icon)

PROPOSED SERVICES legend including: PROPOSED DRAINAGE (D), PROPOSED SEWER (S), PROPOSED SEWER RISINGMAIN (SRM), PROPOSED WATER (W), PROPOSED GAS (G), PROPOSED TELSTRA (T), PROPOSED POWER (E), PROPOSED POWER & TELSTRA (E+T), PROPOSED SUBSOIL DRAIN (SSD)



LEGEND color key: STAGE 1 INDUSTRIAL LOTS (orange), STAGE 2 RESIDENTIAL LOTS (pink), STAGE 3 RESIDENTIAL LOTS (light green), STAGE 4 RESIDENTIAL LOTS (light purple), STAGE 5 RESIDENTIAL LOTS (light blue), RESIDENTIAL LOTS-FUTURE STAGE (grey)



29 WALLA WALLA ROAD WALLA WALLA

PROPOSED SEWER PLAN



**SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS**

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D
DRAWN: A.VARGHESE
DATE: NOV-2022

PROJECT No: 00032742
REV: G

SHEET 3 OF 11 | A1

EXISTING SERVICES

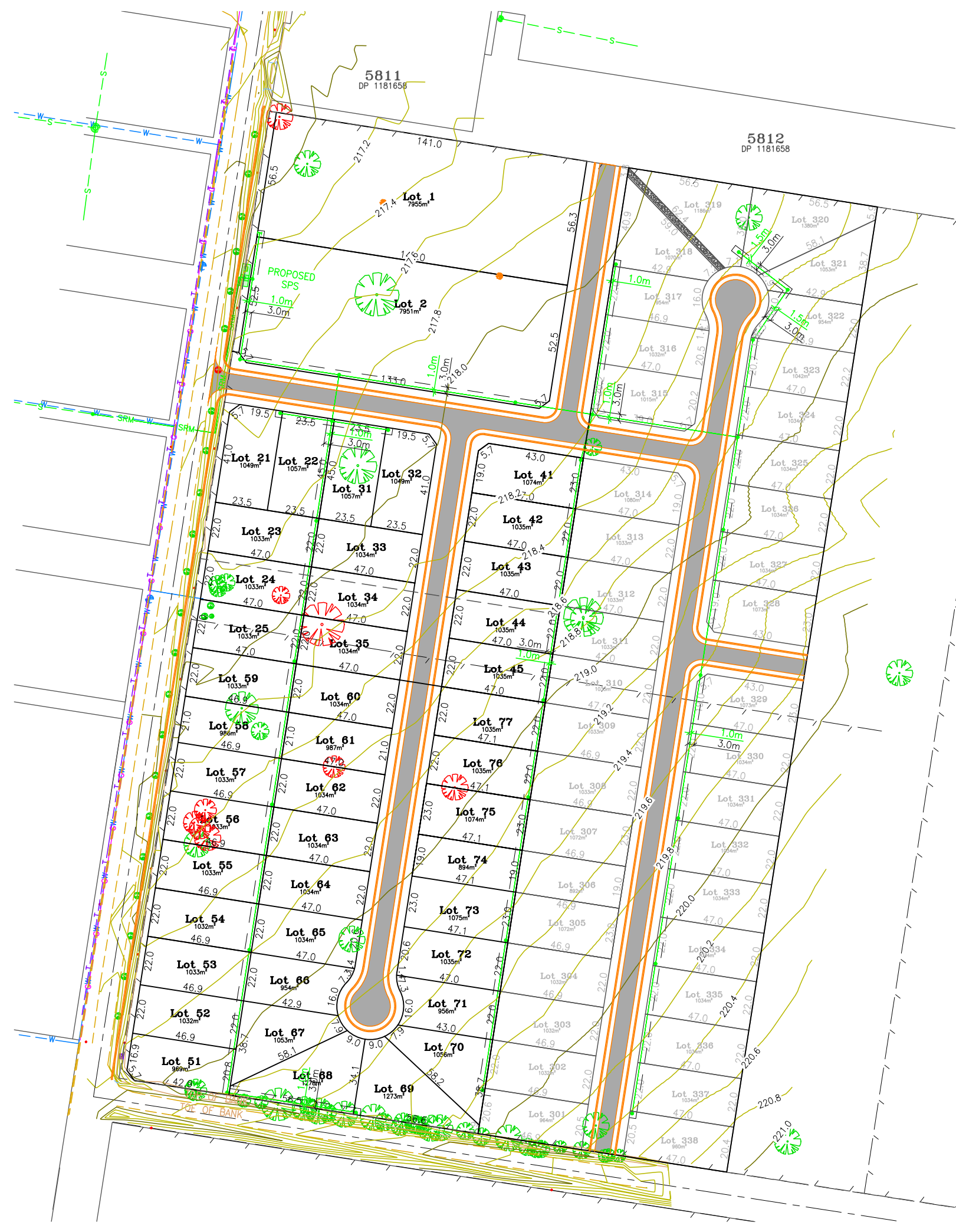
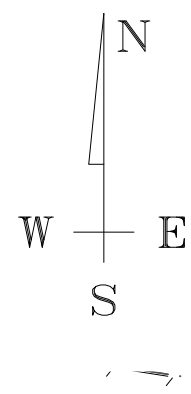
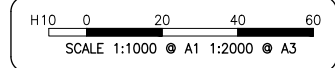
- D - EXISTING DRAINAGE
- S - EXISTING SEWER
- SRM - EXISTING SEWER RISINGMAIN
- W - EXISTING WATER
- G - EXISTING GAS
- T - EXISTING TELSTRA
- E - EXISTING POWER
- OHE - EXISTING OVERHEAD POWER
- UGE - EXISTING UNDERGROUND POWER

EXISTING TREE TO BE REMOVED.
HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING

EXISTING DEAD TREE

PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- SRM - PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T - PROPOSED POWER & TELSTRA
- SSD - PROPOSED SUBSOIL DRAIN



29 WALLA WALLA ROAD WALLA WALLA

PROPOSED DRAINAGE PLAN



SURVEYORS CIVIL ENGINEERS DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



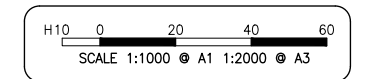
FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742	REV: G	
SHEET 4	OF 11	A1

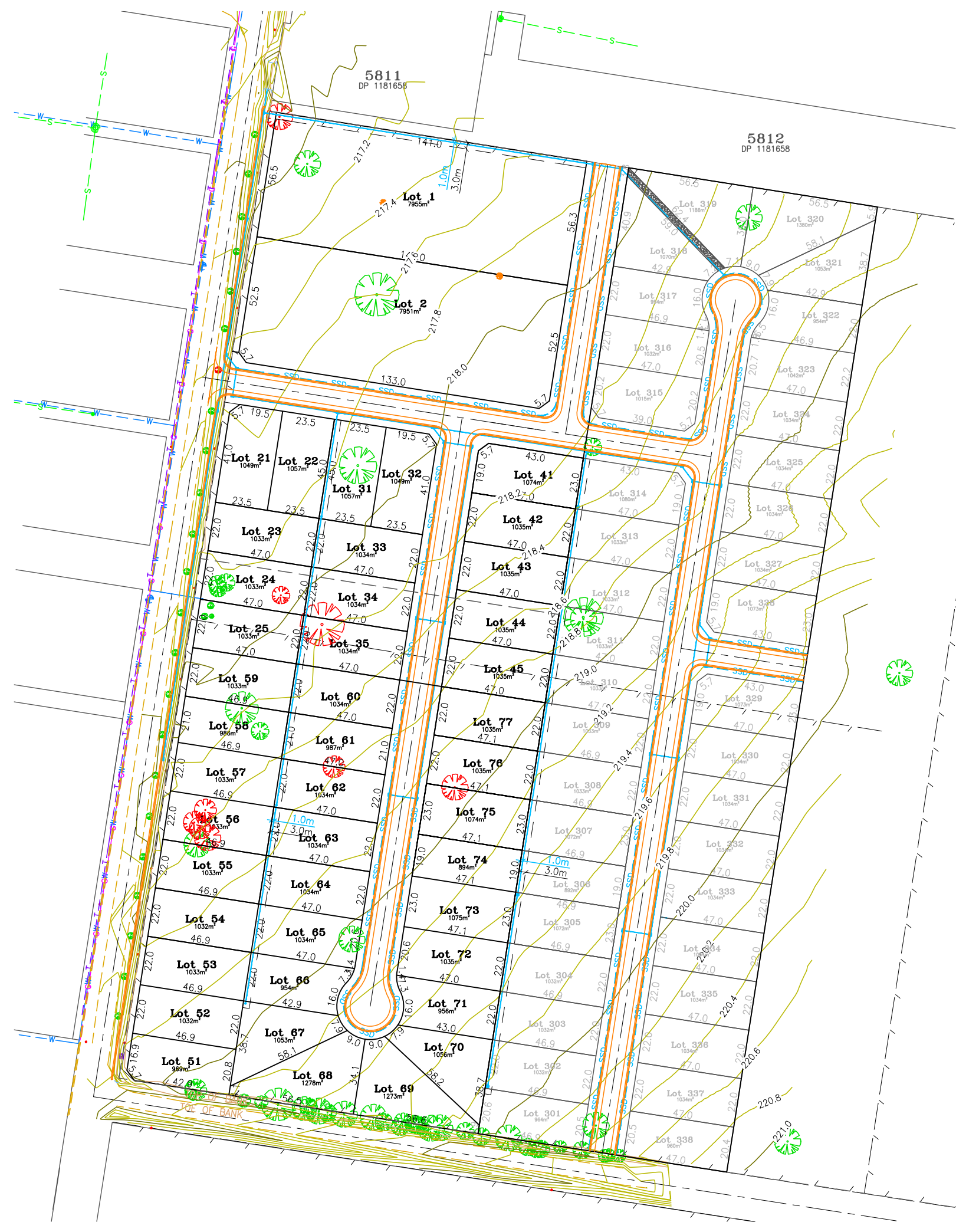
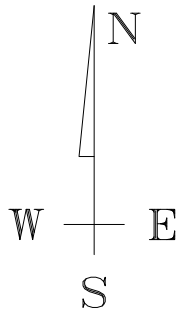
EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED.
- HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- EXISTING DEAD TREE



PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- SRM PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T PROPOSED POWER & TELSTRA
- SSD PROPOSED SUBSOIL DRAIN



29 WALLA WALLA ROAD WALLA WALLA

PROPOSED STAGE 1 LAYOUT PLAN WITH SERVICES



SURVEYORS CIVIL ENGINEERS DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D DRAWN: A.VARGHESE DATE: NOV-2022

PROJECT No: 00032742 REV: G

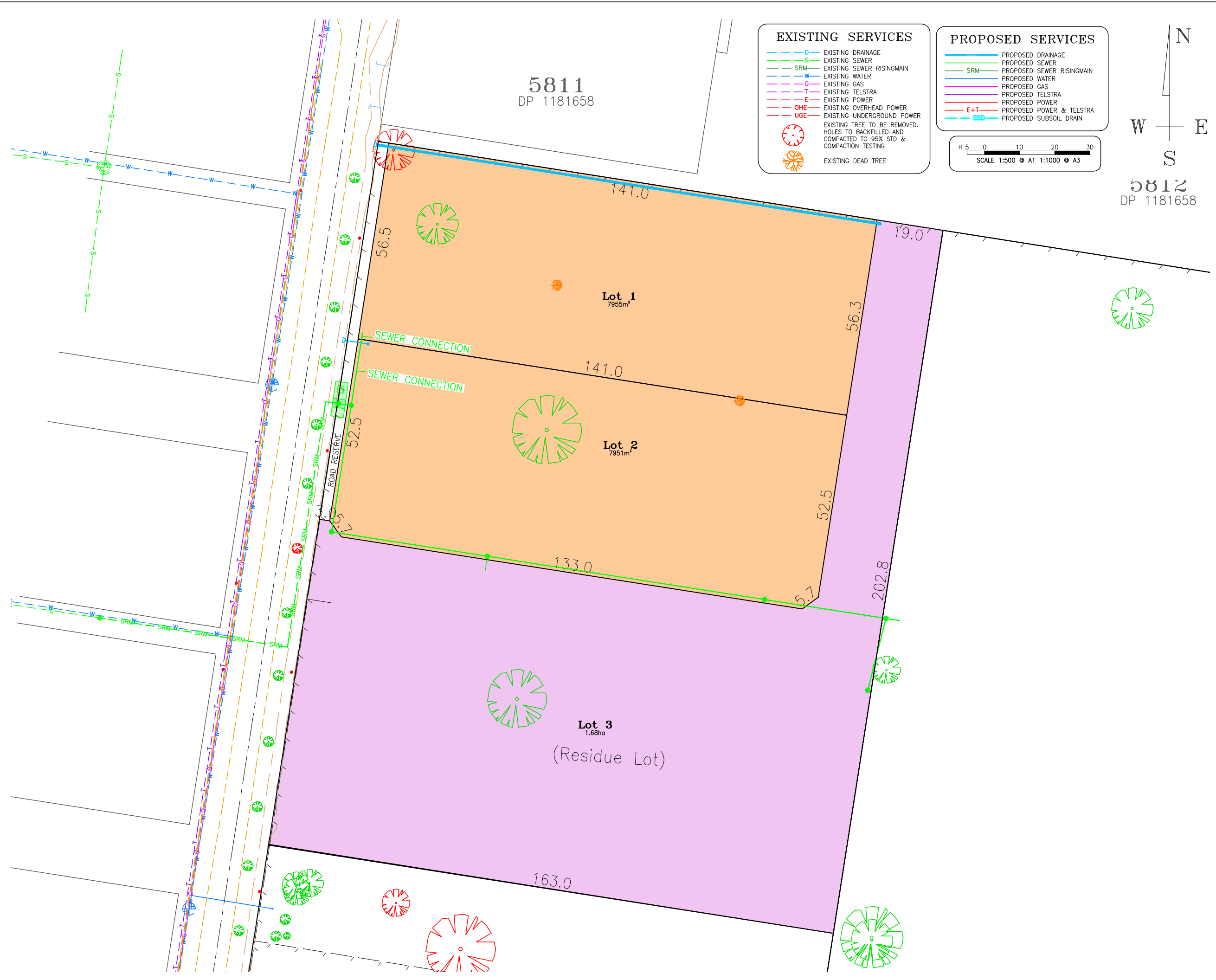
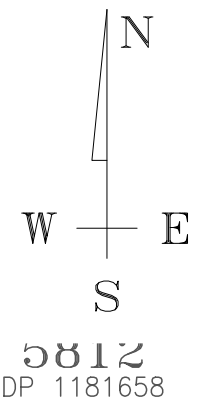
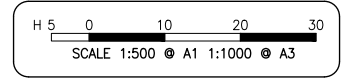
SHEET 5 OF 11 A1

EXISTING SERVICES

- D - EXISTING DRAINAGE
- S - EXISTING SEWER
- SRM - EXISTING SEWER RISINGMAIN
- W - EXISTING WATER
- G - EXISTING GAS
- T - EXISTING TELSTRA
- E - EXISTING POWER
- OHE - EXISTING OVERHEAD POWER
- UGE - EXISTING UNDERGROUND POWER
- (Red tree symbol) - EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- (Orange tree symbol) - EXISTING DEAD TREE

PROPOSED SERVICES

- (Blue line) - PROPOSED DRAINAGE
- (Green line) - PROPOSED SEWER
- (Green line) - SRM - PROPOSED SEWER RISINGMAIN
- (Blue line) - PROPOSED WATER
- (Purple line) - PROPOSED GAS
- (Purple line) - PROPOSED TELSTRA
- (Red line) - PROPOSED POWER
- (Red line) - E+T - PROPOSED POWER & TELSTRA
- (Blue line) - SSD - PROPOSED SUBSOIL DRAIN



29 WALLA WALLA ROAD
WALLA WALLA

PROPOSED STAGE 2
LAYOUT PLAN WITH SERVICES



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742	REV: G	
SHEET 6	OF 11	A1

EXISTING SERVICES

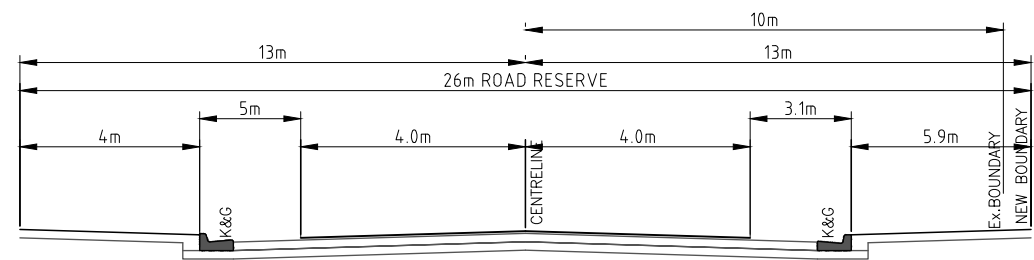
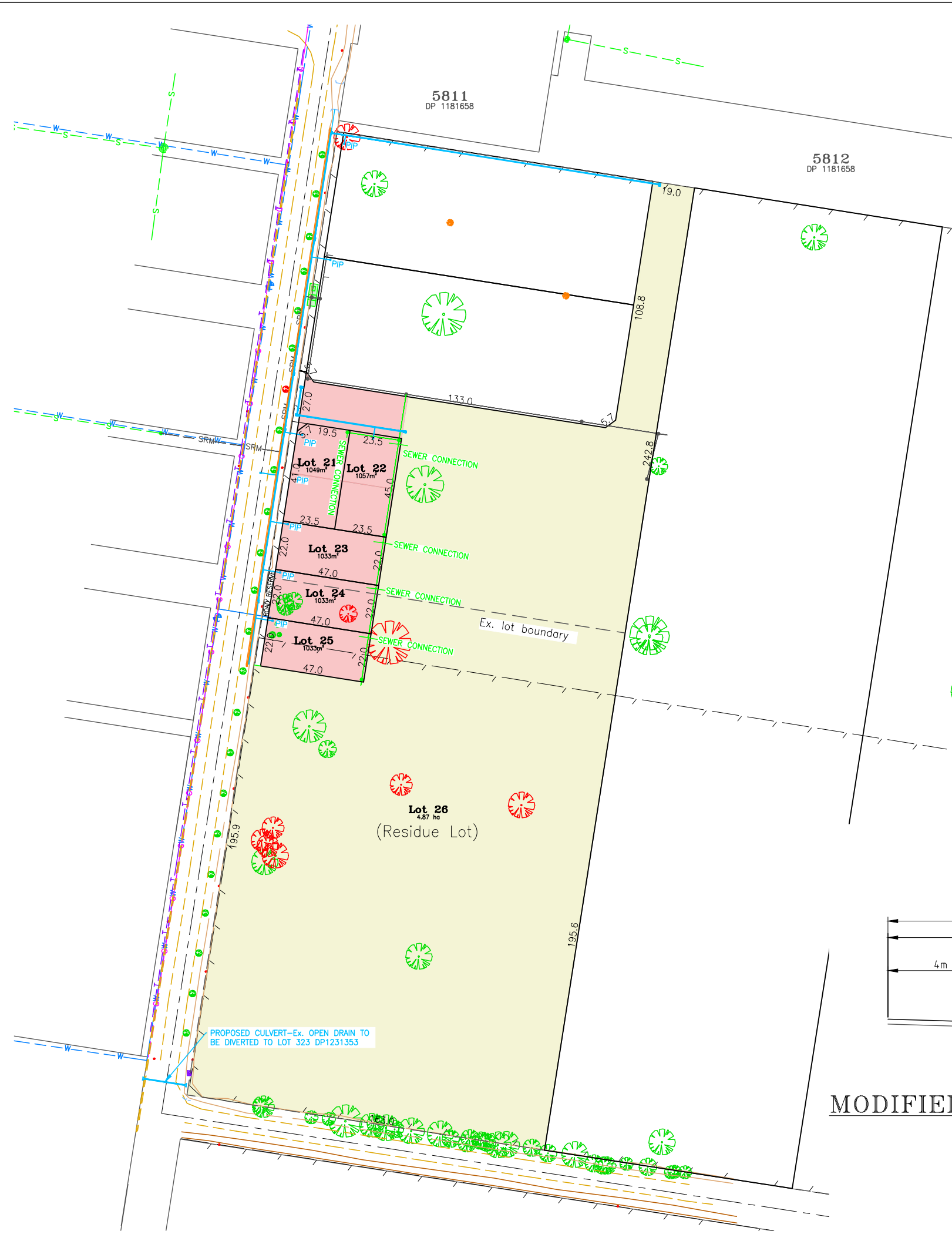
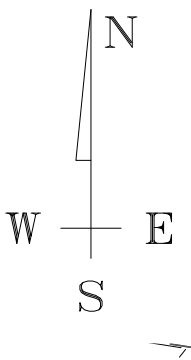
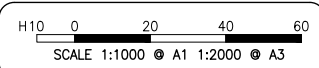
- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER

EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING

EXISTING DEAD TREE

PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- PROPOSED POWER & TELSTRA
- PROPOSED SUBSOIL DRAIN



MODIFIED CROSS SECTION-COMMERCIAL STREET

(26m ROAD RESERVE, 8m CARRIAGEWAY, KERB & GUTTER)

29 WALLA WALLA ROAD
WALLA WALLA

PROPOSED STAGE 3
LAYOUT PLAN WITH SERVICES



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D DRAWN: A.VARGHESE DATE: NOV-2022

PROJECT No: 00032742 REV: G
SHEET 7 OF 11 A1

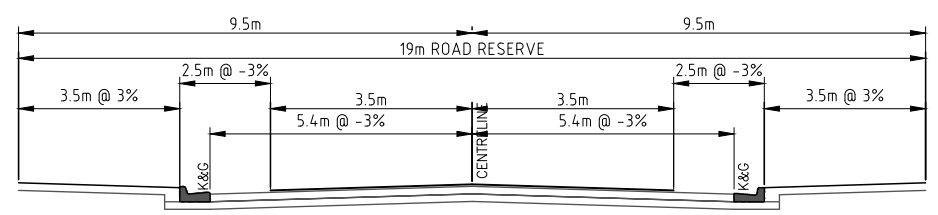
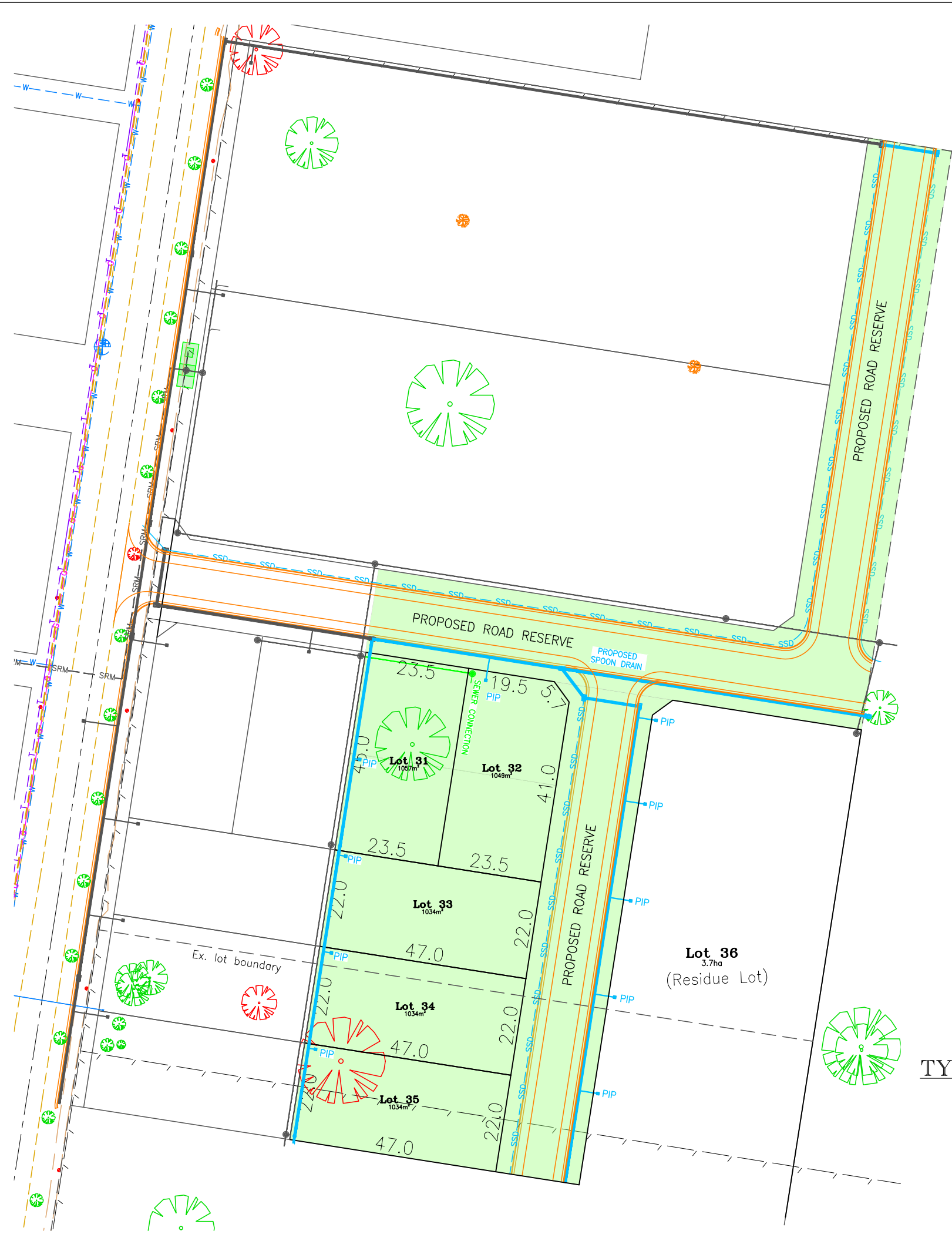
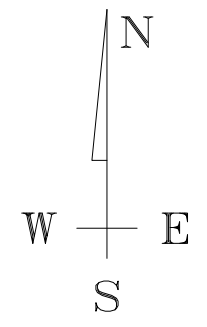
EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- (Red star symbol) EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- (Orange star symbol) EXISTING DEAD TREE

PROPOSED SERVICES

- (Blue line) PROPOSED DRAINAGE
- (Green line) PROPOSED SEWER
- (Green line) PROPOSED SEWER RISINGMAIN
- (Blue line) PROPOSED WATER
- (Purple line) PROPOSED GAS
- (Purple line) PROPOSED TELSTRA
- (Red line) PROPOSED POWER
- (Red line) PROPOSED POWER & TELSTRA
- (Blue line) PROPOSED SUBSOIL DRAIN

H 5 0 10 20 30
SCALE 1:500 @ A1 1:1000 @ A3



TYPICAL CROSS SECTION-LOCAL ACCESS ROAD

(19m ROAD RESERVE, 7m CARRIAGEWAY, NATURE STRIP 2 x 3.5m, KERB & GUTTER)

29 WALLA WALLA ROAD
WALLA WALLA

PROPOSED STAGE 4
LAYOUT PLAN WITH SERVICES



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEES GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D DRAWN: A.VARGHESE DATE: NOV-2022

PROJECT No: 00032742 REV: G

SHEET 8 OF 11 A1

EXISTING SERVICES

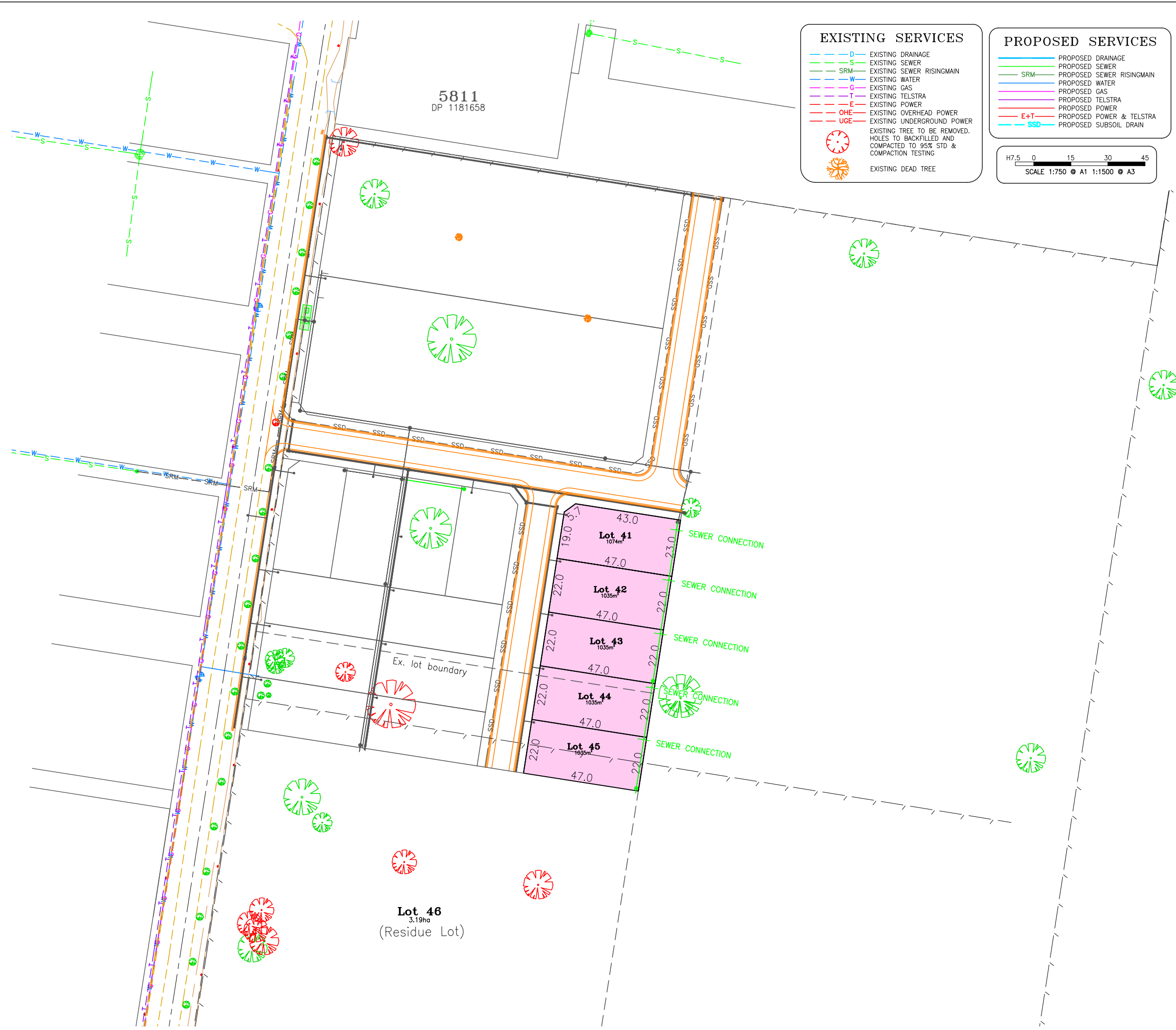
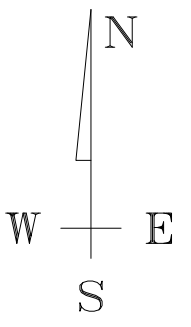
- D - EXISTING DRAINAGE
- S - EXISTING SEWER
- SRM - EXISTING SEWER RISINGMAIN
- W - EXISTING WATER
- G - EXISTING GAS
- T - EXISTING TELSTRA
- E - EXISTING POWER
- OHE - EXISTING OVERHEAD POWER
- UGE - EXISTING UNDERGROUND POWER

EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
 EXISTING DEAD TREE

PROPOSED SERVICES

- Proposed Drainage
- Proposed Sewer
- Proposed Sewer Risingmain
- Proposed Water
- Proposed Gas
- Proposed Telstra
- Proposed Power
- Proposed Power & Telstra
- Proposed Subsoil Drain

SCALE 1:750 @ A1 1:1500 @ A3



29 WALLA WALLA ROAD
WALLA WALLA

PROPOSED STAGE 5
LAYOUT PLAN WITH SERVICES



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

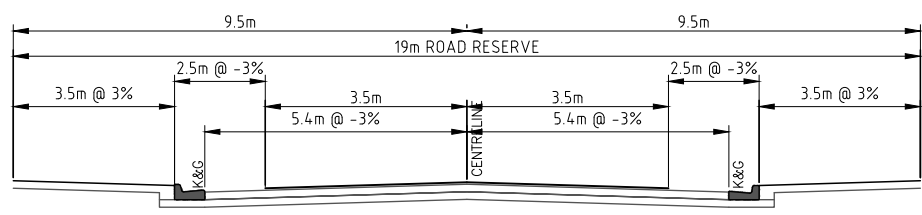
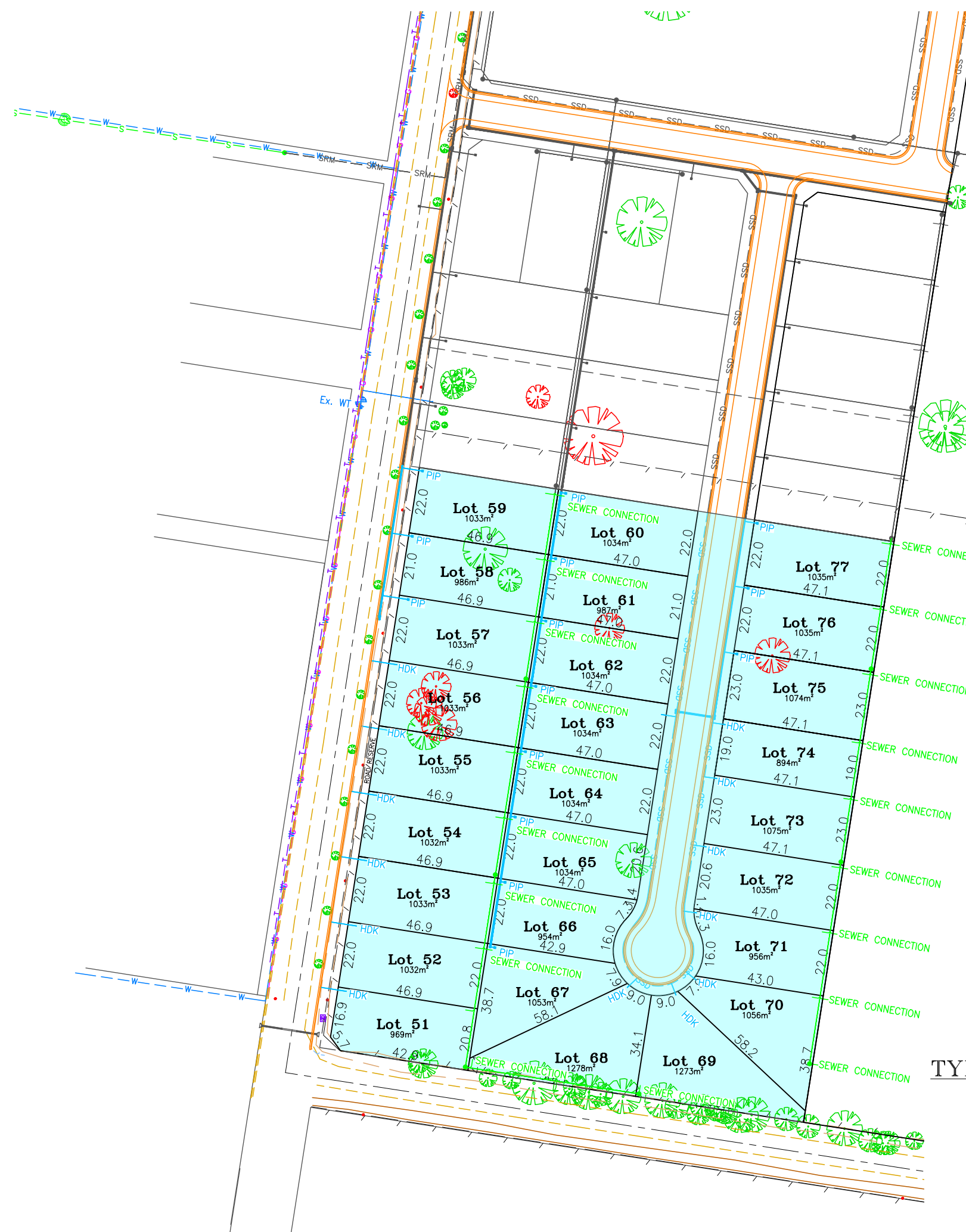
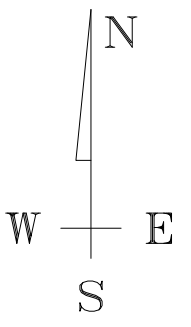
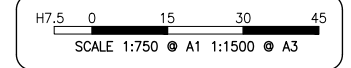
DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742	REV: G	
SHEET 9	OF 11	A1

EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGP EXISTING UNDERGROUND POWER
- Tree with red circle EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- Tree with orange circle EXISTING DEAD TREE

PROPOSED SERVICES

- Proposed Drainage
- Proposed Sewer
- Proposed Sewer Risingmain
- Proposed Water
- Proposed Gas
- Proposed Telstra
- Proposed Power
- Proposed Power & Telstra
- Proposed Subsoil Drain



TYPICAL CROSS SECTION-LOCAL ACCESS ROAD

(19m ROAD RESERVE, 7m CARRIAGEWAY, NATURE STRIP 2 x 3.5m, KERB & GUTTER)

Annexure 4
29 WALLA WALLA ROAD
WALLA WALLA
SOLAR ORIENTATION PLAN



SURVEYORS CIVIL ENGINEERS DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
 PHONE: (02) 6058-0100
 64 HAMMOND AVE, WAGGA WAGGA
 PHONE: (02) 6921-3312
 3/15 FORD STREET, WANGARATTA
 PHONE: (03) 5721-5688
 WWW.ESLERS.COM.AU
 INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
 -LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
 -MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
 -SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
 DATE:- 31/03/2023

ESLER CHECKED:
 IAN BIGNELL 31/03/23

AUTHORITY APPROVED:

DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742		REV: G
SHEET 10	OF 11	A1

EXISTING SERVICES

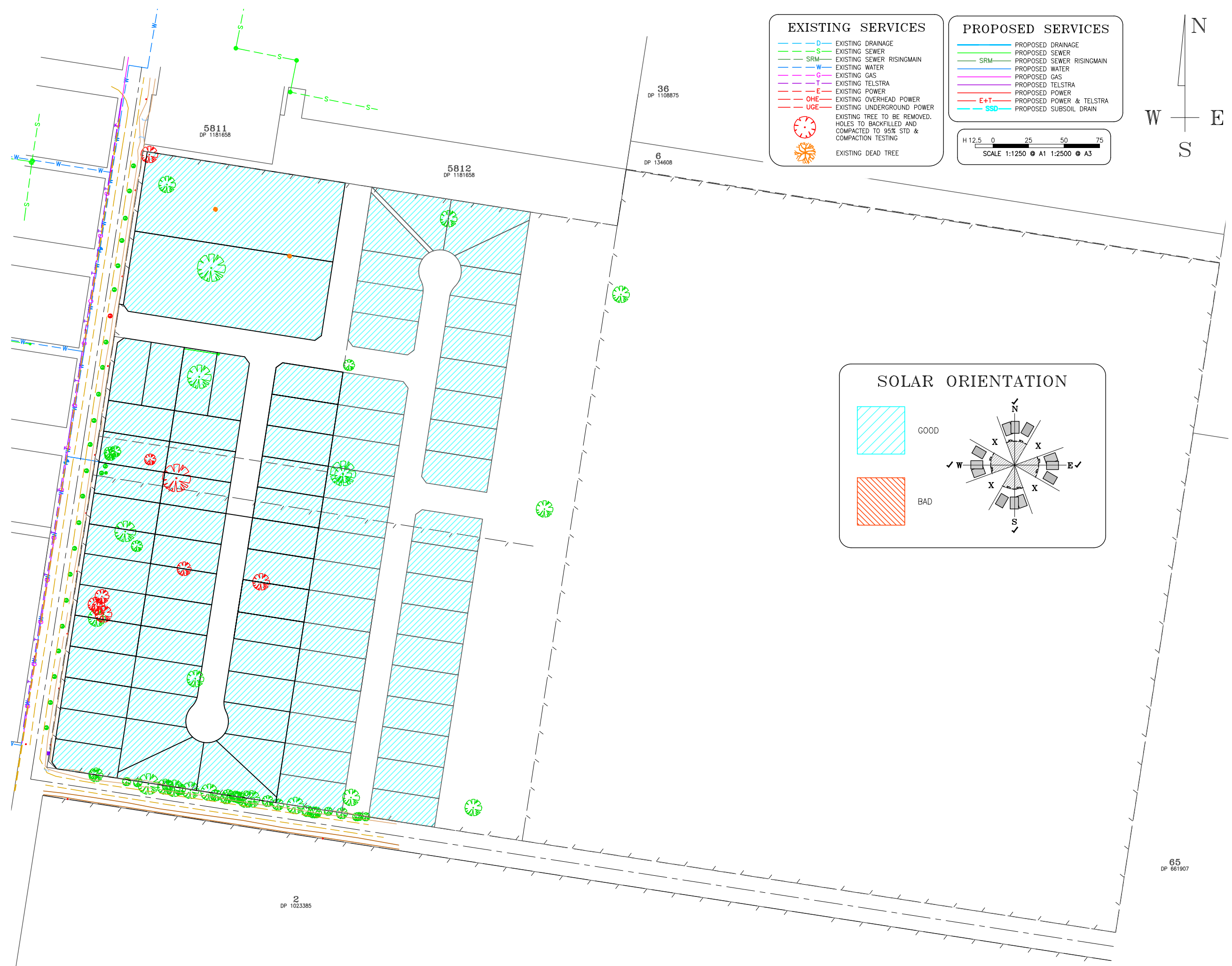
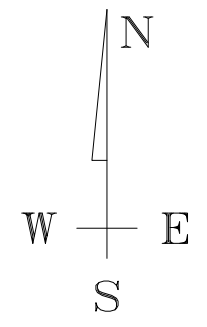
- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- EXISTING DEAD TREE

PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- SRM PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T PROPOSED POWER & TELSTRA
- SSD PROPOSED SUBSOIL DRAIN

H 12.5 0 25 50 75

SCALE 1:1250 @ A1 1:2500 @ A3



SOLAR ORIENTATION

GOOD

BAD

29 WALLA WALLA ROAD
WALLA WALLA

TREE REMOVAL AND
BIODIVERSITY MAPPING PLAN



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY
PHONE: (02) 6058-0100
64 HAMMOND AVE, WAGGA WAGGA
PHONE: (02) 6921-3312
3/15 FORD STREET, WANGARATTA
PHONE: (03) 5721-5688
WWW.ESLERS.COM.AU
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LIAISE WITH ALL SERVICING AUTHORITIES TO DETERMINE THE LOCATION OF ANY SERVICES PRIOR TO ANY EXCAVATION ON THE SITE. THE POSITION OF SERVICES ARE APPROX ONLY. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE EXECUTED IN A SAFE MANNER AND IN ACCORDANCE WITH THAT STATES "OCCUPATIONAL HEALTH AND SAFETY ACT". OTHER SAFETY REQUIREMENTS OF RELEVANT AUTHORITIES MUST BE FOLLOWED.

THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT AUTHORITIES REGARDING SEDIMENT CONTROL MEASURES. NO CONSTRUCTION WORK IS TO BEGIN ON SITE UNTIL SUCH MEASURES ARE IN PLACE. ANY DEVIATION FROM THE APPROVED SOIL & WATER MANAGEMENT PLAN MAY INCUR A FINE.

ONLY THOSE TREES & SHRUBS THAT ARE MARKED FOR REMOVAL SHALL BE REMOVED.

ALL TRENCHES IN LOTS/NATURE STRIPS ARE TO BE RESTORED WITH A MINIMUM OF 100mm THICK TOPSOIL.

THE FACE OF KERBS ABOVE CONDUIT LOCATIONS ARE TO BE MARKED WITH A NEAT 'E' 'W' 'G' AND 'T' AS APPROPRIATE.

THE CONTRACTOR IS TO NOTIFY,
-LOCAL WATER AUTHORITY 48HRS PRIOR TO COMMENCEMENT.
-MUNICIPAL AUTHORITY 1WEEK PRIOR TO COMMENCEMENT.
-SUPERINTENDENT 1WEEK PRIOR TO COMMENCEMENT.

THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATION WITH SERVICE AUTHORITIES IN RELATION TO INSTALLATION OF THEIR SERVICES. THIS INCLUDES SETTING FINISHED LEVELS OF PITS AND STRUCTURES

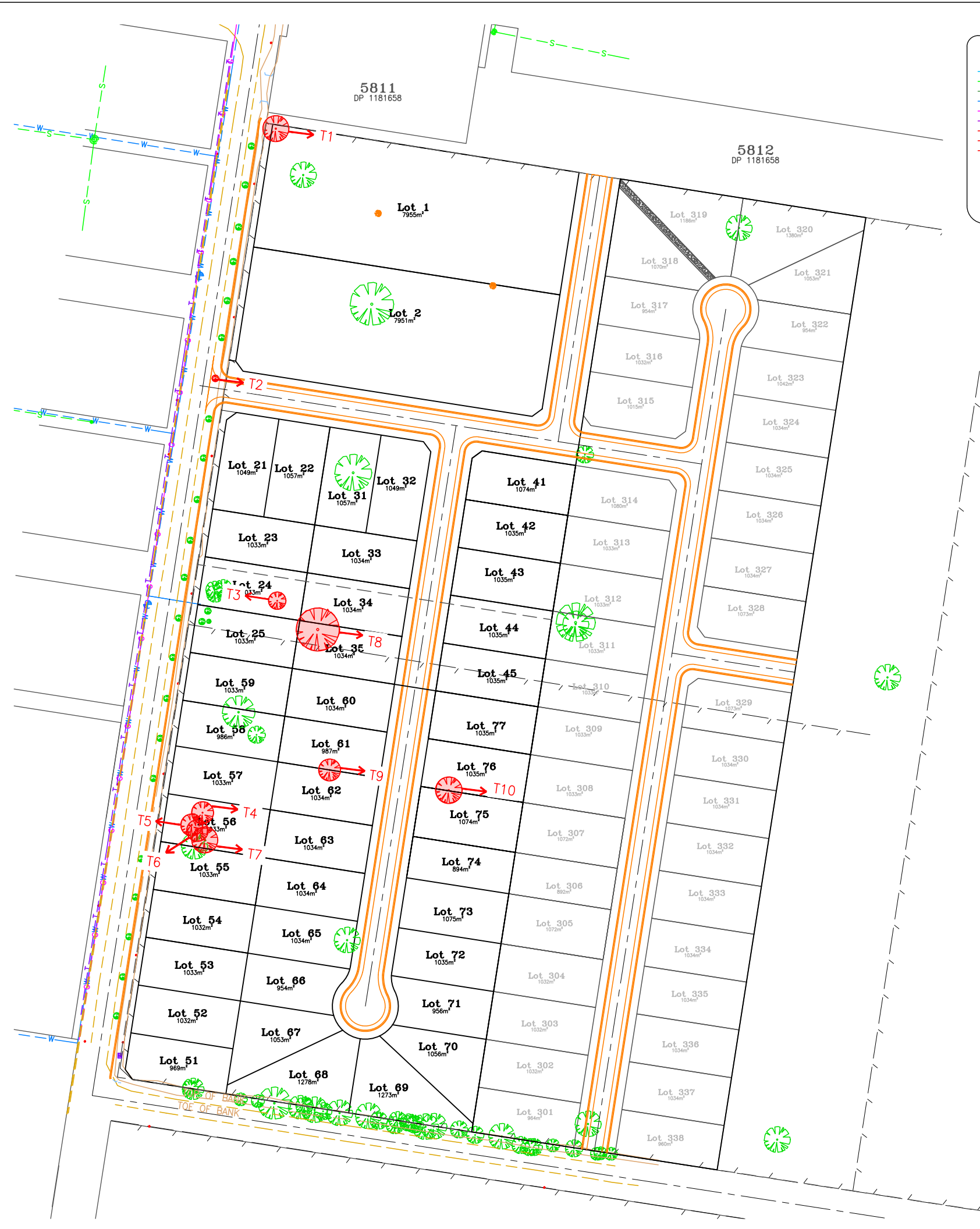
ONLY SPECIFIC PLANS TO BE USED FOR CONSTRUCTION OF SPECIFIC SERVICES.



FOR DA
DATE:- 31/03/2023

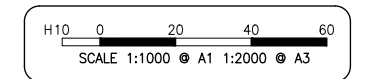
ESLER CHECKED:
IAN BIGNELL 31/03/23
AUTHORITY APPROVED:

DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742	REV: G	
SHEET 11	OF 11	A1



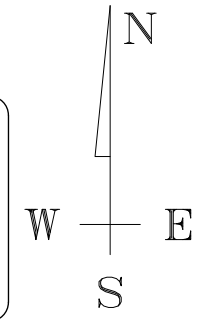
EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED.
- Holes to backfilled and compacted to 95% STD & COMPACTION TESTING
- EXISTING DEAD TREE



PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- SRM PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T PROPOSED POWER & TELSTRA
- SSD PROPOSED SUBSOIL DRAIN



LEGEND

- PROPOSED AREA OF DEVELOPMENT
- EXISTING BIODIVERSITY VALUES MAPPED

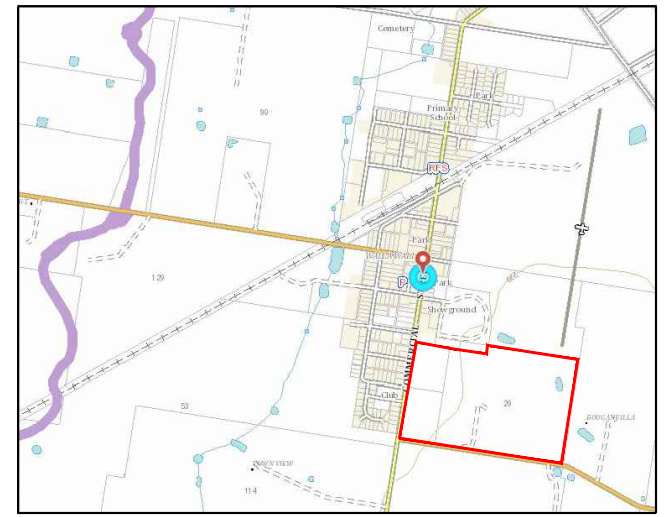


FIGURE 1 THE SUBJECT LAND WITHIN THE CONTEXT OF ITS SURROUNDS (SOURCE: BIODIVERSITY VALUES MAP AND THRESHOLD).

Minimum lot size associated with the property	Threshold for clearing above which a BDAR is required
Less than 1 hectare	0.25 hectares or more
1 hectare to less than 40 hectares	0.5 hectares or more
40 hectares to less than 1000 hectares	1 hectare or more
1000 hectares or more	2 hectares or more

FIGURE 2 GUIDANCE ON APPLYING THE BIODIVERSITY OFFSET SCHEME THRESHOLD

LEGEND

T1	CANOPY AREA = 110m ²
T2	CANOPY AREA = 10m ²
T3	CANOPY AREA = 50m ²
T4	CANOPY AREA = 80m ²
T5	CANOPY AREA = 80m ²
T6	CANOPY AREA = 80m ²
T7	CANOPY AREA = 110m ²
T8	CANOPY AREA = 300m ²
T9	CANOPY AREA = 80m ²
T10	CANOPY AREA = 115m ²
TOTAL CANOPY AREA = 1015m ²	

NOTE: TOTAL AREA OF CLEARING IS APPROXIMATELY 1015m² WHICH IS LESS THAN THE THRESHOLD, 2500m².



ABN: 82 620 885 832
598 Macauley St, Albury
02 6058 0100
planning.riverina@premise.com.au
premise.com.au

Our Ref: 32742 – Walla Walla Subdivision

22 January 2024

Greater Hume Council
Via Planning Portal upload

Dear Gayan

**PAN-324068 – RESUBDIVISION OF TWO LOTS INTO FORTY-FOUR (44) TORRENS TITLE ALLOTMENTS OVER 5 STAGES
29 WALLA WALLA ROAD, WALLA WALLA
ADDITIONAL INFORMATION RESPONSE**

We refer to Council's request for additional information in relation to the abovementioned application and provide the following response:

1. Updated plans/planning report is required

The proposed development is slightly different to Council's understanding. Both the plans and planning report have been amended to provide greater clarity on the inclusions of each stage. Please note the amended plans have also reoriented Lots 21, 22, 31 and 32 to be north-south. The change in orientation to Lots 21 and 22 has now required the inclusion of road construction works within Stage 2 as shown in the accompanying plans and as updated in the planning report.

The Proposed Layout Plan, Sheet 2 of the plan set, has been amended to include the existing boundaries of Lots 2 and 3 DP1287711.

2. Test of Significance is required

Hamilton Environmental Services has been engaged to undertake a Test of Significance as requested by Council however it became apparent that the development would trigger a BDAR. As such, a BDAR is being prepared by the subconsultant and will be provided to Council as soon as it is received, which is expected to be prior to the end of January.

Further to the additional information requested by Council in relation to the development, it is noted that Council received a number of submissions during the public notification period for the application both in support of and against the proposed development for various reasons. Following review of the submissions received we do not believe any issues were raised which would warrant a detailed response or amendment to the proposal as it stands. The development proposal is permitted within the zone and is consistent with all applicable planning policies, regulations and legislation and can be granted consent by Council subject to a merits assessment.

Should you require any further information please do not hesitate to contact our office.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jenna Amos".

JENNA AMOS
Town Planner



ABN: 82 620 885 832
598 Macauley St, Albury
02 6058 0100
riverina.planning@premise.com.au
premise.com.au

Our Ref: 32742 – Walla Walla Subdivision

23 January 2024

Greater Hume Council
Via Planning Portal upload

Dear Gayan

**PAN-324068 – RESUBDIVISION OF TWO LOTS INTO FORTY-FOUR (44) TORRENS TITLE ALLOTMENTS OVER 5 STAGES
29 WALLA WALLA ROAD, WALLA WALLA
ADDITIONAL INFORMATION REPSONSE**

We refer to Council's request for additional information in relation to the abovementioned application and provide the following response:

1. Updated plans/planning report is required

This has been previously addressed and information provided to Council.

2. Test of Significance is required

Hamilton Environmental Services was engaged to undertake a Test of Significance however it became apparent that the development would trigger a BDAR. As such, a BDAR has been prepared by the subconsultant and accompanies this correspondence for Council's information. Please note the BDAR considered the development proposal along with future development of the property to the east which has recently been the subject of a planning proposal to change the zone.

Should you require any further information please do not hesitate to contact our office.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jenna Amos".

JENNA AMOS
Town Planner



Department of Planning and Environment

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Prepared by Steve Hamilton, BAAS18106

Final Report 22 January 2024



Document control

Version	Date	Author	Details
1	22/1/24	Steve Hamilton	For client review
2		Steve Hamilton	Revision
3		Steve Hamilton	Final to be issued with development application

Summary

- The landholder at 29 Walla Walla Road, Walla Walla, is seeking to establish a staged residential subdivision at the property, which has a proposed development footprint of 11.8 ha;
- The landholder only purchased the property in recent years. The property has been predominantly cleared of native woody vegetation other than some scattered and mostly mature Western Grey Box (*Eucalyptus microcarpa*) and Blakely's Red Gum (*E. blakelyi*), and for many decades has been utilised for stock grazing and/or fodder production;
- This BDAR has been developed because the Area Clearing Threshold for the site is 0.25 ha, and > 5 ha of native vegetation is proposed to be cleared, and according to the BMAT Report, entry into the BOS is required as a consequence of this trigger;
- Approximately 6.1 ha of the proposed development area is dominated by introduced ground layer species that are typical opportunistic pasture species. However, there are two large patches of derived native grassland, one in the northern half of the site, and one in the south-western corner, that maintain embedded 20 scattered mature, hollow-bearing Western Grey Box and Blakely's Red Gum. Furthermore, the northern road reserve of Walla Walla Road where a road access point is to be established, a more-or-less continuous cover of mixed-age Blakely's Red Gum can be found;
- The native vegetation to be cleared across the freehold property is modified PCT 76 - *Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregion*, while the Walla Walla Road reserve is modified PCT 278 - *Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion*. Both of these PCTs are associated with threatened ecological communities (TEC) under the *Biodiversity Conservation Act 2016*, but are not representative of the associated ecological communities (EC) listed under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act);
- After an extensive targeted survey program for threatened flora and fauna, the only threatened species recorded on site was Gang-gang Cockatoo. This species credit species was confirmed for offset;
- Two vegetation zones of a combined 5.77 ha – including 20 old, hollow-bearing trees - will be cleared and is the only direct impact of the development. There were no prescribed and serious and irreversible impacts (SAII) identified. Two residual indirect impacts were identified;
- Mitigation measures of the delineation of native vegetation to be retained on the construction site, and the establishment of vehicle and equipment hygiene practices for vehicles entering the site, were prescribed to obviate the identified residual indirect impacts;
- The final offset requirements are summarised in Tables E1 and E2.

Table E1 Impacts that require an offset – ecosystem credits

Vegetation zone	PCT	TEC/EC	Impact area (ha)	Number of ecosystem credits required
1	PCT 76 - <i>Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions</i>	TEC	5.695	0
2	PCT 278 - <i>Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion</i>		0.084	0

Table E2 Impacts that require an offset – species credits

Common name	Scientific name	Loss of habitat (ha) or individuals	Number of species credits required
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	5.77	37

Contents

Summary	iii
Shortened forms	ix
Declarations	x
Stage 1: Biodiversity assessment	1
1. Introduction	1
1.1 Proposed development	1
1.2 Biodiversity Offsets Scheme entry	5
1.3 Excluded impacts	6
1.4 Matters of national environmental significance	6
1.5 Information sources	7
2. Methods	7
2.1 Site context methods	7
2.2 Native vegetation, threatened ecological communities and vegetation integrity methods	8
2.3 Threatened flora survey methods	9
2.4 Threatened fauna survey methods	11
2.5 Weather conditions	16
2.6 Limitations	17
3. Site context	18
3.1 Assessment area	18
3.2 Landscape features	18
3.3 Native vegetation cover	19
4. Native vegetation, threatened ecological communities and vegetation integrity	19
4.1 Native vegetation extent	19
4.2 Plant community types	20
4.3 Threatened ecological communities	24
4.4 Vegetation zones	24
4.5 Vegetation integrity (vegetation condition)	27
5. Habitat suitability for threatened species	28
5.1 Identification of threatened species for assessment	28
5.2 Presence of candidate species credit species	40
5.3 Threatened species surveys	40
5.4 Expert reports	43
5.5 Area or count, and location of suitable habitat for a species credit species (a species polygon)	43
6. Identifying prescribed impacts	44

Stage 2: Impact assessment (biodiversity values and prescribed impacts)	46
7. Avoid and minimise impacts	46
7.1 Avoid and minimise direct and indirect impacts	46
7.2 Avoid and minimise prescribed impacts	47
7.3 Summary of measures to avoid and minimise impacts	47
8. Impact assessment	49
8.1 Direct impacts	49
8.2 Indirect impacts	50
8.3 Prescribed impacts	51
8.4 Mitigating residual impacts – management measures and implementation	52
8.5 Adaptive management strategy for uncertain impacts (where relevant)	54
9. Serious and irreversible impacts	55
9.1 Assessment for serious and irreversible impacts on biodiversity values	55
10. Impact summary	56
10.1 Determine an offset requirement for impacts	56
10.2 Impacts that do not need further assessment	59
11. Biodiversity credit report	60
11.1 Ecosystem credits	60
11.2 Species credits	61
12. References	62
13. Figures	65
Appendix A: BDAR requirements compliance	80
Appendix B: Biodiversity Values Map and Threshold tool report	96
Appendix C: Matters of national environmental significance Report	97
Appendix D: Vegetation survey data	98
Appendix E: Credit reports	99

List of tables

Table E1	Impacts that require an offset – ecosystem credits	iv
Table E2	Impacts that require an offset – species credits	iv
Table 1	Environmental conditions during threatened species surveys (from Bureau of Meteorology 2022).	16
Table 2	Native vegetation cover in the assessment area	19
Table 3	PCTs identified within the subject land	20
Table 4	PCT 216 - <i>Black Roly Poly low open shrubland of the Riverina Bioregion and Murray Darling Depression Bioregion</i>	21
Table 6	Vegetation zones and patch sizes	26
Table 7	Vegetation integrity scores	27
Table 9	Predicted ecosystem credit species	28
Table 10	Predicted flora species credit species	34
Table 11	Predicted fauna species credit species	36
Table 12	Determining the presence of candidate flora species credit species on the subject land	40
Table 13	Determining the presence of candidate fauna species credit species on the subject land	40
Table 14	Threatened species surveys for candidate flora species credit species on the subject land	40
Table 19	Prescribed impacts identified.	44
Table 21	Avoidance and minimisation measures for direct impacts	48
Table 22	Summary of residual direct impacts	49
Table 23	Impacts to vegetation integrity	49
Table 24	Summary of residual indirect impacts	50
Table 27	Summary of proposed mitigation and management measures for residual indirect impacts	52
Table 28	Measures for mitigation and management measures for residual indirect impacts implementation	53
Table 34	Impacts that do not require offset – ecosystem credits	56
Table 35	Impacts that require an offset – ecosystem credits	57
Table 36	Impacts that require an offset – species credits	58
Table 39	Ecosystem credit class and matching credit profile	60
Table 40	Species credit class and matching credit profile	61
Table 41	Assessment of compliance with BDAR minimum information requirements	80
Table 42	Vegetation survey data and locations	98

List of figures

Figure 1	Site Map (Image for ESRI Australia 2024). Mitchell Landscape categories are shown with purple lettering, and IBRA categories are shown with black letters. Parcel numbers are also shown. Proposed development area is in red.	66
Figure 2	Location Map, showing the 1,500 m buffer around the proposed development area (Image for ESRI Australia 2024). Mitchell Landscape categories are shown with purple lettering, and IBRA categories are shown with black letters.	67
Figure 3	Development layout. The proposed road access exits for the development are shown with black arrows (Image for ESRI Australia 2024).	68
Figure 4	Biodiversity Values Map (from DPE 2024g; Image for ESRI Australia 2024).	69
Figure 5	Excluded impacts mapping. The proposed development area is outlined in red. Land Excluded from the LLS Act is shaded in grey, and Vulnerable Regulated Land is shaded in orange, Sensitive Regulated Land is shaded in pink, and Sensitive and Vulnerable Regulated Land is shaded in maroon (Image from DPE 2024f).	70
Figure 6	Field survey locations. Mapped PCTs (from DPE 2024d) are shown, relative to established BAM plots (Image for ESRI Australia 2024).	71
Figure 7	Native vegetation extent (Image for ESRI Australia 2024).	72
Figure 9	Location and extent of the Vegetation zones on the subject land (Image for ESRI Australia 2024).	74
Figure 10	Candidate species credit species polygon denoting potential habitat across the assessed area for Gang-gang Cockatoo. Note that the species is listed as Vulnerable under the BC Act, and listed as Endangered under the EPBC Act (Image from ESRI Australia 2024).	75
Figure 11	Final impacts likely to occur on the subject land (Image from ESRI Australia 2024).	76
Figure 12	Thresholds for assessing and offsetting impacts. There are no SAIL entities to be impacted (Image from ESRI Australia 2024).	77
Figure 13	Proposed Layout Plan for the proposed staged residential subdivision at 29 Walla Walla Road, Walla Walla (from Eslers Land Consulting, dated 8/5/23).	78
Figure 14	Location and species of assessed trees and native vegetation patches across the proposed development site relative to verified PCTs across the subject land (Image from ESRI Australia 2024).	79

Shortened forms

APZ	asset protection zone
BAM	Biodiversity Assessment Method
BAM-C	Biodiversity Assessment Method Calculator
BC Act	<i>Biodiversity Conservation Act 2016 (NSW)</i>
BC Regulation	Biodiversity Conservation Regulation 2017 (NSW)
BDAR	Biodiversity Development Assessment Report
BOAMS	Biodiversity Offsets and Agreement Management System
BOS	Biodiversity Offsets Scheme
CEEC	critically endangered ecological community
DBH	diameter at breast height over bark
EC	ecological community listed under the EPBC Act
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EEC	endangered ecological community
HTW	high threat weed
IBRA	Interim Biogeographic Regionalisation for Australia
LLS Act	<i>Local Land Services Act 2013 (NSW)</i>
MNES	matters of national environmental significance
NPW Act	<i>National Parks and Wildlife Act 1974 (NSW)</i>
NSW	New South Wales
PCT	plant community type
SAII	serious and irreversible impact
SEARs	Secretary's Environmental Assessment Requirements
TBDC	Threatened Biodiversity Data Collection
TEC	threatened ecological community
VEC	vulnerable ecological community
Vegetation SEPP	<i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (NSW)</i>

Declarations

i. Certification under clause 6.15 *Biodiversity Conservation Act 2016*

I certify that this report has been prepared based on the requirements of, and information provided under, the Biodiversity Assessment Method and clause 6.15 of the *Biodiversity Conservation Act 2016* (BC Act).

Signature: 

Date: 22/1/24

BAM Assessor Accreditation no: BAAS18106

This BDAR has been prepared to meet the requirements of BAM 2020. Appendix A provides an assessment of compliance with the minimum information requirements outlined in BAM Appendix K.

ii. Details and experience of author/s and contributors

Author and contributor

Name	BAM Assessor Accreditation no. (if relevant)	Position/Role	Tasks performed	Relevant qualifications
Steve Hamilton	BAAS18105	Director/Principal Ecologist	<ul style="list-style-type: none"> - report preparation - document review - BAM-C data entry and analysis - figure preparation - BAM plot surveys 	<i>AssocDipAppBiol, BAppSc(AppBiol), MAppSc (RMIT), PhD (University of Melbourne), BAM accredited Assessor (OEH NSW), Vegetation Quality Assessment Certified (DSE/DEPI/DELWP Victoria), Bush Broker Assessor (DELWP Victoria)</i>

iii. Conflict of interest

I declare that I have considered the circumstances and there is no actual, perceived or potential conflict of interest.

This declaration has been made in the interests of full disclosure to the decision-maker. Full disclosure has also been provided to the client.

Signature:

S. Hamilton

Date: 22/1/24

BAM Assessor Accreditation no: BAAS18105

Stage 1: Biodiversity assessment

1. Introduction

1.1 Proposed development

1.1.1 Development overview

The landholder at 29 Walla Walla Road, Walla Walla, is seeking to establish staged residential subdivision on his property, which has a proposed development footprint of 11.9 ha.

The proposed development requires consent under Part 4 of the EP&A Act.

The landholder only purchased the property in recent years; the property has been predominantly cleared of native woody vegetation other than some scattered and mostly mature Western Grey Box (*Eucalyptus microcarpa*) and Blakely's Red Gum (*E. blakelyi*), and for many decades has been utilised for stock grazing and/or fodder production.

The property is on the south-eastern fringe of the township of Walla Walla, with public recreational land to the immediate north and residential blocks to the west, but does have similarly cleared agricultural land to the south and east.

1.1.2 Location

The proposed staged residential development is located on the property at 29 Walla Walla Road, Walla Walla, located on flat terrain on the corner of Walla Road (to the south) and Commercial Street (to the west)(see Figure 1 Site Map and Figure 2 Location Map), and approximately 900 m south of the centre of the Walla Walla township.

The proposed development footprint is found across three lots – all of Lot 2 DP1287711 (104 Commercial Street), Lot 3 DP1287711 (116 Commercial Street), and the western part of Lot 1 DP1287711 (29 Walla Walla Road)(see Figure 1 Site Map and Figure 2 Location Map); the area is included within the Greater Hume Shire Council LGA under the *Greater Hume Local Environment Plan 2012*, has a Minimum Lot Size of 100 ha (Lots 1 and 2 DP1287711), and is zoned *R5 – Village* (most of Lots 2 and 3 DP1287711), or *R5 – Large Lot Residential* (balance of Lots 2 and 3 DP1287711 and Lot 1 DP1287711).

1.1.3 Proposed development and the subject land

As indicated, the property has been predominantly cleared of native woody vegetation other than some scattered and mostly mature Western Grey Box (*Eucalyptus microcarpa*) and Blakely's Red Gum (*E. blakelyi*); there has been little regeneration emanating from these scattered trees and there is no native shrub layer.

Based on mapped PCTs and after ground-truthing, the proposed development area was likely a mixture of predominantly Plant Community Type (PCT) 76 - *Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions*, interspersed with areas of PCT 278 - *Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion* (DPE 2024h), with the dominant current presence of Western Grey Box likely to signify areas of former PCT 76, and the dominant current presence of Blakely's Red Gum likely to signify the former presence of PCT 278. PCT 278 is definitively present along the northern road

reserve of Walla Walla Road adjacent to the proposed development area; a small section at the eastern end of this corridor is a likely loss with the establishment of a road access point to Walla Walla Road for the development.

For many decades the property has been utilised for stock grazing and/or fodder production; this past and current land use is reflected in the composition; the assessed site has been divided into two similar sized paddocks with an east-west fence. The majority of the proposed development site is dominated by introduced ground layer species that are typical opportunistic pasture species, such as Wild Oat (*Avena fatua*), Soft Brome (*Bromus mollis*), Cat's Ear (*Hypochaeris radicata*), Onion-grass (*Romulea rosea*), Barley Grass (*Hordeum leporinum*), White Clover (*Trifolium repens*), Subterranean Clover (*T. subterraneum*), Great Brome (*Bromus diandrus*) and Wimmera Ryegrass (*Lolium rigidum*) (seasonally up to 90 % projective foliage cover); there are no indigenous native species present in these areas. In the southern paddock, there is a relatively high density of the self-sown pasture legume Lucerne (*Medicago sativa*) from past fodder cropping.

However, there are two large patches of derived native grassland, one in the northern half of the site, and one in the south-western corner, neither of which contain any native shrub individuals and these patches contain a relatively low diversity of indigenous species, such as Snowgrass (*Poa sieberiana*), Curly Windmill Grass (*Enteropogon acicularis*), Brown's Love Grass (*Eragrostis brownii*), Brown-back Wallaby Grass (*Rytidosperma duttonianum*), Ringed Wallaby Grass (*R. caespitosum*), Hairy Panic (*Panicum effusum*) and Blown Grass (*Lachnagrostis filiformis*) at a moderate abundance (up to 40 % projective foliage cover), with a variable abundance of Soft Brome, Cat's Ear, Barley Grass, White Clover, Subterranean Clover, Great Brome and Wimmera Ryegrass (seasonally up to 70 % projective foliage cover) (DPE 2024h).

These patches maintain embedded scattered mature Western Grey Box – and some Blakely's Red Gum, and are modified representatives of PCT 76..

Along the northern road reserve of Walla Walla Road, a more-or-less continuous cover of mixed-age Blakely's Red Gum can be found. There are also some recruits from the roadside vegetation found on the freehold land (the proposed development area), in close proximity to the fence line. There is no shrub layer along this road reserve, and the ground layer vegetation is wholly introduced species such as Paspalum (*Paspalum dilatatum*), Wild Oat, Soft Brome, Onion-grass, Great Brome, and Wimmera Ryegrass.

This roadside vegetation is a modified representative of PCT 278.

There are 32 trees assessed across the proposed development area, and the location and species of these trees is shown in Figure 14:

- Trees 2 to 10 and 20 to 26 are Western Grey Box individuals and all are found within the freehold property;
 - Trees 2 to 10 and 20 to 25 are all old, hollow-bearing trees;
 - Trees 3 and 4 are standing dead trees;
- Trees 11 to 19 and 27 to 32 are Blakely's Red Gum individuals;
 - Trees 11, 16, 18, 19, 27, 28 and 29 are all old, hollow-bearing trees;
 - Tree 19 is a standing dead tree;
 - Tree 28 is found outside of the proposed development area to the east;
 - Trees 29 to 32 are associated with the proposed road access point to Walla Walla Road on the southern boundary of the site;

- Tree 1 is a planted White Cedar (*Melia azedarach*) in the north-western corner of the freehold property;
- In terms of loss:
 - Trees 1 to 27 on the freehold land are all proposed losses, with 19 of these being old, hollow-bearing trees;
 - Trees 29 to 32, associated with the proposed road access point to Walla Walla Road on the southern boundary of the site, are also losses, of which Tree 29 is a hollow-bearing tree;
- In summary, 31 of the 32 trees assessed are proposed removals, with 20 of these trees being old, hollow-bearing individuals.

A relatively small range of fauna were observed at the site over the extensive survey period from July to December 2023.

Introduced species observed/inferred were:

- Indian Mynah (*Acridotheres tristis*);
- Common Blackbird (*Turdus merula*);
- Brown Hare (*Lepus europaeus*);
- Red Fox (*Vulpes vulpes*);
- Stock (sheep).

Native species observed/inferred were:

- Common Eastern Froglet (*Crinia signifera*);
- Masked Lapwing (*Vanellus miles*);
- Magpie-lark (*Grallina cyanoleuca*);
- Australian Raven (*Corvus coronoides*);
- Little Raven (*Corvus mellori*);
- Galah (*Eolophus roseicapilla*);
- Sulphur-crested Cockatoo (*Cacatua galerita*);
- Little Corella (*Cacatua sanguinea*);
- Eastern Rosella (*Platycercus eximius*);
- Red-rumped Parrot (*Psephotus haematonotus*);
- Noisy Miner (*Manorina melanocephala*);
- Red Wattlebird (*Anthochaera carunculata*);
- Noisy Friarbird (*Philemon corniculatus*);
- Australian Magpie (*Gymnorhina tibicen*);
- Pied Butcherbird (*Cracticus nigrogularis*);
- Australian Wood Duck (*Chenonetta jubata*);
- Gang-gang Cockatoo (*Callocephalon fimbriatum*);
- Common Brushtail Possum (*Trichosurus vulpecula*);

- Little Forest Bat (*Vespadelus vulturnus*);
- White-striped Freetail-Bat (*Tadarida australis*);
- Gould's Wattled Bat (*Chalinolobus gouldii*).

The presence of the introduced species Indian Mynah, Common Blackbird, Red Fox and Brown Hare is not surprising given the nature of the site (paddock vegetation) combined with proximity to the Walla Walla urban area. Indian Mynah and Common Blackbird were more common along the western and northern boundary areas of the site.

The dominant native bird on the site was Noisy Miner, and this aggressive and highly territorial native species was observed roosting/nesting in the scattered trees, and on some occasions, chasing away other native birds such as Australian Magpie and Eastern Rosellas.

Most of the other birds listed were only observed/recorded fleetingly, often on the periphery of the site, and were not resident on the site.

The call Common Eastern Froglet was recorded a day after heavy rainfall, and was not recorded again.

A number of Common Brushtail Possums are resident in the hollow-bearing trees near the border with Commercial Street – no other arboreal mammals were observed.

The three microbat species were recorded frequently in the spring period by ultrasonic call detection, and it would seem as if these species are abundant at or near the site, possibly roosting in hollows of the scattered trees on the site.

Gang-gang Cockatoo is a State and Commonwealth listed threatened species that was recorded by audio recording for one 5 minute period early in the morning in late winter 2023, and was not recorded again and was not observed during diurnal surveys.

As indicated, the property is on the south-eastern fringe of the township of Walla Walla, with public recreational land to the immediate north and residential blocks to the west, but does have similarly cleared agricultural land to the south and east.

The Proposed Layout Plan for the proposed staged residential subdivision can be seen in Figure 13; 5 stages and an area for future stages are proposed across the area, with proposed road access for these stages to both Commercial Street to the west and Walla Walla Road to the south, and through the public land to the north. There will also be a further access road to the east with potential future residential subdivision.

The Walla Walla Road area where vegetation loss will occur for the road access will be covered in detail throughout the report as Vegetation Zone 2.

The Commercial Street road access point would result in a 30 m crossing of the eastern road reserve; the ground layer in this section of the road reserve is regularly mown Onion-grass, Cat's Ear, Paspalum, Wimmera Ryegrass, Plantain (*Plantago lanceolata*) and Water Couch (*Paspalum distichum*), with no native ground layer species present. Two Prunus trees, planted as street trees, would be likely losses with the establishment of this road access point.

The public land road access point in the north of the site would result in a 30 m crossing that would pass through an existing single row plantation of non-native tree species, including Desert Ash (*Fraxinus angustifolium*), River Red Gum (*Eucalyptus camaldulensis*) and Lemon-scented Gum (*Corymbia citriodora*); 2-3 of these planted individuals would need to be removed with the proposed road access point. The ground layer in this mown road access crossing area is wholly exotic, including species such as Paspalum, Water Couch, and Kikuyu Grass (*Cenchrus clandestinum*).

The proposed development will involve major ground disturbance – including excavation - with the use of heavy machinery within the area of the proposed development footprint, with the construction of dwellings, fences, roads, kerb and channel, and provision of services and drainage (see Figure 3 Development layout and Figure 13 Proposed Development Layout). This will almost certainly result in the loss of all native vegetation within the freehold section of the proposed development area, and with the road access area to the Walla Walla Road in the south of the proposed development.

Access to the proposed development area for all vehicles and machinery associated with the development will likely be through the proposed road access points from the existing entrance to the property on Walla Walla Road on the existing compacted track (20 m east of the south-eastern corner of the proposed development), and from the proposed access road area on Commercial Street will be through that runs from the south through the existing quarried areas (see Figure 3 Development layout). This existing track consists of rock, and retains no native vegetation, and Commercial Street eastern road reserve also contains no native vegetation. Therefore, based on the use of the existing access track and the Commercial Street frontage, there will not be any direct or indirect impact on areas outside of the proposed development area (see Figure 3 Development layout).

Consequently, a total of the 5.77 ha of native vegetation found as two vegetation zones of modified TECs within the development footprint – including 20 hollow-bearing trees - will be removed (Zone 1 is two patches of a total of 5.695 ha on the freehold land, and Zone 2 is an area of 0.084 ha across the southern boundary of the freehold land and the Walla Walla Road reserve); however, there will not be any direct impact on areas outside of the proposed development area, and the development avoids remnant tree cover along the remainder of Zone 2 along the Walla Walla Road reserve, and the continuation of Zone 1 in the north-eastern corner of the proposed development area (see Figure 8 Verified PCT map).

The subject land is located at within the *Culcairn* landscape at approximately 150 MASL, a stagnant alluvial system which is characterised by slopes < 1 %, extensive broad plains with sparse narrow drainage lines, and localised gilgai. The soils of this landscape typically are very deep Red and Brown Chromosols and Kurosols (Red and Brown Podzolic Soils), with Yellow and Grey Sodosols (Soloths) occurring on the higher, older terraces, with deep Grey and Brown Dermosols (Grey Podzolic Soils) occurring on the lower younger terraces; the area of the subject site is a Grey Sodosol (Australian Soil Resource Information System 2024).

There are no features of geological significance within the subject land; there are no steep escarpments or slopes associated with the subject land.

The geology of the subject land specifically consists of unconsolidated riverine deposits of the Shepparton Formation (Czsws) and Quaternary Alluvium (Qa), consisting of clay, silt, sand and gravel and including floodplains, ancient channel deposits and alluvial terraces (Australian Soil Resource Information System 2024).

There are no pertinent documents referenced in the completion of this BDAR.

1.2 Biodiversity Offsets Scheme entry

The proposed development site is not within an area of Biodiversity Value, and entry into the BOS is not required as a consequence of this trigger (see Figure 4 Biodiversity Values Map).

The Area Clearing Threshold for the site is 0.25 ha, and > 5 ha of native vegetation is likely to be cleared, and according to the BMAT Report, entry into the BOS is required as a consequence of this trigger (see Appendix B Biodiversity Values Map and Threshold tool report).

1.3 Excluded impacts

The transitional Native Vegetation Regulatory Map (updated 7/12/23)(DPE 2024f) indicates that all lots associated with the proposed development are land excluded from the *Local Land Services Act 2013*.

1.4 Matters of national environmental significance

The pertinent Matters of National Environmental Significance (MNES) Report for the proposed development area and a 10 km radius is shown in Appendix C.

There are no Wetlands of International Importance within or near the assessed area.

According to the MNES generated for a 10 km radius around the subject land (DCCEEW 2024; Appendix C), there are five ECs listed under the EPBC Act within the BioNet Vegetation Classification:

- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia;
- Weeping Myall Woodlands;
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

Given the evidence provided through Section 4.2.2, the PCTs within the subject land (PCTs 76 and 278) are associated with any two of these ECs; PCT 76 has clear associations with Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia and Poplar Box Grassy Woodland on Alluvial Plains EC, while PCT 278 has clear associations with White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland EC.

According to the decision-making flowchart to ascertain whether a site is a patch of potential *Grey Box Grassy Woodlands or derived native grasslands* of sufficient quality for national listing, the Department of Environment, Heritage, Water and the Arts (DEHWA)(2012), indicates that the site is no longer a viable part of this threatened ecological community based on the low tree cover, the lack of ground layer indigenous species diversity, and the abundance of ground layer exotic species. Although some indigenous species may remain, in most of these areas the indigenous understorey is effectively irretrievable, and in order for an area to be included in the listed ecological community, a patch must have a predominantly indigenous understorey (DEHWA 2012).

Therefore, according to the Commonwealth definition of this threatened community, Zone 1 within the proposed development area should not be included as part of this community.

The critically endangered Grassy Box Gum Woodland (formally referred to as the White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland) is characterised by a species-rich understorey of native tussock grasses, herbs and scattered shrubs, and the dominance, or prior dominance, of White Box, Yellow Box and Blakely's Red Gum trees (DEHWA 2006).

According to DEHWA (2006), areas in which an overstorey exists without a substantially native understorey are degraded and are no longer a viable part of the ecological community. Although some indigenous species may remain, in most of these areas the indigenous understorey is effectively irretrievable, and in order for an area to be included in the listed ecological community, a patch must have a predominantly indigenous understorey (DEHWA 2006).

Therefore, according to the Commonwealth definition of this threatened community, Zone 2 within the proposed development area should not be included as part of this community.

There were no Commonwealth Listed Threatened Species of flora or fauna recorded across the assessed area, while BioNet records indicates that the threatened Brown Treecreeper (eastern subspecies) has been recorded within 3 km of the proposed development area (i.e. the assessed area) – these records are associated with a large remnant and disconnected block to the north – Gum Swamp

The proposed development area containing 5.77 ha of native vegetation to be removed – including 20 hollow-bearing trees - is not suitable habitat for this listed species (DPE 2024c).

The proposed development is therefore deemed to not be a controlled action or needing referral to the DCCEEW under the EPBC Act.

1.5 Information sources

Key sources of information for this report included:

- BAM 2020 (DPIE 2020a);
- BioNet Atlas of NSW Wildlife (DPE 2024a);
- BioNet Vegetation Classification (DPE 2024h);
- State Vegetation Type Map (SVTM). Riverina Region version 1.2 – VIS_ID 4469 (DPE 2024d);
- The VIS Plant Community Type Identification Tool Version 1.0. (OEH 2013);
- Transitional Native Vegetation Regulatory Map (version 4)(DPE 2024f);
- Biodiversity Values Map and Threshold tool report (DPE 2024g);
- Matters of National Environmental Significance (MNES) Report (DCCEEW 2024);
- IBRA7 Regional and Subregional Map Viewer (SEED NSW);
- Mitchell Landscape v31 map layer;
- NSW Land Parcel Property map layer and Property Report;
- SIX Maps (Land and Property Information 2024).

2. Methods

2.1 Site context methods

2.1.1 Landscape features

In accordance with the BAM, a number of features were assessed within and surrounding the subject site. These features include the conformity of the assessed area and surrounds to the IBRA region and subregion and NSW landscape regions (Mitchell Landscapes), and the presence (or absence) of other features, such as rivers, streams, estuaries and wetlands, habitat connectivity, karst areas or areas of outstanding biodiversity value.

To assess for these features, a radius of 1.5 km within and around the subject land (as much as was practicable given permissions and access issues) was searched by vehicle and by foot over a period of 2 hours.

2.1.2 Native vegetation cover

A layer of native vegetation cover is required for a 1,500 m buffer around the study area to determine the context of the site. The extent of native vegetation on the subject site and immediate surrounds was mapped using the Riverina VTM (DPE 2024e), with edits made to the layer where obvious changes to native vegetation extent had occurred.

As indicated, a radius of 1.5 km within and around the subject land was searched to determine the native vegetation extent and PCT mapping. No access to the private land to the west and the north was available, and so native vegetation extent in these sections of the buffer area was inferred using aerial imagery.

The total area of the 1,500 m buffer around the study area is 707 ha, with the area of vegetation mapped within the buffer being 108 ha (see Figure 2 Location Map). This was determined to be a native vegetation cover of 15 %; this value was entered into the BAM-C.

2.2 Native vegetation, threatened ecological communities and vegetation integrity methods

2.2.1 Existing information

The following existing sources of information were utilised to identify PCTs and TECs on the subject land:

- BioNet Atlas of NSW Wildlife (DPE 2024a);
- BioNet Vegetation Classification (DPE 2024h);
- State Vegetation Type Map (SVTM). Riverina Region version 1.2 – VIS_ID 4469 (DPE 2024d);
- Threatened Ecological Community (TEC) listed in Schedule 2 of the *Biodiversity Conservation Act 2016*.

2.2.2 Mapping native vegetation extent

As indicated, a radius of 1.5 km within and around the subject land was searched to determine the native vegetation extent and PCT mapping by vehicle and by foot over a period of 2 hours on the 3rd July 2023. No access to the private land to the east or the north was available, and so native vegetation extent (and PCT) in this section of the buffer area was inferred using aerial imagery.

The extent of native vegetation and PCT on the subject site and immediate surrounds was mapped using the Riverina VTM (DPE 2024e) as a basis, with edits made to the layer where obvious changes to native vegetation extent had occurred, and where PCT determination differed to the existing mapping (see Figure 8 – Verified PCTs).

2.2.3 Plot-based vegetation survey

PCTs within the subject land were mapped according to the survey outlined in Section 2.2.2.

Based on these results, significant change was made to the mapped PCTs present on the site and their extents within and adjacent to the subject land (see Figure 6 Field survey locations and Figure 8 Verified Plant Community Types).

The only native vegetation mapped across the proposed development area is mapped as PCT 76 - *Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW*

South Western Slopes and Riverina Bioregions (see Figure 6 Field survey locations). However, ground truthing revealed that extent of this PCT was significantly underestimated in extent across the site, and further to this, the native vegetation along the southern boundary – associated with the northern Walla Walla Road reserve, was likely modified PCT 278 - *Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion* (DPE 2024h).

It was determined that a total of 5.77 ha of native vegetation is found as two vegetation zones of modified TECs within the development footprint – including 20 hollow-bearing trees - will be removed (Zone 1 is two patches of a total of 5.695 ha on the freehold land, and Zone 2 is an area of 0.084 ha across the southern boundary of the freehold land and the Walla Walla Road reserve).

In accordance with Table 3 of the BAM (DPE 2020) and the area of Zone 1 being between > 5 ha, and the area of Zone 2 being < 2 ha, three BAM plots were established in Zone 1, and one BAM plot was established in Zone 2 on the 16th August 2023.

Vegetation Zone 1 was distributed over two discrete areas of 4.30 and 1.40 ha separated by only 25 m; as these patches highly uniform in composition and structure, these areas were treated as one zone. Two BAM plots were placed within the larger area, and one BAM plot located centrally in the smaller area (see Figure 6 Field survey locations and Figure 8 Verified Plant Community Types).

Vegetation Zone 2 is effectively a narrow, linear tree corridor along the northern road reserve of Walla Walla Road with some trees in close proximity to the fence line that have recruited from the corridor, and a BAM plot was placed at the eastern end of this zone where the proposed road access point to Walla Walla Road is to be located (see Figure 6 Field survey locations and Figure 8 Verified Plant Community Types).

Neither vegetation zones are connected to any other remnant vegetation.

All plots were the typical rectangular dimensions of a BAM plot (50 x 20 m) that were aligned to fit within the defined proposed development footprint, and the Vegetation Integrity Survey plot (20 x 20 m) were located in either the southern portion within plots (if they were north-south orientation), or in the western portion within plots (if they were east-west orientation)(see Figure 6 Field survey locations and Figure 8 Verified Plant Community Types).

2.2.4 Vegetation integrity survey

Four Vegetation Integrity Survey plots were established within the four delineated BAM plots, and were assessed using the methodology outlined in Section 4.3.4 of the BAM (DPE 2020)(see Appendix D for the Vegetation integrity survey plot data).

The collected data from the plot was used to determine the Vegetation Integrity Scores for the vegetation zones upon entry of the data into the BAM-C.

2.3 Threatened flora survey methods

2.3.1 Review of existing information

Based on BioNet records and confirmed Predicted Threatened Species generated on BAM-C, there are nine threatened flora species that potentially may be found within the vegetation zones within the proposed development area (see Table 7 Predicted ecosystem credit species).

A search of the Threatened Species profile information (DPE 2024c) reveals the following pertinent information about these species:

- Australian Pillwort is a rhizomatous plant found in seasonally dry depressions and margins of marshes, and has the capacity to grow while submerged;
- Mossgiel Daisy is a perennial herb recorded primarily in clay soils on Bladder Saltbush and Leafless Bluebush plains, but also in grassland and in Western Grey Box-Cypress-pine woodland. The species flowers from June to December;
- *Austrostipa wakoolica* grows on floodplains of the Murray River tributaries, and in open woodland on grey, silty clay or sandy loam soils. Habitats include the edges of lignum swamps with box and mallee, creek banks in grey, silty clay, and mallee and lignum sandy-loam flats. Flowers from October to December in response to rain;
- Sand-hill Spider Orchid Occurs in woodland with sandy soil, especially that dominated by White Cypress-pine. Flowers between September and November;
- Pine Donkey Orchid. Found in Cypress-pine, Bimble Box and ironbark woodlands, usually with an abundant grassy understorey. Flowers from September to October;
- Spiny Peppercross is found on the ridges of gilgai clays dominated by Brigalow, Belah, Buloke and/or Western Grey Box woodlands, often areas with weedy understories. Responds positively in numbers to drought conditions. Flowers from spring to autumn;
- Slender Darling Pea an annual forb that grows in a variety of vegetation types including Bladder Saltbush, Black Box and grassland communities on level plains, floodplains and depressions and is often found with *Maireana* species. Plants have been found in remnant native grasslands or grassy woodlands that have been intermittently grazed or cultivated. Plants die back in summer, surviving as a rootstocks until they shoot again in autumn. Flowers in spring to early summer;
- Small Purple-pea is an annual forb that occurs in the understorey of woodlands dominated by Blakely's Red Gum, Yellow Box, Candlebark and Long-leaved Box. It grows in association with understorey dominants that include Kangaroo Grass, Poa spp. and spear-grasses. Plants die back in summer, surviving as a rootstocks until they shoot again in autumn. Flowers throughout spring, with a peak in October;
- Silky Swainson-pea is found in Box-Gum Woodland in the Southern Tablelands and South West Slopes. Plants die back in summer, surviving as a rootstocks until they shoot again in autumn. Flowers throughout spring.

2.3.2 Habitat constraints assessment

Habitat constraints assessment of the site on the 3rd July 2023 revealed that:

- There was no suitable marsh or shallow depression habitat for Australian Pillwort;
- The subject land lacks the sandy soil required for Sand-hill Spider Orchid;
- The PCTs of the subject land were unsuitable for Pine Donkey Orchid;
- The subject land lacks the ridges of gilgai clays dominated by Brigalow, Belah, Buloke and/or Western Grey Box woodlands required for Spiny Peppercross;
- There was potentially suitable habitat on the site for Mossgiel Daisy, *Austrostipa wakoolica*, Slender Darling Pea, Small Purple-pea and Silky Swainson-pea.

2.3.3 Field surveys

Department of Planning, Industry and Environment (DPIE)(2020a) recommends a parallel field traverse using transects for a survey for threatened plant species. On this basis, a 25 m east-west grid using 18 transects was imposed across the assessed area for the purposes of the survey to ascertain the presence of any of the target species – this equated to approximately 5 km of transects traversed across the 11.8 ha of assessed area.

This grid was mapped on ArcGIS, and then loaded onto a handheld GPS during the survey to ensure each transect could be accurately followed.

As the assessed area is flat, traverse of the site was easy, and a complete traverse of all transects – with continuous active searching - took approximately 1.5 hours.

The first traverse of all transects was conducted on the 16/8/23.

A second traverse was conducted on the 19/9/23, a third on the 17/10/23, a fourth on the 14/11/23 and a fifth on the 12/12/23; the starting transect for the second was 10 m south of that of the first, and the starting transect alternated over the remaining surveys. This was done to provide a more complete coverage of the site.

The surveys were done at least 3 weeks apart to allow for any delays in flowering in target plants, and variation between time of flowering between species (DPIE 2020a).

As indicated previously, the target threatened plant species were Mossgiel Daisy, *Austrostipa wakoolica*, Slender Darling Pea, Small Purple-pea and Silky Swainson-pea (see Sec. 2.3.2), and all of these should have been flowering during the period of survey (according to Harden 1990, 1991, 1992 and 1993, and Royal Botanic Gardens Sydney 2023), and would have been visible on this basis.

The observer (author) is familiar with the characteristics of all of these plants to ensure correct identification if observed.

No individuals of a threatened species were recorded during these surveys.

2.4 Threatened fauna survey methods

2.4.1 Review of existing information

Based on BioNet records and confirmed Predicted Threatened Species generated on BAM-C, there are thirty three threatened fauna species that potentially may utilise the vegetation zones within the proposed development area (see Table 7 Predicted ecosystem credit species).

A search of the Threatened Species profile information (DPE 2024c) reveals the following pertinent information about these species:

- Barking Owl, Black-chinned Honeyeater, Brown Treecreeper, Bush Stone-curlew, Dusky Woodswallow, Major Mitchell's Cockatoo, Flame Robin, Regent Honeyeater, Scarlet Robin, Hooded Robin, Speckled Warbler, Gang-gang Cockatoo, Masked Owl, Square-tail Kite, Diamond Firetail, Varied Sittella, Grey-crowned Babbler, Superb Parrot, Spotted Harrier, White-fronted Chat, and Little Eagle will utilise eucalypt open forests and woodlands – often of higher quality - dominated by box and ironbark eucalypts and all breed during the spring/summer;
- Sloane's Froglet prefers to breed in shallow ephemeral depressions and wetland with emergent and fringing vegetation between June and August;

- Glossy Black-Cockatoo (Riverina population and breeding) generally inhabits stands of *Allocasuarina* and *Casuarina* spp., and is dependent of large hollow-bearing eucalypts for nest sites between March and May;
- Superb Parrot, Masked Owl, Brown Treecreeper, Major Mitchell's Cockatoo, Barking Owl, Squirrel Glider breed in hollows in standing dead and live trees;
- Black-chinned Honeyeater, Dusky Woodswallow, Flame Robin, Scarlet Robin, Hooded Robin, Speckled Warbler, Gang-gang Cockatoo, Diamond Firetail, Varied Sittella, Grey-crowned Babbler, Little Eagle, Spotted Harrier, White-fronted Chat build nests in tree or shrub canopies;
- Major Mitchell's Cockatoo will also be found in treeless habitats;
- Regent Honeyeater will follow the spatial and temporal changes flowering of eucalypts across south-eastern Australia, and tends to breed in areas dominated by River Sheoak;
- Gang-gang Cockatoos and Flame Robin migrate from upland to lowland areas in winter;
- White-bellied Sea-eagle prefer the presence of large areas of open water including larger rivers, swamps, lakes, and the sea, and will be found in close proximity to these waterways;
- Brolga will feed in dry grassland and paddocks, but are dependent on shallow wetlands, and will breed in a nest created on an island in winter to autumn;
- Swift Parrot migrates to the Australian mainland from Tasmania between February and October, and while on the mainland favours winter-flowering species and lerp infested trees such as Western Grey Box. Breeds in Tasmania in late spring/summer. The subject land is not mapped as a Swift Parrot habitat of importance (DPE 2024d);
- Squirrel Glider (and Squirrel Glider in the Wagga Wagga LGA) prefer mixed eucalypt stands with a shrub or wattle understorey, and require abundant tree hollows for refuge and nest sites;
- Square-tailed Kite, White-fronted Chat, Major Mitchell's Cockatoo and Diamond Firetail prefer habitats within easy reach of water;
- Superb Parrot, Square-tail Kite, White-bellied Sea-eagle and Little Eagle nest in taller trees, usually near water or a watercourse;
- White-bellied Sea-eagle and Little Eagle will utilise standing dead trees as lookout post for prey;
- Bush Stone-curlew is nocturnal and requires significant fallen timber on the ground for refuge and concealment;
- Grey-headed Flying Fox occur in subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths and swamps as well as urban gardens and cultivated fruit crops. A large number of individuals form roosting camps within 20 km of a regular food source generally in dense canopy vegetation close to water;
- Pink-tailed Legless Lizard prefers rocky landscapes;
- Yellow-bellied Sheath-tail-bat, Little Pied Bat and Corben's Long-eared Bat roost variously in caves, rocky outcrops, mine shafts, tunnels, tree hollows and/or buildings with Little Pied Bat preferring access to open water.

2.4.2 Habitat constraints assessment

Habitat constraints assessment of the site on the 3rd July 2023 revealed that:

- There are no suitable shallow ephemeral depressions and wetland with emergent and fringing vegetation habitat for Sloane's Froglet and Brolga;
- The subject land lacks the proximity to large areas of open water including larger rivers, swamps, lakes, and the sea, required for White-bellied Sea-eagle;
- The subject land lacks the proximity to water or a watercourse that is required for nesting of Little Pied Bat, Superb Parrot, Square-tail Kite, White-bellied Sea-eagle and Little Eagle;
- The subject land lacks the proximity to water that is preferred habitat for White-fronted Chat, Major Mitchell's Cockatoo and Diamond Firetail;
- The subject land lacks the shrub or wattle understorey required for preferred Squirrel Glider habitat;
- The subject land lacks the intact woodland habitat required for Brown Treecreeper, Dusky Woodswallow, Speckled Warbler, Grey-crowned Babbler, Hooded Robin, Varied Sittella and White-fronted Chat;
- The subject land lacks the winter-flowering eucalypts that would result in the use of the site by Swift Parrot. The Western Grey Box on the site could still be used for foraging by the species if lerp infested;
- The subject land lacks the stands of *Allocasuarina* and *Casuarina* spp. preferred for Glossy Black-Cockatoo (Riverina population and breeding);
- The subject land lacks the significant fallen timber on the ground for refuge and concealment required for Bush Stone-curlew;
- The subject land lacks the rocky landscape required for Pink-tailed Legless Lizard;
- The subject land lacks the dense canopy vegetation close to water required for roosting camps for Grey-headed Flying-fox;
- The subject land lacks the landscape connectivity to provide for access to the site for Regent Honeyeater;
- There was potentially suitable habitat on the site for Barking Owl, Masked Owl, Major Mitchell's Cockatoo, Flame Robin, Scarlet Robin, Gang-gang Cockatoo, Squirrel Glider, Yellow-bellied Sheath-tail-bat, Little Pied Bat and Corben's Long-eared Bat.

2.4.3 Field surveys

Continuous active searching for all fauna was occurring during the daytime plant surveys, and during any night surveys.

2.4.3.1 Audio capture

Ultrasonic and audible calls for all amphibians, birds and mammals were recorded using a Song Meter SM2 Bat Ultrasonic Detector in scheduled detection periods coinciding with maximal activity of fauna, around sunset and sunrise, in the 3 hours after sunset, and for periods of time during the night to capture owl calls. These units allow detection of the echolocation calls of microchiropteran bats; it should be noted that many species of bats have reduced activity over the winter months, as they are in torpor, as the chances of audio capture of this taxa are significantly reduced, so this detection period was scheduled after this torpor period.

One hundred and seventeen nights and 118 days of audio capture was undertaken with the unit (16th August to 12th December 2023), which was located on Tree 20 within the proposed development area (see Figure 14).

SD cards and batteries were replaced at monthly survey times.

Collected audio files were analysed for detection of possible amphibian, birds and mammal calls using Song Scope Bioacoustics Software, using an established recogniser library previously that has been developed specifically for this project. Call analysis based on recognisers provides detection output with a quality rating; calls are rated as to their similarity to the recogniser on a percentage basis. Species detection calls that were under 60 % similarity were not included as taxa recognised.

2.4.3.2 *Sloane's Froglet*

The property was evaluated for potential habitat sites for Sloane's Froglet during the day on the 3rd July 2023; this assessment searched for and mapped any potential areas of habitats for the species.

The winter of 2023 at Walla Walla (Albury) had been average in terms of rainfall, with 205 mm recorded over June to August 2023, and should have provided good and typical conditions for potential breeding habitats for the species during its breeding season (Bureau of Meteorology 2024).

There were no potential habitat sites mapped; however, 3 slight depressions (which were muddy but did not retain surface water at any point) were mapped.

Targeted surveys were conducted for Sloane's Froglet across the property on the evenings of on the 8th August, 22nd August and 29th August 2023 (all dates within the likely breeding season for Sloane's Froglet) according to the survey guidelines outlined in Woolshed Thurgoona Landcare Group (2018); three surveys were conducted at each of the 3 mapped damp sites, and at least 10 minutes was spent at each identified potential habitat sites on each occasion.

Windy and wet conditions were avoided for these survey times (see Table 1).

Identification of any frog calls was confirmed from recorded calls on the FrogID app.

2.4.3.3 *Squirrel Glider*

There are a range of methods to survey for Squirrel Glider, including cage trapping, remote-sensor camera survey and spotlight (Royal Botanic Gardens Victoria 2016). Goldingay and Sharpe (2004) concluded that spotlighting under suitable conditions by experienced personnel was equally as effective as cage trapping or remote camera detection in detecting and providing a population estimate of Squirrel Gliders, and a review of published studies involving transect spotlighting for arboreal mammals found that most incorporated repeat traverses of transects to improve detection. On this basis, consideration of the Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) *Survey guidelines for Australia's threatened mammals. Guidelines for detecting mammals listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999* (DSEWPC 2011) provides more detailed advice on the optimal approach to spotlighting surveys:

- daytime searches for the presence of potentially suitable habitat resources for nest sites (mature hollow-bearing trees within a distribution to allow gliding);
- daytime searches for signs of the species' presence, such as scratches on tree trunks and scats beneath trees;

- placement of transects no further than 50 m from the target trees;
- use of spotlights (to a maximum of 75 watt strength) with a redlight adaptor and/or night-vision scopes to detect animals;
- the spotlight beam should be moved slowly at a consistent speed over the relevant habitat;
- spotlighting should be conducted as quietly as possible;
- avoidance of extreme temperatures, rainfall or wind which will reduce animal activity, and make it more difficult to observe animals;

Although not definitive, some arboreal species are less active on fuller moon periods due to their enhanced detectability to predators;

Given that survey conditions can be influenced by weather and moon phase, surveys should occur on at least 2 nights, and preferably on 3 or more nights in favourable environmental conditions; 5 survey nights in favourable conditions were undertaken.

Based on this advice, combined with the extensive experience with arboreal mammal survey of the author, surveys were conducted on the following basis:

- Diurnal surveys examined all mature trees across the survey area for their potential habitat for the species;
- A survey area of approximately 6 ha full extent, containing scattered trees;
- All mature trees within this survey area were surveyed on each night of survey by two people using an unstructured transect method, with each completed survey taking approximately 1 hour;
- Five night surveys were conducted (16/8/23, 19/9/23, 17/10/23, 14/11/23 and 12/12/23), with nights chosen based on low moon phase, and then selected/rejected based on the prevailing environmental conditions;
- Head-mounted 60 lumen LED spotlights with redlight adaptors, and a FLIR One Pro LT Thermal Imaging Camera were used to detect animals. Given the proximity to residential areas, the latter technique was used for the majority of the time of the survey to avoid impacting on local residents.

2.4.3.4 *Barking Owl and Masked Owl*

The survey design to ascertain the presence of both Barking and Masked Owl in the assessed area was determined with consideration of DEHWA (2010).

Continuous active searching for individuals and roost or nest sites was occurring during the daytime plant surveys, and during any night surveys. This involved the observer looking carefully for owls roosting among the foliage of densely foliated trees, and also in the eucalypt canopy.

Call playback sessions were conducted at the completion of Squirrel Glider surveys for the night on the 16/8/23, 19/9/23, 17/10/23, 14/11/23 and 12/12/23. Call playback sessions were conducted with 5 minutes of continuous calls broadcast at approximately 100 % of natural volume interspersed with periods (5 minutes) of silence to listen (and watch) for a response from a Powerful Owl. Listening was continued after playback, whilst a spotlighting search in the immediate area of the call playback was conducted to search for owls that may have responded by flying quietly to the playback site (after Department of Sustainability and Environment [DSE] 2011). It should be noted that call playback effectively doubles the chances of hearing/observing an Owl relative to passive observation; however, a random

call playback has been found to only increases the detection likelihood to around 13 % of events (DSE 2011).

Audio capture data was used to ascertain the presence of the species at the site.

2.4.3.5 Woodland birds

The following threatened woodland bird species - Major Mitchell's Cockatoo, Flame Robin, Scarlet Robin, Gang-gang Cockatoo – were the specific targets of targeted fauna surveys (see Sec. 2.4.2) following habitat constraints assessment.

Notwithstanding this, searching also was seeking a range of other species that had been eliminated by habitat constraints assessment, such as Black-chinned Honeyeater, Brown Treecreeper, Bush Stone-curlew, Dusky Woodswallow, Regent Honeyeater, Hooded Robin, Speckled Warbler, Square-tail Kite, Diamond Firetail, Varied Sittella, Grey-crowned Babbler, Superb Parrot, Spotted Harrier, Swift Parrot, White-fronted Chat, and Little Eagle (see Sec. 2.4.2).

Surveys were conducted using the *Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities* (Department of Environment and Conservation 2004) as the major guide in development of an appropriate methodology.

Data on the presence of diurnal birds was collected by the gathering of visual and call evidence of species across each vegetation zone on the site by an observer.

A twenty minute survey in each vegetation zone was conducted on the 16/8/23, 19/9/23, 17/10/23, 14/11/23 and 12/12/23.

2.4.3.6 Microchiropteran bats

Audio capture, as described in Sec. 2.4.3.1, was the sole method utilised for species detection.

Audio capture data was used to ascertain the presence of the species at the site.

2.5 Weather conditions

The environmental conditions on the 9 days/nights of assessment are summarised in Table 1.

Table 1 Environmental conditions during threatened species surveys (from Bureau of Meteorology 2024).

Survey undertaken	Date	Time	Temperature (min. & max. °C)	Wind (light, mod...)	Rainfall (mm)	Other conditions relevant to the species
Opportunistic	3/7/23	10.00-13.40	5 to 13	Moderate	0	
Sloane's Froglet	8/8/23	18.20-19.20	5 to 7	Light	0	Waxing moon
Diurnal flora and fauna surveys ¹	16/8/23	15.25-17.00	11 to 15	Calm	0	Overcast
Nocturnal fauna surveys ²	16/8/23	18.30-19.40	5 to 9	Calm	0	Overcast, No moon

Survey undertaken	Date	Time	Temperature (min. & max. °C)	Wind (light, mod...)	Rainfall (mm)	Other conditions relevant to the species
Sloane's Froglet	22/8/23	18.30-19.20	7 to 10	Light	0.2	Overcast, waning moon
Sloane's Froglet	29/8/23	18.40-19.30	14 to 18	Calm	0	Slight overcast, full moon
Diurnal flora and fauna surveys ¹	19/9/23	16.40-18.00	27 to 30	Calm	0	Slight overcast
Nocturnal fauna surveys ²	19/9/23	19.05-20.00	20 to 25	Calm	0	Slight overcast, waning moon
Diurnal flora and fauna surveys ¹	17/10/23	16.50-18.10	15 to 17	Light	0.1	Slight overcast
Nocturnal fauna surveys ²	17/10/23	20.15-21.15	10 to 12	Calm	0	Slight overcast, waxing moon
Diurnal flora and fauna surveys ¹	14/11/23	17.00-18.50	18 to 20	Moderate	0	Overcast
Nocturnal fauna surveys ²	14/11/23	20.40-21.40	13 to 15	Light	0	Overcast, no moon
Diurnal flora and fauna surveys ¹	12/12/23	17.15-19.00	30 to 33	Light	0.1	Slightly overcast
Nocturnal fauna surveys ²	12/12/23	21.10-22.05	26 to 28	Light	0	No moon

1. Mossgiel Daisy, *Austrostipa wakoolica*, Slender Darling Pea, Small Purple-pea and Silky Swainson-pea;
2. Barking Owl, Masked Owl, Major Mitchell's Cockatoo, Flame Robin, Scarlet Robin, Gang-gang Cockatoo, Squirrel Glider, Yellow-bellied Sheath-tail-bat, Little Pied Bat and Corben's Long-eared Bat.

2.6 Limitations

The survey program developed is considered to have few limitations:

- Flora survey effort exceeds the guidelines in terms of number of survey occasions;
- Squirrel Glider, woodland bird and owl survey effort also exceeds the guidelines in terms of number of survey occasions;
- Notwithstanding that many bird species had been eliminated for targeted survey because of habitat constraint assessment, these species will also be surveyed for;
- Sloane's Froglet surveys were conducted despite there being no potential primary habitat;
- The use of audio capture should provide a considerable extension in data collection and the number of species detected at the site.

3. Site context

3.1 Assessment area

The assessment area, which includes the subject land and the area of land within the 1,500 metre buffer zone surrounding the subject land for site-based development, can be seen in Figure 2 (Location Map).

3.2 Landscape features

Landscape features identified within the subject land and assessment area are shown on Figure 1 Site Map and Figure 2 Location Map, respectively. A discussion of relevant landscape features is provided below.

3.2.1 IBRA bioregions and IBRA subregions

The assessment area is wholly within the *NSW South Western Slopes* IBRA Region and *Lower Slopes* IBRA Subregion (see Figure 1 Site Map and Figure 2 Location Map).

3.2.2 Rivers, streams, estuaries and wetlands

There are two defined 1st order streams and one defined 2nd order stream (Petries Creek to the west of the area) draining the flat plains adjacent to the proposed development area (see Figure 1 Site Map); these streams are terminal watercourses that all drain towards Gum Swamp, 4 km to the north.

There are no wetlands within 4 km upstream or downstream of the proposed development area.

3.2.3 Habitat connectivity

The two vegetation zones of the proposed development area are not directly connected to any other remnant vegetation. Zone 1 is within 100 m of remnant vegetation associated with the large remnant block on private land to the north-east; the areas in between are dominated by non-native vegetation.

Petries Creek to the east does connect with continuous native vegetation to the large Gum Swamp Reserve 4 km north of the site; however, this creek corridor is 1.5 km to the west of the site, and there is no vegetation connectivity to it (see Figure 2 Location Map, and Figure 7 Native vegetation extent).

3.2.4 Karst, caves, crevices, cliffs, rocks or other geological features of significance

There are no karst, caves, crevices, cliffs, rocks or other geological features of significance within the subject land and assessment area.

3.2.5 Areas of outstanding biodiversity value

There are no areas of outstanding biodiversity value, as identified under the BC Act, within proximity to the subject land and assessment area.

3.2.6 NSW (Mitchell) landscape

The proposed development area is wholly NSW (Mitchell) landscape *Brokong Plains*; however, there is a boundary with NSW (Mitchell) landscape *Burrumbuttock Hills and Foothills* to the east of the proposed development area (see Figure 1 Site Map and Figure 2 Location Map).

3.3 Native vegetation cover

The majority of the native vegetation cover within the assessed area is wholly associated with two large remnant blocks on private land to the north-east and south-west of the proposed development area; the remainder of the buffer area has been predominantly cleared for residential development or agriculture.

Table 2 summarises the extent of native vegetation cover within the assessment area.

Figure 2 Location Map shows native vegetation cover within the assessment area.

The two vegetation zones of the proposed development area are not directly connected to any other remnant vegetation. Zone 1 is within 100 m of remnant vegetation associated with the large remnant block on private land to the north-east; the areas in between are dominated by non-native vegetation (see Figure 7 Native vegetation extent).

Table 2 Native vegetation cover in the assessment area

Assessment area (ha)	707
Total area of native vegetation cover (ha)	108
Percentage of native vegetation cover (%)	15
Class (0-10, >10-30, >30-70 or >70%)	>10-30

4. Native vegetation, threatened ecological communities and vegetation integrity

4.1 Native vegetation extent

The proposed development area of 11.8 ha maintains approximately 5.6 ha of native vegetation across two vegetation zones.

The extent of native vegetation and non-native (cleared) vegetation was determined by field assessment of the entire proposed development area on the 3rd July 2024 (see Figure 7 Native vegetation extent).

4.1.1 Changes to the mapped native vegetation extent

Based on mapped PCTs, the proposed development area contained patches of Plant Community Type (PCT) 76 - *Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions* (see Figure 6 Mapped PCTs; DPE 2024h).

However, ground-truthing revealed that while there were large areas of modified PCT 76, the presence of mature Blakely's Red Gum individuals in some sections of the site indicated that there were also areas of PCT 278 - *Riparian Blakely's Red Gum - box - shrub - sedge -*

grass tall open forest of the central NSW South Western Slopes Bioregion (DPE 2024h) interspersed with PCT 76, with the dominant current presence of Western Grey Box likely to signify areas of former PCT 76, and the dominant current presence of Blakely's Red Gum likely to signify the former presence of PCT 278 (see Figure 8 Verified PCTs).

PCT 278 is definitively present along the northern road reserve of Walla Walla Road adjacent to the proposed development area; a small section at the eastern end of this corridor is a likely loss with the establishment of a road access point to Walla Walla Road for the development (see Figure 8 Verified PCTs).

4.1.2 Areas that are not native vegetation

As indicated, an area of 5.77 ha of native vegetation is found within the proposed development area.

For many decades the property has been utilised for stock grazing and/or fodder production; this past and current land use is reflected in the composition; the assessed site has been divided into two similar sized paddocks with an east-west fence.

The balance of the proposed development site – an area of approximately 6.12 ha - is dominated by introduced ground layer species that are typical opportunistic pasture species, such as Wild Oat (*Avena fatua*), Soft Brome (*Bromus mollis*), Cat's Ear (*Hypochaeris radicata*), Onion-grass (*Romulea rosea*), Barley Grass (*Hordeum leporinum*), White Clover (*Trifolium repens*), Subterranean Clover (*T. subterraneum*), Great Brome (*Bromus diandrus*) and Wimmera Ryegrass (*Lolium rigidum*) (seasonally up to 90 % projective foliage cover); there are no indigenous native species present in these areas. In the southern paddock, there is a relatively high density of the self-sown pasture legume Lucerne (*Medicago sativa*) from past fodder cropping.

On this basis, the remainder of the proposed development area was determined to be non-native (cleared) vegetation (see Figure 9 Vegetation Zones), and is best considered as PCT 0.

4.2 Plant community types

4.2.1 Overview

Vegetation within the subject land has been assessed as aligning with the BioNet Vegetation Classification PCTs identified within Table 3 and its extent is shown in Figure 8 Plant community types. Detailed descriptions of each PCT are provided in the following subsections.

Table 3 PCTs identified within the subject land

PCT ID	PCT name	Subject land area (ha)
76	<i>Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions</i>	5.695
278	<i>Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion</i>	0.084
Total area		5.77

4.2.2 PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

4.2.2.1 PCT overview

Table 4a outlines the BioNet Vegetation Classification for PCT ID, name, vegetation formation, vegetation class and per cent cleared value, and other data obtained for the subject land.

Table 4a PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

PCT ID	76
PCT name	<i>Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions</i>
Vegetation formation	Grassy Woodlands
Vegetation class	Floodplain Transition Woodlands
Per cent cleared value (%)	92
Extent within subject land (ha)	5.695

There are two large patches of derived native grassland found across the proposed development area, one in the northern half of the site, and one in the south-western corner (see Figure 8 Verified PCTs and Figure 14 Location and species of assessed trees and native vegetation patches), neither of which contain any native shrub individuals and these patches contain a relatively low diversity of indigenous species, such as Snowgrass (*Poa sieberiana*), Curly Windmill Grass (*Enteropogon acicularis*), Brown's Love Grass (*Eragrostis brownii*), Brown-back Wallaby Grass (*Rytidosperma duttonianum*), Ringed Wallaby Grass (*R. caespitosum*), Hairy Panic (*Panicum effusum*) and Blown Grass (*Lachnagrostis filiformis*) at a moderate abundance (up to 40 % projective foliage cover), with a variable abundance of Soft Brome, Cat's Ear, Barley Grass, White Clover, Subterranean Clover, Great Brome and Wimmera Ryegrass (seasonally up to 70 % projective foliage cover)(DPE 2024h).

These patches maintain embedded scattered mature Western Grey Box – and some Blakely's Red Gum, and are modified representatives of PCT 76.

The patches within the proposed development area contain an indigenous litter layer of between 30 and 40 % cover, no fallen woody material or log material, a litter layer of around 15 % cover, and a seasonal exotic ground layer of around 50 to 60 % cover..

In summary, PCT 76 within the proposed development area retains a number scattered old, hollow-bearing trees, no tree recruits or shrub layer, embedded within a low diversity derived native grassland, that sustains an abundant seasonal exotic cover; the PCT within the area is a low quality example of the PCT.

Photo 1 **Modified PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions at the proposed development area (Image taken by the author 3/7/23).**



4.2.3 PCT 278 - Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion

4.2.3.1 PCT overview

Table 4b outlines the BioNet Vegetation Classification for PCT ID, name, vegetation formation, vegetation class and per cent cleared value, and other data obtained for the subject land.

Table 5b *PCT 278 - Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion*

PCT ID	278
PCT name	<i>Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion</i>
Vegetation formation	Grassy Woodlands
Vegetation class	Western Slopes Grassy Woodland
Per cent cleared value (%)	80
Extent within subject land (ha)	0.08

Along the northern road reserve of Walla Walla Road, a more-or-less continuous cover of mixed-age Blakely's Red Gum can be found. There are also some recruits from the roadside vegetation found on the freehold land (the proposed development area), in close proximity to the fence line. There is no shrub layer along this road reserve, and the ground layer vegetation is wholly introduced species such as *Paspalum* (*Paspalum dilatatum*), Wild Oat, Soft Brome, Onion-grass, Great Brome, and Wimmera Ryegrass.

This roadside vegetation is a modified representative of PCT 278.

Photo 2 *Modified PCT 278 - Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion along the Walla Walla Road reserve and the immediate adjacent areas on freehold land (Image taken by the author 3/7/23).*

4.2.4 Condition states

There is only one condition state of the native vegetation found across the two vegetation zones within the proposed development area – and that is of highly modified woodland.

4.2.5 Justification of PCT selection

PCT 76 is mapped across the site (DPE 2024h), and while the extent of this PCT across the site is greater than mapped, the PCT is still clearly present as derived native grassland with embedded scattered trees of Western Grey Box, and some Blakely's Red Gum.

PCT 278 is not mapped within several kilometres of the proposed development site (DPE 2024h); however, given the low-lying landscape position of the proposed development site and the structural and likely composition similarity of the area to the benchmark for PCT 278 (i.e. only Blakely's Red Gum present, and not in a mixed woodland of Yellow Box and/or White Box individuals), the selection of this PCT was both logical and appropriate.

4.2.6 Alignment with TECs

PCT 76 is associated with the TEC *Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penneplain, Nandewar and Brigalow Belt South Bioregions* (DPE 2024d).

PCT 278 is associated with the TEC *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (DPE 2024d).

4.2.7 Alignment with EPBC Act listed ECs

According to the MNES generated for a 10 km radius around the subject land (DCCEEW 2023; Appendix C), there are three ECs listed under the EPBC Act within the BioNet Vegetation Classification:

- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia;
- Weeping Myall Woodlands;
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland.

Given the evidence provided through Section 4.2.2, the PCTs within the subject land (PCTs 76 and 278) are associated with any two of these ECs; PCT 76 has clear associations with Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia and Poplar Box Grassy Woodland on Alluvial Plains EC, while PCT 278 has clear associations with White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland EC.

4.3 Threatened ecological communities

As indicated in Section 4.2.6, there are two PCTs with associations to TECs present within the subject land.

4.4 Vegetation zones

It was determined that a total of 5.77 ha of native vegetation is found as two vegetation zones of modified TECs within the development footprint – including 20 hollow-bearing trees

- will be removed (Zone 1 is two patches of a total of 5.695 ha on the freehold land, and Zone 2 is an area of 0.084 ha across the southern boundary of the freehold land and the Walla Walla Road reserve).

Vegetation Zone 1 was distributed over two discrete areas of 4.30 and 1.40 ha separated by only 25 m; as these patches highly uniform in composition and structure, these areas were treated as one zone. Two BAM plots were placed within the larger area, and one BAM plot located centrally in the smaller area (see Figure 6 Field survey locations, Figure 8 Verified Plant Community Types, and Figure 9 Vegetation Zones).

Vegetation Zone 2 is effectively a narrow, linear tree corridor along the northern road reserve of Walla Walla Road with some trees in close proximity to the fence line that have recruited from the corridor, and a BAM plot was placed at the eastern end of this zone where the proposed road access point to Walla Walla Road is to be located (see Figure 6 Field survey locations, Figure 8 Verified Plant Community Types, and Figure 9 Vegetation Zones).

Table 6 **Vegetation zones and patch sizes**

Vegetation zone ID	PCT ID number and name	Condition / other defining feature	Area (ha)	Patch size class	No. vegetation integrity plots required	No. vegetation integrity plots completed	No. vegetation integrity plots used in assessment	Plot IDs of vegetation integrity plots used in assessment
1	PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Modified	5.5	6-<25 ha	3	3	3	Modified_1, Modified_2, Modified_3
2	PCT 278 - Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	Modified	0.08	<5 ha	1	1	1	Modified_4

4.5 Vegetation integrity (vegetation condition)

4.5.1 Vegetation integrity survey plots

In accordance with Table 3 of the BAM (DPE 2020) and the area of Zone 1 being between > 5 ha, and the area of Zone 2 being < 2 ha, three BAM plots were established in Zone 1, and one BAM plot was established in Zone 2 on the 16th August 2023.

Vegetation Zone 1 was distributed over two discrete areas of 4.30 and 1.40 ha separated by only 25 m; as these patches highly uniform in composition and structure, these areas were treated as one zone. Two BAM plots were placed within the larger area, and one BAM plot located centrally in the smaller area (see Figure 6 Field survey locations and Figure 8 Verified Plant Community Types).

Vegetation Zone 2 is effectively a narrow, linear tree corridor along the northern road reserve of Walla Walla Road with some trees in close proximity to the fence line that have recruited from the corridor, and a BAM plot was placed at the eastern end of this zone where the proposed road access point to Walla Walla Road is to be located (see Figure 6 Field survey locations and Figure 8 Verified Plant Community Types).

BAM plots were located to ensure representative assessment of vegetation zones, with two of the four plots including hollow-bearing trees to adequately represent the scattered trees and low density across the site, and to make sure all attributes relevant to the vegetation zones were captured, in accordance with the BAM (Sec. 4.3.4; DPE 2020).

4.5.2 Scores

The condition scores and Vegetation Integrity Score for the two vegetation zones within the subject land is shown in Table 4.

Table 7 Vegetation integrity scores

Vegetation zone ID	Composition condition score	Structure condition score	Function condition score	Vegetation integrity score	Hollow bearing trees present?
1	23.4	42.9	2.3	13.1	Yes
2	3.2	32.8	5.1	8.1	Yes

4.5.3 Use of benchmark data

The benchmark data for PCT 76 and 278 within the BioNet Vegetation Classification (DPE 2023h) were used to assess vegetation integrity attributes for the two vegetation zones.

5. Habitat suitability for threatened species

5.1 Identification of threatened species for assessment

5.1.1 Ecosystem credit species

Table 7 shows the twenty seven Ecosystem credit species likely to occur on or use the two vegetation zones within the subject land as automatically populated in BAM-C.

Twenty five threatened species have been retained for further assessment; White-bellied Sea-eagle was not confirmed as a Candidate Threatened Species in the BAM-C, because the subject land does not contain any suitable riparian habitat for the species, and there is at least 15 km to the closest suitable riparian habitat, and Glossy Black Cockatoo was also not confirmed as a Candidate Threatened Species in the BAM-C as the species prefers habitats with Casuarina and Allocasuarina species present.

Table 8 Predicted ecosystem credit species

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Dusky Woodswallow	<i>Artamus cyanopterus cyanopterus</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	V	E	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Glossy Black Cockatoo	<i>Calyptorhynchus latham</i>	V	V	Yes	BAM-C	No	Habitat constraint – absence of Allocasuarina and Casuarina species	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Brown Treecreeper (eastern subspecies)	<i>Climacteris picumnus victoriae</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High
Spotted Harrier	<i>Circus assimilis</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Little Pied Bat	<i>Chalinolobus picatus</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High
Speckled Warbler	<i>Chthonicola sagittata</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Varied Sittella	<i>Daphnoenositta chrysoptera</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	V	E	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Painted Honeyeater	<i>Grantiella picta</i>	V	V	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Grey Falcon	<i>Falco hypoleucos</i>	V	V	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
White-bellied Sea-eagle	<i>Haliaeetus leucogaster</i>	V	Not listed	Yes	BAM-C	No	Habitat constraints – not within proximity to a waterbody – not within 1 km of a river, lake, large dam or creek, wetland or coastline	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High
Swift Parrot	<i>Lathamus discolor</i>	E	CE	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Major Mitchell's Cockatoo (foraging)	<i>Lophochroa leadbeateri</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Hooded Robin (south-eastern form)	<i>Melanodryas cucullata</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Turquoise Parrot	<i>Neophema pulchella</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High
Square-tailed Kite	<i>Lophoictinia isura</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Black-chinned Honeyeater	<i>Melithreptus gularis gularis</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Barking Owl	<i>Ninox connivens</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High
Scarlet Robin	<i>Pteroica phoenicea</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Superb Parrot	<i>Polytelis swainsonii</i>	V	V	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	V	V	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High
Flame Robin	<i>Petroica phoenicea</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Masked Owl	<i>Tyto novaehollandiae</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High
Grey-crowned Babbler (eastern subspecies)	<i>Pomatostomus temporalis temporalis</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Yellow-bellied Sheath-tail-bat	<i>Saccolaimus flaviventris</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Diamond Firetail	<i>Stagonopleura guttata</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID	Sensitivity to gain class
		BC Act	EPBC Act						
Black Falcon	<i>Falco subniger</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
Little Eagle	<i>Haliaeetus morphonoides</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	Moderate
White-throated Needletail	<i>Hirundapus caudacutus</i>	Not listed	V	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278	High

5.1.2 Species credit species

Table 9 (flora) or Table 10 (fauna) lists all predicted species credit species automatically populated by the BAM-C.

There are nine listed predicted flora species credit species.

Of the 9 listed threatened flora species in Table 10, five have been retained for further assessment; Mossgiel Daisy, Sand-hill Spider Orchid, Pine Donkey Orchid and Spike-rush were discarded for the reasons described.

Table 9 Predicted flora species credit species

Common name	Scientific name	Listing status		Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act				
A spear-grass	<i>Austrostipa wakoolica</i>	E	E	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Mossgiel Daisy	<i>Brachsycome papillosa</i>	V	V	BAM-C	No	Geographic limitation – site is outside of known distribution	
Sand-hill Spider Orchid	<i>Caladenia arenaria</i>	E	E	BAM-C	No	Habitat constraint – site is a flat alluvial plain, not a sand-hill, which is the preferred habitat	
Pine Donkey Orchid	<i>Diuris tricolor</i>	V	Not listed	BAM-C	No	Habitat constraint – preferred habitat is Cypress-pine forests and woodlands	

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act				
Spike-rush	<i>Eleocharis obicis</i>	V	V	BAM-C	No	Habitat constraint – preferred habitat is semi-permanent/ephemeral wet areas or periodically waterlogged sites	
Spiny Peppergrass	<i>Lepidium aschersonii</i>	V	V	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Slender Darling Pea	<i>Swainsona murrayana</i>	V	V	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Small Purple-pea	<i>Swainsona recta</i>	E	E	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Silky Swainson-pea	<i>Swainsona sericea</i>	E	E	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278

There are seventeen listed predicted fauna species credit species.

Of the 17 listed threatened fauna species in Table 9, 11 have been retained for further assessment, and Glossy Black Cockatoo Riverina population, Pink-tailed Legless Lizard, Bush-stone Curlew, Sloane's Froglet, White-bellied Sea-eagle and Squirrel Glider – endangered population in the Wagga Wagga LGA, have been discarded for the reasons described.

Table 10 Predicted fauna species credit species

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act					
Glossy Black-Cockatoo, Riverina population	<i>Calyptorhynchus lathami</i> - endangered population	V	V	Yes	BAM-C	No	Geographic limitation – site is found outside known LGAs of distribution	
Glossy Black-Cockatoo (breeding)	<i>Calyptorhynchus lathami</i> - endangered population	V	V	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Pink-tailed Legless Lizard	<i>Aprasia parapulchella</i>	V	V	No	BAM-C	No	Habitat constraint – species prefers rocky areas	
Bush Stone-curlew	<i>Burhinus grallarius</i>	E	Not listed	No	BAM-C	No	Habitat constraint – species requires standing/fallen dead timber including logs	

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act					
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	V	E	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Sloane's Froglet	<i>Crinia sloanei</i>	V	E	No	BAM-C	No	Habitat constraint – species prefers semi-permanent/ephemeral wet areas, and areas with relatively shallow sections with submergent and emergent vegetation, or within 500 m of wet area/swamp	
White-bellied Sea-eagle	<i>Haliaeetus leucogaster</i>	V	Not listed	Yes	BAM-C	No	Subject land does not contain any suitable habitat trees for the species, and there is at least 4 km to the closest suitable habitat.	
Little Eagle	<i>Haliaeetus morphonoides</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act					
Swift Parrot	<i>Lathamus discolor</i>	E	CE	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Major Mitchell's Cockatoo (foraging)	<i>Lophochroa leadbeateri</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Barking Owl (breeding)	<i>Ninox connivens</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Squirrel Glider	<i>Petaurus norfolcensis</i>	V	Not listed	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Squirrel Glider – endangered population in the Wagga Wagga LGA	<i>Petaurus norfolcensis</i>	Endangered population	Not listed	No	BAM-C	No	Geographic limitation – site not in Wagga Wagga LGA	

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Listing status		Dual credit species	Sources	Species retained for further assessment?	Reason for exclusion from further assessment	Vegetation zone ID species retained within, including PCT ID
		BC Act	EPBC Act					
Koala	<i>Phascolarctus cinereus</i>	E	E	No	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Superb Parrot	<i>Polytelis swainsonii</i>	V	V	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	V	V	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278
Masked Owl (breeding)	<i>Tyto novaehollandiae</i>	V	Not listed	Yes	BAM-C	Yes	N/A	Vegetation Zone 1, PCT 76 Vegetation Zone 2, PCT 278

5.2 Presence of candidate species credit species

Table 11 (flora) or Table 12 (fauna) identify the candidate threatened species assumed to be present within the subject land; no threatened species have been assumed to present at the site, as targeted threatened species surveys have been undertaken to evaluate the presence of all retained candidate threatened species.

Table 11 Determining the presence of candidate flora species credit species on the subject land

Common name	Scientific name	Listing status		Method used to determine presence	Present?	Further assessment required? (BAM Subsections 5.2.5 and 5.2.6)
		BC Act	EPBC Act			
None						

Table 12 Determining the presence of candidate fauna species credit species on the subject land

Common name	Scientific name	Listing status		Method used to determine presence	Present ?	Further assessment required?
		BC Act	EPBC Act			
None						

5.3 Threatened species surveys

The details of the targeted threatened species survey used to determine presence of the candidate threatened species can be seen in Table 12.

There were targeted threatened species surveys conducted to determine presence of five candidate threatened flora species and 11 candidate threatened fauna species.

There were also targeted threatened species surveys conducted simultaneously for a further 11 threatened fauna species that had been discarded due to geographic or habitat constraints based on the conservative principle.

The only threatened species recorded on-site was Gang-gang Cockatoo (detected by the audio capture device), which is a Candidate threatened species.

Table 13 Threatened species surveys for candidate species credit species on the subject land

Common name	Scientific name	Threatened flora species surveys			Present	Further assessment required (BAM Subsections 5.2.5 and 5.2.6)
		Survey method (transects or grids)	Timing of survey – within recommended period? (BAM-C / TBDC)	Effort (hours & no. people)		
Retained Candidate threatened species						

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Threatened flora species surveys				Present	Further assessment required (BAM Subsections 5.2.5 and 5.2.6)
		Survey method (transects or grids)	Timing of survey – within recommended period? (BAM-C / TBDC)		Effort (hours & no. people)		
A spear-grass	<i>Austrostipa wakoolica</i>	Grid	Yes	Yes	9 hours with 1 person across 12 ha	No	No
Spiny Peppergrass	<i>Lepidium aschersonii</i>	Grid	Yes	Yes	9 hours with 1 person across 12 ha	No	No
Slender Darling Pea	<i>Swainsona murrayana</i>	Grid	Yes	Yes	9 hours with 1 person across 12 ha	No	No
Small Purple-pea	<i>Swainsona recta</i>	Grid	Yes	Yes	9 hours with 1 person across 12 ha	No	No
Silky Swainson-pea	<i>Swainsona sericea</i>	Grid	Yes	Yes	9 hours with 1 person across 12 ha	No	No
Glossy Black-Cockatoo (breeding)	<i>Calyptorhynchus lathami</i> - endangered population	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	No	No
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Little Eagle	<i>Haliaeetus morphonoides</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	No	No
Swift Parrot	<i>Lathamus discolor</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Major Mitchell's Cockatoo (foraging)	<i>Lophochroa leadbeateri</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Barking Owl (breeding)	<i>Ninox connivens</i>	Nocturnal call recording, nocturnal survey of every tree on site, call playback	Yes	Yes	117 nights with one centrally located device, 4 hours of survey over 5 days, including call playback on 5 separate occasions	No	No

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Common name	Scientific name	Threatened flora species surveys				Present	Further assessment required (BAM Subsections 5.2.5 and 5.2.6)
		Survey method (transects or grids)	Timing of survey – within recommended period? (BAM-C / TBDC)		Effort (hours & no. people)		
Squirrel Glider	<i>Petaurus norfolcensis</i>	Nocturnal survey of every tree on site,	Yes	Yes	4 hours of survey over 5 days	No	No
Koala	<i>Phascolarctus cinereus</i>	Diurnal survey of every tree on site, nocturnal survey of every tree on site	Yes	Yes	8 hours of survey over 5 days	No	No
Superb Parrot	<i>Polytelis swainsonii</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	Diurnal survey of every tree on site, nocturnal survey of every tree on site	Yes	Yes	8 hours of survey over 5 days	No	No
Masked Owl (breeding)	<i>Tyto novaehollandiae</i>	Nocturnal call recording, nocturnal survey of every tree on site, call playback	Yes	Yes	117 nights with one centrally located device, 4 hours of survey over 5 days, including call playback on 5 separate occasions	No	No
Discarded threatened species							
Flame Robin	<i>Petroica phoenicea</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Scarlet Robin	<i>Petroica boodang</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Yellow-bellied Sheath-tail-bat	<i>Saccolaimus flaviventris</i>	Ultrasonic nocturnal call recording	Yes	Yes	117 nights with one centrally located device	No	No
Little Pied Bat	<i>Chalinolobus picatus</i>	Ultrasonic nocturnal call recording	Yes	Yes	117 nights with one centrally located device	No	No
Corben's Long-eared Bat	<i>Nyctophilus corbeni</i>	Ultrasonic nocturnal call recording	Yes	Yes	117 nights with one centrally located device	No	No

Common name	Scientific name	Threatened flora species surveys				Present	Further assessment required (BAM Subsections 5.2.5 and 5.2.6)
		Survey method (transects or grids)	Timing of survey – within recommended period? (BAM-C / TBDC)		Effort (hours & no. people)		
Sloane's Froglet	<i>Crinia sloanei</i>	ID of habitat sites/3 site visits after dusk during breeding period/call recording	Yes	Yes	2.5 hours with 1 person	No	No
Brown Treecreeper	<i>Climacteris picumnus victoriae</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Hooded Robin	<i>Melanodryas cucullata cucullata</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Square-tail Kite	<i>Lophoictinia isura</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Speckled Warbler	<i>Chthonicola sagittata</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No
Diamond Firetail	<i>Stagonopleura guttata</i>	Diurnal survey plots, Diurnal call recording	Yes	Yes	2.5 hours of survey over 5 days, 118 days with one centrally located device	Yes	No

5.4 Expert reports

No expert reports have been produced.

5.5 Area or count, and location of suitable habitat for a species credit species (a species polygon)

Gang-gang Cockatoo was the only Species Credit Species recorded across the assessed area.

No Species Credit Species have been assumed to be present, as it asserted that the site was lacking landscape connectivity, and that the micro-habitats on the site had been degraded to the stage where utilisation by threatened flora and fauna was highly unlikely.

Further to this, targeted survey only identified the one Species Credit Species at the site.

A Species Polygon has been mapped for this Species Credit Species, based on their known habitat preferences (DPE 2024c) and the assessed habitats of the study area (see Section 2.1 and 4).

The derived map for this species polygon can be seen in Figure 10 – Candidate species credit species polygons.

Figure 10 reflects the following (from DPE 2024c):

- Gang-gang Cockatoo can be found in eucalypt woodland forests of south-eastern Australia. It is a seasonal altitudinal migrant where it moves from mountain forests at higher altitudes to forests at lower altitudes and coastal areas during autumn and winter. Usually seen in small groups but can form large flocks when foraging. They nest in a hollow in a trunk, or limb, of large eucalypt trees; usually near water;
- Considered suitable habitat for Gang-gang Cockatoo foraging is the majority of the 1.5 km radius buffer area around the site, excluding 'built-up' urban areas dominated by non-native vegetation.

6. Identifying prescribed impacts

Table 14 outlines the potential prescribed impacts as a consequence of the proposed development, and the justification for the identification of them as an impact or not present.

No prescribed impacts have been identified as being present with the proposed development (Table 19).

Table 14 Prescribed impacts identified.

Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
Karst, caves, crevices, cliffs, rocks or other geological features of significance	<input checked="" type="checkbox"/> No	N/A – None were identified within the assessed area after survey.	N/A
Human-made structures	<input checked="" type="checkbox"/> No	N/A – there are no human-made structures within the subject land.	N/A
Non-native vegetation	<input checked="" type="checkbox"/> Yes	The proposed development area maintains approximately 6.2 ha of non-native vegetation within the subject land or environs; this is mostly opportunistic pasture wholly composed of herbaceous exotic ground layer species. A planted non-native tree within the freehold land, and two planted non-native street trees on Commercial Street will also be likely losses.	The only threatened species recorded on-site – Gang-gang Cockatoo – is highly unlikely to utilise the exotic ground layer vegetation or the three non-native trees, and as a consequence, it is highly unlikely that the species would be impacted by potential vehicle strike.

Feature	Present	Description of feature characteristics and location	Threatened entities that use, are likely to use, or are part of the habitat feature. Where relevant, threatened species or fauna that are part of a TEC or EC, that are at risk of vehicle strike
Habitat connectivity	<input checked="" type="checkbox"/> No	N/A – the proposed development does not result in any direct or indirect impact on any area that has been described as a habitat connector or movement corridor within the study area (see Figure 1).	N/A
Waterbodies, water quality and hydrological processes	<input checked="" type="checkbox"/> No	N/A – The closest significant waterbody or watercourse is 4 km (Gum Swamp Reserve) and 1.5 km (Petries Creek), respectively, from the Subject land.	N/A
Vehicle strikes	<input checked="" type="checkbox"/> Yes	Subject land has frontage to two public roads.	<p>The location of the proposed development- with frontage to two major thoroughfares - would be problematic for vehicle strike had ground-dwelling native fauna been observed. However, the extensive surveys undertaken across the proposed development area found no evidence of any such native fauna utilising the site or its immediate environs, and in this sense, vehicle strike is highly unlikely to be a prescribed impact in the absence of any ground-dwelling native fauna.</p> <p>The only threatened species identified at the site – Gang-gang Cockatoo – was only recorded by audio-capture on one occasion for a period of < 5 minutes, suggesting that over a 118 day period, it was a low frequency and opportunistic visitor to the site, and that such a frequency is highly unlikely to place the species at risk due to vehicle strike.</p>

Stage 2: Impact assessment (biodiversity values and prescribed impacts)

7. Avoid and minimise impacts

7.1 Avoid and minimise direct and indirect impacts

7.1.1 Project location

The proposed development is on the south-eastern fringe of the township of Walla Walla, with public recreational land to the immediate north and residential blocks to the west, making the site highly desirable for the location of a new small-lot residential development.

The nature of a development such as a proposed residential development with only small lots will involve major ground disturbance – including excavation - with the use of heavy machinery within the area of the proposed development footprint, with the construction of dwellings, fences, roads, kerb and channel, and provision of services and drainage (see Figure 3 Development layout and Figure 13 Proposed Development Layout). This will almost certainly result in the loss of all native vegetation within the 11.8 ha freehold section of the proposed development area, and with the road access area to the Walla Walla Road in the south of the proposed development.

Access to the proposed development area for all vehicles and machinery associated with the development will likely be through the proposed road access points from the existing entrance to the property on Walla Walla Road on the existing compacted track (20 m east of the south-eastern corner of the proposed development), and from the proposed access road area on Commercial Street will be through that runs from the south through the existing quarried areas (see Figure 3 Development layout). This existing track consists of rock, and retains no native vegetation, and Commercial Street eastern road reserve also contains no native vegetation. Therefore, based on the use of the existing access track and the Commercial Street frontage, there will not be any direct or indirect impact on areas outside of the proposed development area (see Figure 3 Development layout).

Consequently, a total of the 5.77 ha of native vegetation found as two vegetation zones of modified TECs within the development footprint – including 20 hollow-bearing trees - will be removed (Zone 1 is two patches of a total of 5.695 ha on the freehold land, and Zone 2 is an area of 0.084 ha across the southern boundary of the freehold land and the Walla Walla Road reserve); however, there will not be any direct impact on areas outside of the proposed development area, and the development avoids remnant tree cover along the remainder of Zone 2 along the Walla Walla Road reserve, and the continuation of Zone 1 in the north-eastern corner of the proposed development area (see Figure 8 Verified PCT map).

7.1.2 Project design

As indicated in Sec. 7.11, it must be noted that the proposed area was selected because it is on the south-eastern fringe of the township of Walla Walla, with public recreational land to the immediate north and residential blocks to the west, making the site highly desirable for the location of a new small-lot residential development.

While any native vegetation within the proposed footprint has been considered a loss, there will not be any direct impact on areas outside of the proposed development area, and the development avoids remnant tree cover along the remainder of Zone 2 along the Walla

Walla Road reserve, and the continuation of Zone 1 in the north-eastern corner of the proposed development area (see Figure 8 Verified PCT map).

7.2 Avoid and minimise prescribed impacts

7.2.1 Project location

There are no karst, caves, crevices, cliffs, rocks or other geological features of significance or human-made structures within the subject land.

The location of the proposed development- with frontage to two major thoroughfares - would be problematic for vehicle strike had ground-dwelling native fauna been observed. However, the extensive surveys undertaken across the proposed development area found no evidence of any native fauna utilising the site or its immediate environs, and in this sense, vehicle strike is highly unlikely to be a prescribed impact in the absence of any ground-dwelling native fauna.

The only threatened species identified at the site – Gang-gang Cockatoo – was only recorded by audio-capture on one occasion for a period of < 5 minutes, suggesting that over a 118 day period, it was a low frequency and opportunistic visitor to the site, and that such a frequency is highly unlikely to place the species at risk due to vehicle strike.

The two vegetation zones of the proposed development area are not directly connected to any other remnant vegetation. Zone 1 is within 100 m of remnant vegetation associated with the large remnant block on private land to the north-east; the areas in between are dominated by non-native vegetation.

Petries Creek to the east does connect with continuous native vegetation to the large Gum Swamp Reserve 4 km north of the site; however, this creek corridor is 1.5 km to the west of the site, and there is no vegetation connectivity to it (see Figure 2 Location Map, and Figure 7 Native vegetation extent).

On this basis, the proposed development site is not a connecting landscape corridor within the district, and the removal of the native vegetation at the site will have negligible impact on habitat connectivity.

7.2.2 Project design

As indicated in Sec. 7.11, it must be noted that the proposed area was selected because it is on the south-eastern fringe of the township of Walla Walla, with public recreational land to the immediate north and residential blocks to the west, making the site highly desirable for the location of a new small-lot residential development.

Given the extent of clearing within and in close proximity to the site given its location on the fringe of Walla Walla suburban area, the proposed development site is not a connecting landscape corridor within the district, and the removal of the native vegetation at the site will have negligible impact on habitat connectivity.

7.3 Summary of measures to avoid and minimise impacts

Table 15 documents the measures to avoid and minimise direct impacts.

Table 15 **Avoidance and minimisation measures for direct impacts**

Action	Outcome	Timing	Responsibility
Design layout to select road access points to minimise loss of habitat and impact on landscape connectivity	Selection of non-native areas and most disturbed section of native vegetation on the periphery of the site	Planning stage	Developer
Utilisation of existing access track to provide access for vehicles and machinery during construction	Obviation of the need to establish a new access track to provide access for vehicles and machinery during construction	Planning stage	Developer

8. Impact assessment

8.1 Direct impacts

8.1.1 Residual direct impacts

Table 16 documents impacts likely to occur on the subject land after steps taken to avoid and minimise impacts (refer to Figure 11).

Table 16 Summary of residual direct impacts

Direct impact	BC Act status	EPBC Act status	SAIL entity	Project phase/timing of impact	Extent (ha)
Clearance of 5.77 ha of PCT 76 and PCT 278 – including 20 hollow-bearing trees	Both PCT 76 and 278 have associated TECs	Not listed	No	This loss will occur during construction	5.77

8.1.2 Change in vegetation integrity score

Table 17 documents the change in vegetation integrity for residual direct impacts on native vegetation that were identified on the subject land.

Table 17 Impacts to vegetation integrity

Vegetation zone	PCT ID	Management zone	Area (ha)	Before development			After development			Change		
				Composition	Structure	Function	VI score	Composition	Structure	Function	VI score	Change in VI score
1	PCT 76		5.695	23.4	42.9	2.3	13.1	0	0	0	0	-13.1
2	PCT 278		0.084	3.2	32.8	5.1	8.1	0	0	0	0	-8.1

8.2 Indirect impacts

Table 18 documents residual indirect impacts that may occur on native vegetation beyond the development footprint; it is considered that it is highly unlikely that there will be any residual indirect impacts as a consequence of this proposed development (Refer to Figure Final impacts likely to occur on the subject land if indirect impacts are mapped).

Table 18 Summary of residual indirect impacts

Indirect impact	Impacted entities	Extent	Frequency	Duration	Project phase/ timing of impact	Likelihood and consequences
Loss of unintended native vegetation as a consequence of development	PCT 76 and 278	Adjacent and contiguous native vegetation	Infrequent	Short-term	Construction	Highly unlikely if appropriate site delineation measures implemented
Transport of weeds and pathogens to site that may impact adjacent native vegetation	PCT 76 and 278	Adjacent and contiguous native vegetation	Infrequent	Short-term	Construction	Highly unlikely if appropriate vehicle and equipment hygiene methods implemented during construction

8.3 Prescribed impacts

There were no prescribed impacts identified.

Justifications for their identified absence is found below.

8.3.1 Human-made structures

There are no human-made structures within the subject land.

8.3.2 Non-native vegetation

The proposed development area maintains approximately 6.2 ha of non-native vegetation within the subject land or environs; this is mostly opportunistic pasture wholly composed of herbaceous exotic ground layer species. A planted non-native tree within the freehold land, and two planted non-native street trees on Commercial Street will also be likely losses.

The only threatened species recorded on-site – Gang-gang Cockatoo – is highly unlikely to utilise the exotic ground layer vegetation or the three non-native trees, and as a consequence, it is highly unlikely that the species would be impacted by potential vehicle strike.

8.3.3 Habitat connectivity

The two vegetation zones of the proposed development area are not directly connected to any other remnant vegetation. Zone 1 is within 100 m of remnant vegetation associated with the large remnant block on private land to the north-east; the areas in between are dominated by non-native vegetation.

Petries Creek to the east does connect with continuous native vegetation to the large Gum Swamp Reserve 4 km north of the site; however, this creek corridor is 1.5 km to the west of the site, and there is no vegetation connectivity to it (see Figure 2 Location Map, and Figure 7 Native vegetation extent).

On this basis, the proposed development site is not a connecting landscape corridor within the district, and the removal of the native vegetation at the site will have negligible impact on habitat connectivity, and there will be no prescribed impact as a consequence.

8.3.4 Waterbodies, water quality and hydrological processes

The closest significant waterbody or watercourse is 4 km (Gum Swamp Reserve) and 1.5 km (Petries Creek), respectively, from the Subject land, and there will be no impact on such habitats as a consequence of this proposed development.

8.3.5 Vehicle strikes

The location of the proposed development- with frontage to two major thoroughfares - would be problematic for vehicle strike had ground-dwelling native fauna been observed. However, the extensive surveys undertaken across the proposed development area found no evidence of any native fauna utilising the site or its immediate environs, and in this sense, vehicle strike is highly unlikely to be a prescribed impact in the absence of any ground-dwelling native fauna.

The only threatened species identified at the site – Gang-gang Cockatoo – was only recorded by audio-capture on one occasion for a period of < 5 minutes, suggesting that over a 118 day period, it was a low frequency and opportunistic visitor to the site, and that such a frequency is highly unlikely to place the species at risk due to vehicle strike.

8.4 Mitigating residual impacts – management measures and implementation

Table 19 details proposed mitigation and management measures for defined indirect residual impacts.

Table 19 Summary of proposed mitigation and management measures for residual indirect impacts

Mitigation measure	Method/technique	Timing	Frequency	Responsibility	Likely efficacy	MNES
Site delineation	Prior to clearance, all native vegetation to be retained in proximity to the development site must be clearly identified by marker tape to ensure that there is no confusion as to the approved clearance retained native vegetation	Before construction	Once	Site supervisor	Highly likely to succeed	N/A
Vehicle and equipment hygiene	All vehicles and equipment that will enter the site must have been cleaned for potential weed seed carry-over	Before and during construction	Every new vehicle entry	Site supervisor	Highly likely to succeed	N/A

Table 19 provides further details on implementation of proposed mitigation and management measures for defined residual impacts identified in Table 18.

Table 20 Measures for mitigation and management measures for residual indirect impacts implementation

Measure/action	Monitoring and evaluation strategy	Performance criteria	Adaptive management threshold	Adaptive management response
Site delineation	Daily monitoring to ensure that unintended loss of native vegetation is not occurring	No loss of any unintended native vegetation during construction	Loss of any unintended native vegetation during construction	Immediate re-check of site delineation measures and re-implementation if required
Vehicle and equipment hygiene	Checks and established processes to ensure vehicles entering the site are appropriate cleared prior to entry of the site	No new weed introductions	New weed introduced to site	Immediate check of the integrity of the established processes to ensure vehicles entering the site are appropriate cleared prior to entry of the site. Eradication of the introduced weed.

8.5 Adaptive management strategy for uncertain impacts (where relevant)

No adaptive management strategy has been developed as there are no uncertain impacts anticipated.

9. Serious and irreversible impacts

9.1 Assessment for serious and irreversible impacts on biodiversity values

There are no potential entities at risk for Serious and Irreversible Impacts of biodiversity values as a consequence of the proposed development, according to the BAM-C (See Appendix E).

10. Impact summary

10.1 Determine an offset requirement for impacts

10.1.1 Impacts on native vegetation and TECs or ECs (ecosystem credits)

Table 21 identifies impacts on native vegetation that do not require an offset (as per BAM Subsection 9.2.1(3.)).

Table 22 identifies impacts that require an offset (as per BAM Subsection 9.2.1(1.))(Refer to Figure 12 Thresholds for assessment and offsetting impacts).

BAM-C has not determined that there are ecosystem credits generated by the proposed development (Table 21).

Table 21 Impacts that do not require offset – ecosystem credits

Vegetation zone	PCT name	TEC	Impact area (ha)	TEC association	Entity at risk of an SAI?	Current VI score
1	PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Yes	0.393	Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions	No	13.1
2	PCT 278 - Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	Yes	0.159	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	No	8.1

Table 22 Impacts that require an offset – ecosystem credits

Vegetation zone	PCT name	TEC	Impact area (ha)	Current VI score	Future VI score	Change in VI score	Biodiversity risk weighting	Number of ecosystem credits required
1	PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Yes	5.695	13.1	0	-13.1	2.5	0
2	PCT 278 - Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	Yes	0.084	8.1	0	-8.1	2	0
Total credits								0

10.1.2 Impacts on threatened species and their habitat (species credits)

Table 23 identifies impacts on threatened species (species credits) that require an offset (as per BAM Subsection 9.2.2(2.)).

Table 23 Impacts that require an offset – species credits

Common name	Scientific name	BC Act status	EPBC Act status	Loss of habitat (ha)	Biodiversity risk weighting	Number of species credits required
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	V	E	5.77	2	37
Total credits						37

10.1.3 Indirect and prescribed impacts

There are no assessed indirect and prescribed impacts that remain after measures to avoid, minimise and mitigate have been applied - that would require offset using additional biodiversity credits.

10.2 Impacts that do not need further assessment

There are no further assessments for ecosystem credits required (as per BAM Section 9.3(1–2)).

11. Biodiversity credit report

Information on the ecosystem and species credits and matching credit profiles are found in Tables 23 and 24 below (Refer to Appendix E Credit reports).

11.1 Ecosystem credits

Table 24 Ecosystem credit class and matching credit profile

Ecosystem credit	Attributes shared with matching credits						
	PCT name	PCT vegetation class	PCT vegetation formation	Associated TEC or EC	Offset trading group (BAM Section 10.2, Tables 4 & 5)	Hollow bearing trees present?	IBRA subregion (in which proposal is located)
0	<i>PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions</i>	Floodplain Transition Woodlands	Grassy Woodlands	Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions	N/A	Yes	Lower Slopes

Ecosystem credit	Attributes shared with matching credits						
	PCT name	PCT vegetation class	PCT vegetation formation	Associated TEC or EC	Offset trading group (BAM Section 10.2, Tables 4 & 5)	Hollow bearing trees present?	IBRA subregion (in which proposal is located)
0	PCT 278 - <i>Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion</i>	Western Slopes Grassy Woodland	Grassy Woodlands	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	N/A	Yes	Lower Slopes

11.2 Species credits

Table 25 Species credit class and matching credit profile

Species credit	Attributes shared with matching credits				
	Name of threatened species	Kingdom	BC Act status	EPBC Act status	IBRA region
37	Gang-gang Cockatoo	Fauna	V	E	NSW South Western Slopes

12. References

Australian Soil Resource Information System (ASRIS), 2024. Accessed on the 16th January 2024 from: <https://www.environment.nsw.gov.au/Salis5app/resources/spade/reports/puw.pdf>

Bureau of Meteorology, 2022. Albury climate data for 3rd July, 8th August, 16th August, 22nd August, 29th August, 19th September, 17th October, 14th November and 12th December 2023.. Accessed at: <http://www.bom.gov.au/climate/dwo/202311/html/IDCJDW2002.202311.shtml>

Department of Climate Change, Energy, the Environment and Water (DCCEEW), 2024. *Species Profile and Threats Database*. Accessed at: <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>

Department of Environment and Conservation, 2004. *Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities*. November 2004. Department of Environment and Conservation, Sydney.

Department of Sustainability and Environment (DSE), 2011. *Survey Standards: Powerful Owl, *Ninox strenua**. Dated 2nd May 2011, Department of Sustainability and Environment, Melbourne.

Department of the Environment, Heritage, Water and the Arts (DEHWA), 2006. *Yellow Box-Red Gum Grassy Woodland Amendment to the List of Ecological Communities under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. Department of Environment, Heritage, Water and the Arts, Canberra.

Department of the Environment, Heritage, Water and the Arts (DEHWA), 2009. *Matters of National Environmental Significance. Significant Impact Guidelines 1.1. Environment Protection and Biodiversity Conservation Act 1999*. Department of Environment, Heritage, Water and the Arts, Canberra.

Department of the Environment, Water, Heritage and the Arts (DEHWA), 2010. *Survey guidelines for Australia's threatened birds. Guidelines for detecting birds listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999*. Department of Sustainability, Environment, Water, Population and Communities, Canberra.

Department of Environment, Heritage, Water and the Arts (DEHWA), 2012. *Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia: A guide to the identification, assessment and management of a nationally threatened ecological community. Environment Protection and Biodiversity Conservation Act 1999*. Department of Environment, Heritage, Water and the Arts, Canberra.

Department of the Environment (DoE) 2013. *Matters of National Environmental Significance. Significant Impact Guidelines 1.1. Environment Protection and Biodiversity Conservation Act 1999*. Department of the Environment, Canberra.

Department of Planning, Industry and Environment (DPIE), 2019. *Guidance to assist a decisionmaker to determine a serious and irreversible impact*. Published by Environment, Energy and Science, Department of Planning, Industry and Environment, 59 Goulburn Street, Sydney NSW.

Department of Planning, Industry and Environment (DPIE), 2020a. *Biodiversity Assessment Method*. Department of Planning, Industry and Environment, Sydney.

Department of Planning, Industry and Environment (DPIE)(NSW), 2020b. *Surveying threatened plants and their habitats NSW survey guide for the Biodiversity Assessment Method*. Department of Planning, Industry and Environment, Sydney.

Department of Planning and Environment (DPE), 2024b. *The website for the Atlas of NSW Wildlife*. Accessed at: <http://www.bionet.nsw.gov.au/>

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Department of Planning and Environment (DPE), 2024c. *Threatened Species Profile search*. Accessed at: <http://www.environment.nsw.gov.au/threatenedSpeciesApp/>

Department of Planning and Environment (DPE), 2024d. *Biodiversity Offset and Agreement Management System (BOAMS)*. Accessed at: <https://customer.lmbc.nsw.gov.au/assessment/>

Department of Planning and Environment (DPE), 2024e. *State Vegetation Type Map (SVTM). Riverina Region version 1.2 – VIS_ID 4469*. Accessed at: <https://www.environment.nsw.gov.au/vegetation/state-vegetation-type-map.htm>

Department of Planning and Environment (DPE), 2024f. *Transitional Native Vegetation Regulatory Map*. Accessed at: <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=NVRMap>

Department of Planning and Environment (DPE), 2024g. *Biodiversity Values Map and Threshold Viewer*. Accessed at: <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>

Department of Planning and Environment (DPE), 2024h. *BioNet Vegetation Classification*. Accessed at: <https://www.environment.nsw.gov.au/NSWVCA20PRapp/search/pctsearch.aspx>

Department of Sustainability, Environment, Water, Population and Communities (DSEWPC), 2011. *Survey guidelines for Australia's threatened mammals. Guidelines for detecting mammals listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999*. Department of Sustainability, Environment, Water, Population and Communities, Canberra.

Goldingay, R.L., and Sharpe, D.J., 2004. How effective is spotlighting for detecting the Squirrel Glider ? *Wildlife Research* **31(4)**: 443-449.

Harden, G.J. (ed) 1990. *Flora of New South Wales: Volume 1*, NSW University Press, Kensington.

Harden, G.J. (ed) 1991. *Flora of New South Wales: Volume 2*, NSW University Press, Kensington.

Harden, G.J. (ed) 1992. *Flora of New South Wales: Volume 3*, NSW University Press, Kensington.

Harden, G.J. (ed) 1993. *Flora of New South Wales: Volume 4*, NSW University Press, Kensington.

Hero, J., Littlejohn, M. & Marantelli, G., 1991. *Frogwatch Field Guide to Victorian Frogs*. Department of Natural Resources and Environment, Melbourne.

Hnatiuk, R.J., 1990. *Census of Australian Vascular Plants. Australian Flora and Fauna Series Number 11*. Bureau of Flora and Fauna, Canberra.

Menkhorst, P. (ed.), 1995. *Mammals of Victoria. Distribution, Ecology and Conservation*. Oxford University Press, Melbourne.

New South Wales National Parks and Wildlife Service, 1996. *Cocoparra National Park and Cocoparra Nature Reserve Plan of Management*. Dated March 1996.

New South Wales Office of Environment and Heritage (OEH), 2012. *The VIS Plant Community Type Identification Tool Version 1.0.0.0*. New South Wales Office of Environment and Heritage, Sydney.

Royal Botanic Gardens Sydney, 2023. *PlantNet. New South Wales Flora On-line*. <http://plantnet.rbgsyd.nsw.gov.au/>

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

Royal Botanic Gardens Victoria (RBGV), 2016. *Final report on targeted Squirrel Glider surveys for the Ellerton Drive Extension, Queanbeyan, NSW. Version 2.* Dated 7th March 2016. Report prepared for the Office of Environment and Heritage, NSW.

Simpson, K. and Day, N., 1998. *The Claremont Field Guide to the Birds of Australia*, 5th edition. Penguin Books, Sydney.

Standards Australia, 2009. *Australian Standard AS 4970-2009. Protection of trees on development sites.* Standards Australia, Sydney.

Triggs, B., 1996. *Tracks, Scats and Other Traces: a Field Guide to Australian Mammals.* Oxford University Press, Melbourne.

Woolshed Thurgoona Landcare Group, 2018. *Sloane's Champions. A brief guide to community surveying and monitoring of Sloane's Froglet.* Accessed from: <https://wtlandcare.org/wp-content/uploads/2018/06/Sloanes-Froglet-Monitoring-Guide-June-2018.pdf>

13. Figures

Figure 1

Site Map (Image for ESRI Australia 2024). Mitchell Landscape categories are shown with purple lettering, and IBRA categories are shown with black letters. Parcel numbers are also shown. Proposed development area is in red.

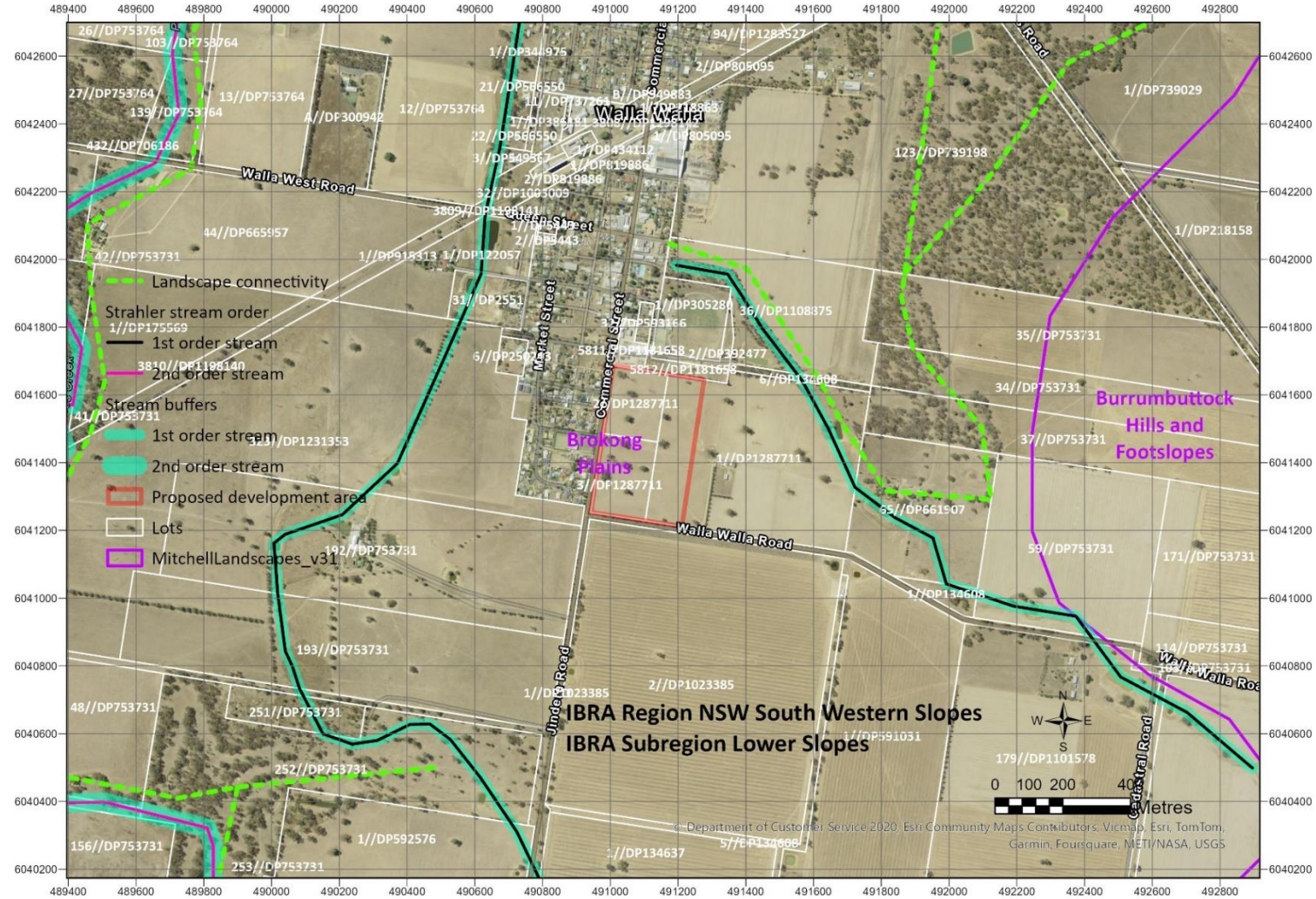


Figure 2 Location Map, showing the 1,500 m buffer around the proposed development area (Image for ESRI Australia 2024). Mitchell Landscape categories are shown with purple lettering, and IBRA categories are shown with black letters.

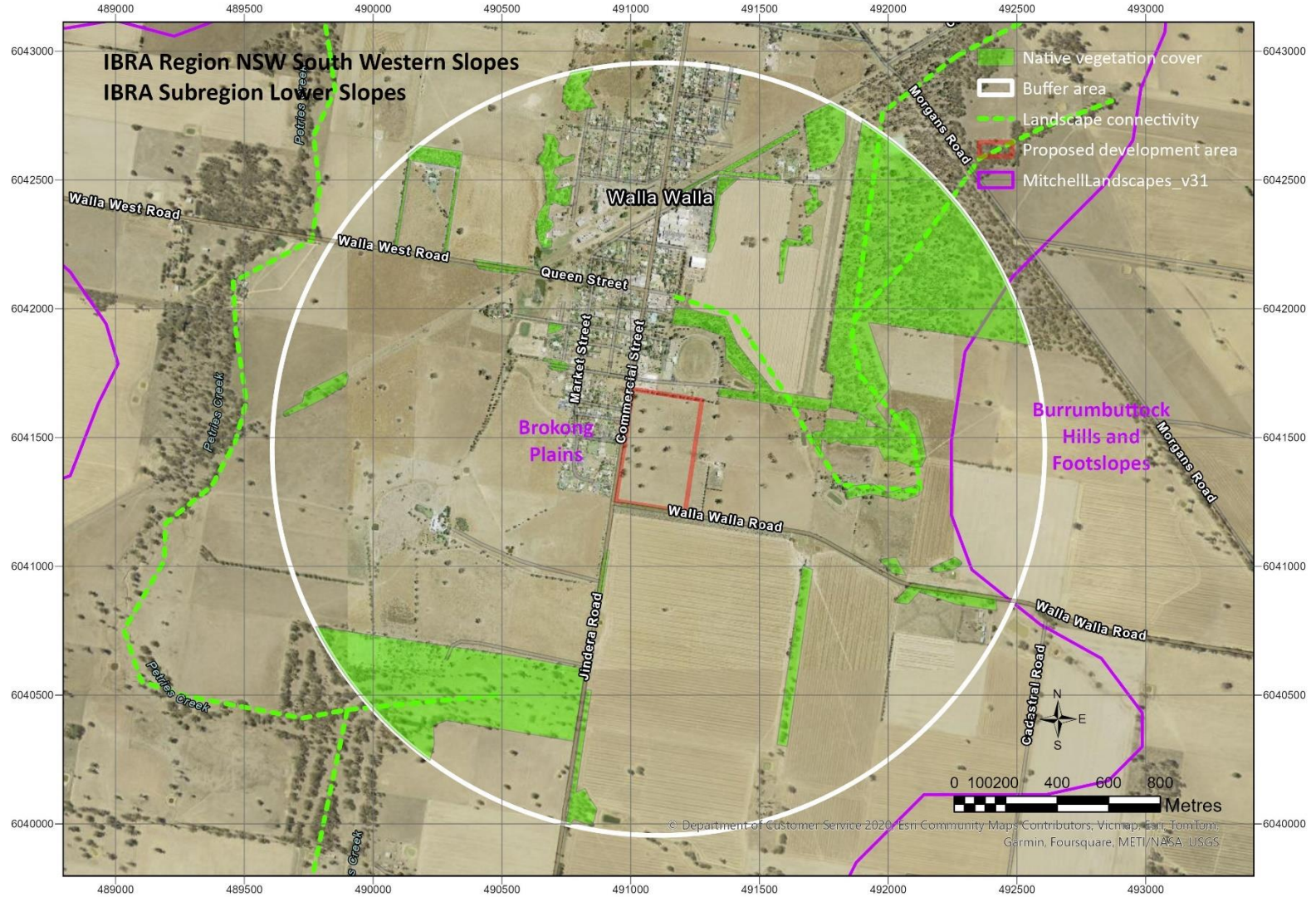


Figure 3 Development layout. The proposed road access exits for the development are shown with black arrows (Image for ESRI Australia 2024).

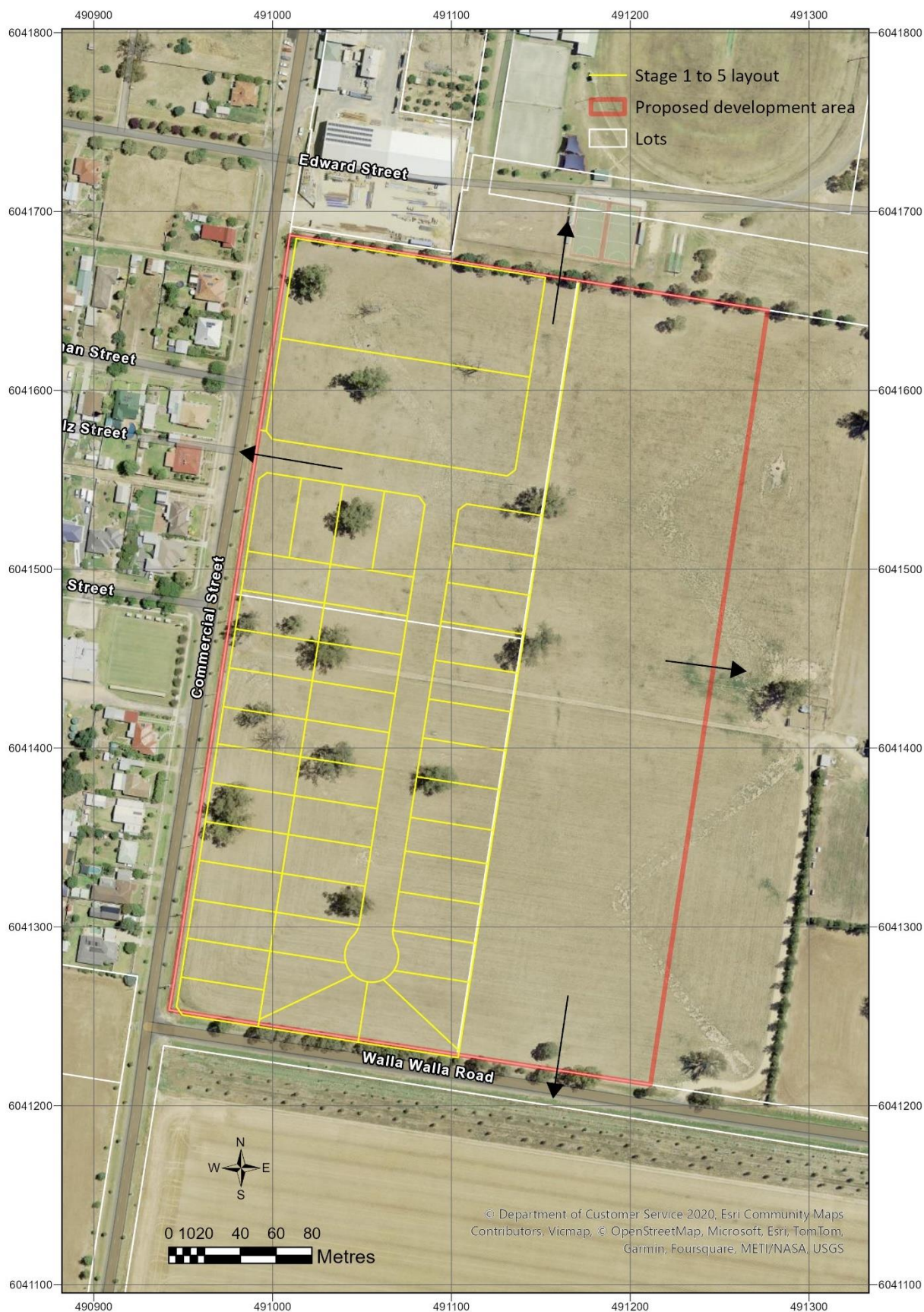


Figure 4 Biodiversity Values Map (from DPE 2024g; Image for ESRI Australia 2024).

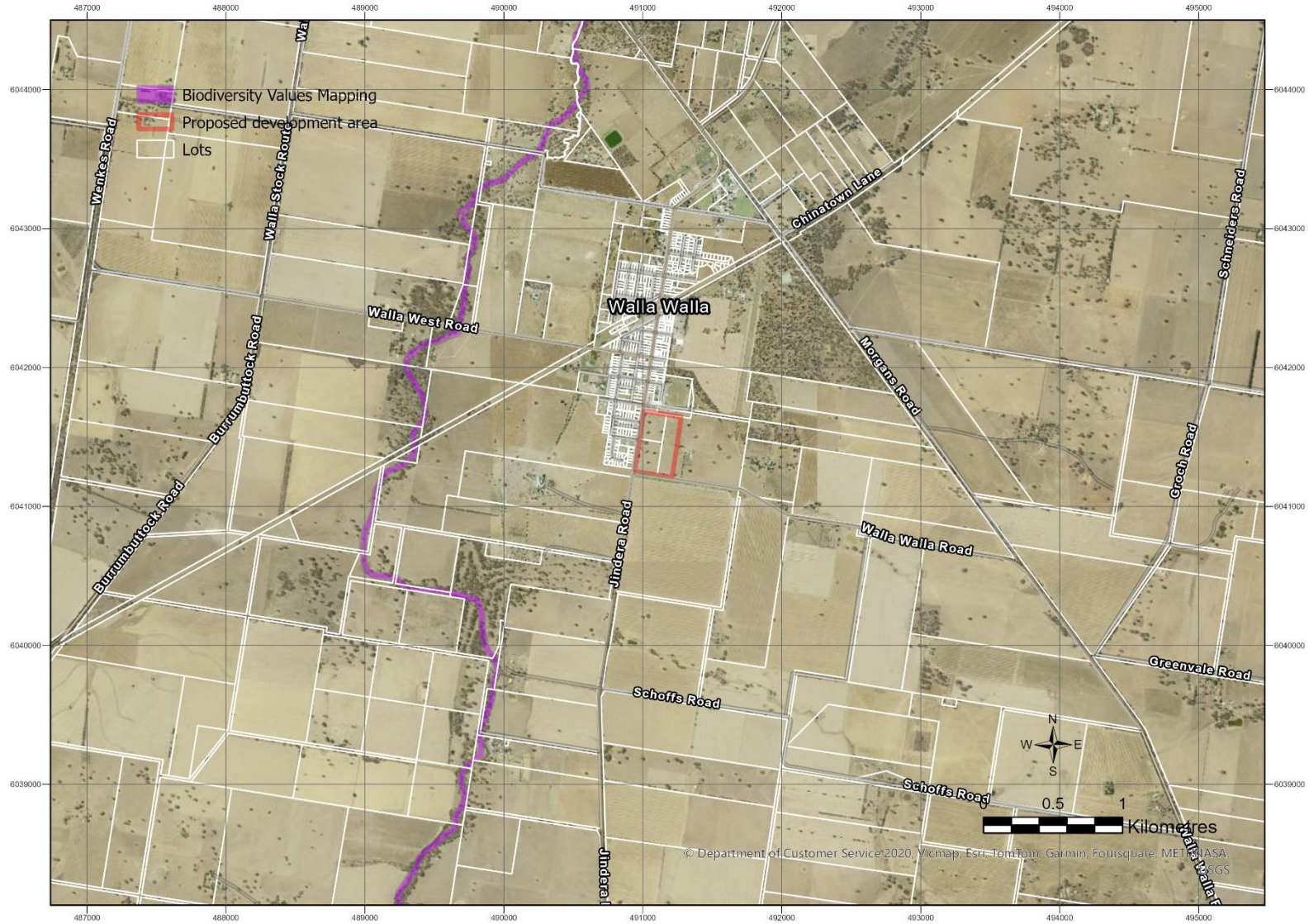


Figure 5 Excluded impacts mapping. The proposed development area is outlined in red. Land Excluded from the LLS Act is shaded in grey, and Vulnerable Regulated Land is shaded in orange, Sensitive Regulated Land is shaded in pink, and Sensitive and Vulnerable Regulated Land is shaded in maroon (Image from DPE 2024f).



Figure 6 Field survey locations. Mapped PCTs (from DPE 2024d) are shown, relative to established BAM plots (Image for ESRI Australia 2024).

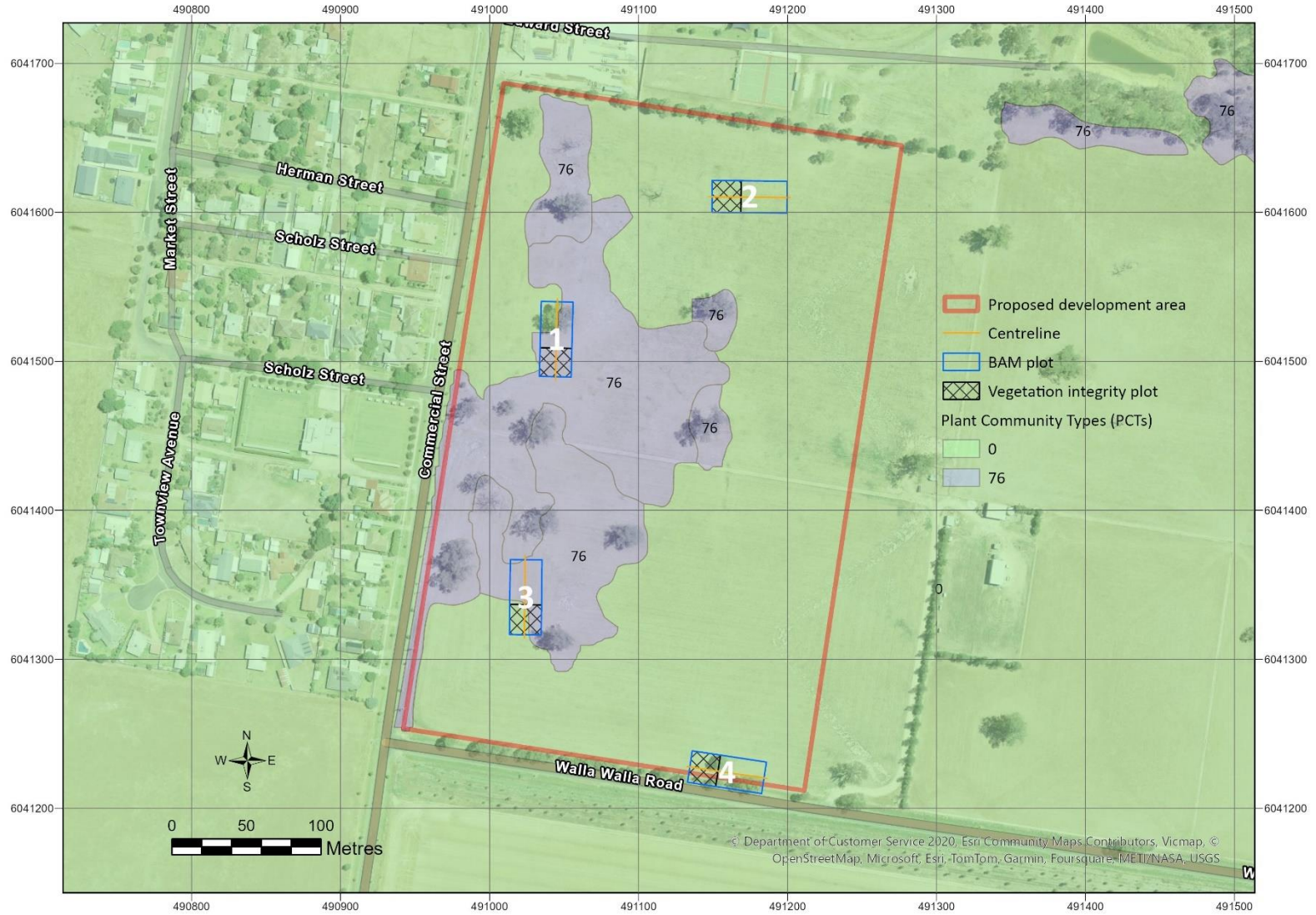


Figure 7 Native vegetation extent (Image for ESRI Australia 2024).



Figure 8 Verified Plant community types on-site from ground truthing, relative to established BAM plots (after DPE 2024d; Image for ESRI Australia 2024).

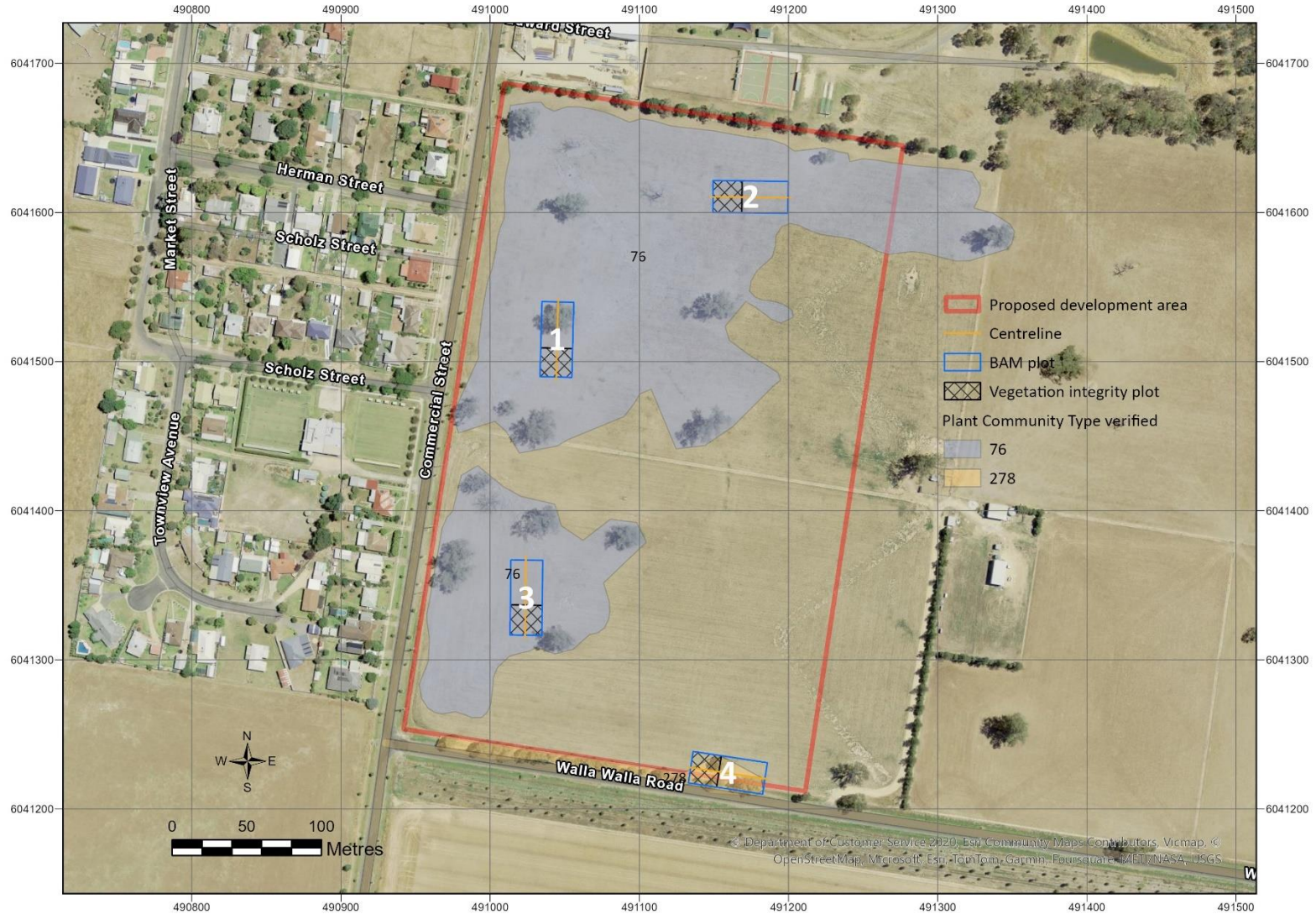


Figure 9 Location and extent of the Vegetation zones on the subject land (Image for ESRI Australia 2024).



Figure 10

Candidate species credit species polygon denoting potential habitat across the assessed area for Gang-gang Cockatoo. Note that the species is listed as Vulnerable under the BC Act, and listed as Endangered under the EPBC Act (Image from ESRI Australia 2024).



Figure 11 Final impacts likely to occur on the subject land (Image from ESRI Australia 2024).

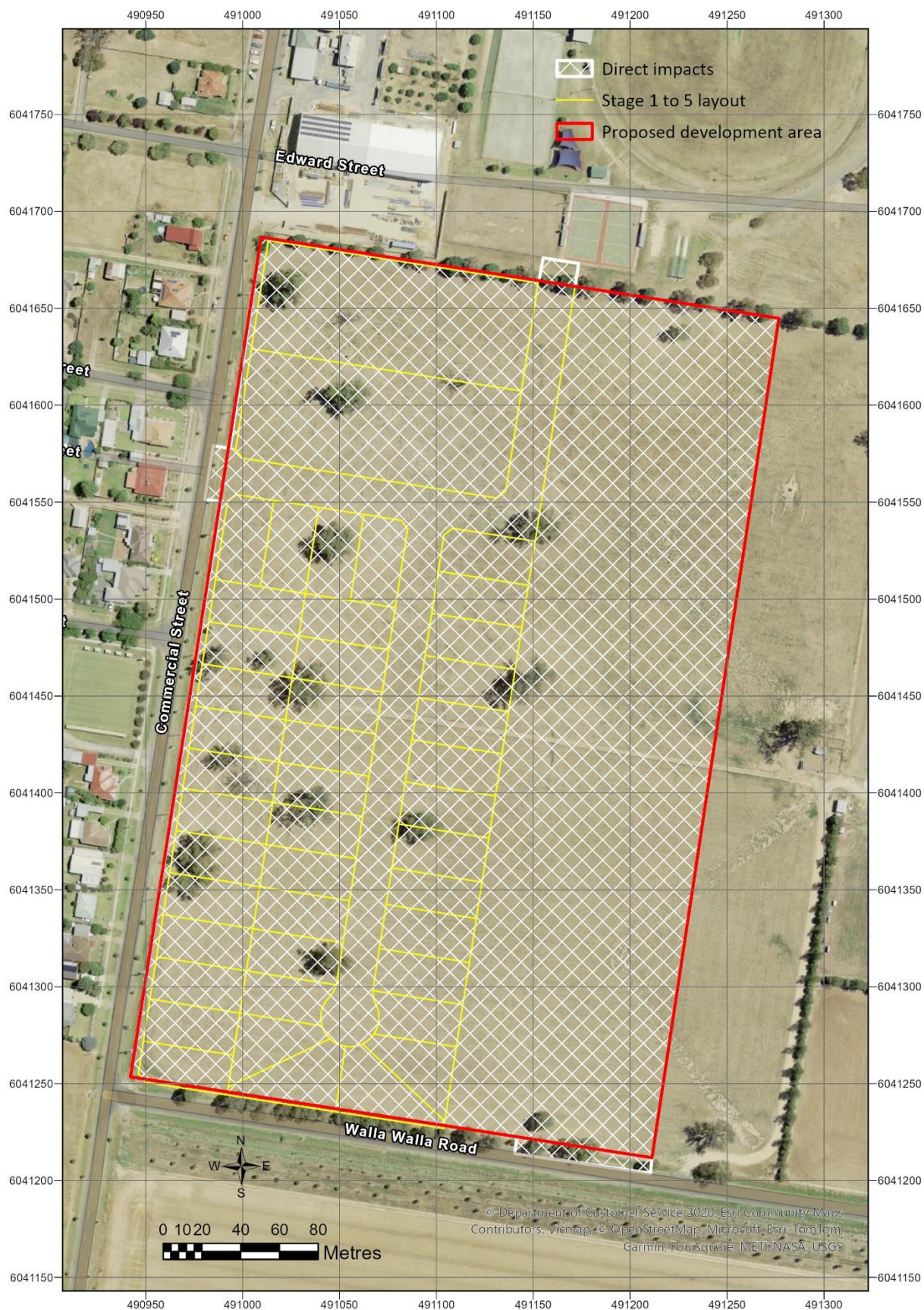


Figure 12 Thresholds for assessing and offsetting impacts. There are no SAIL entities to be impacted (Image from ESRI Australia 2024).



Figure 13 Proposed Layout Plan for the proposed staged residential subdivision at 29 Walla Walla Road, Walla Walla (from Eslers Land Consulting, dated 8/5/23).

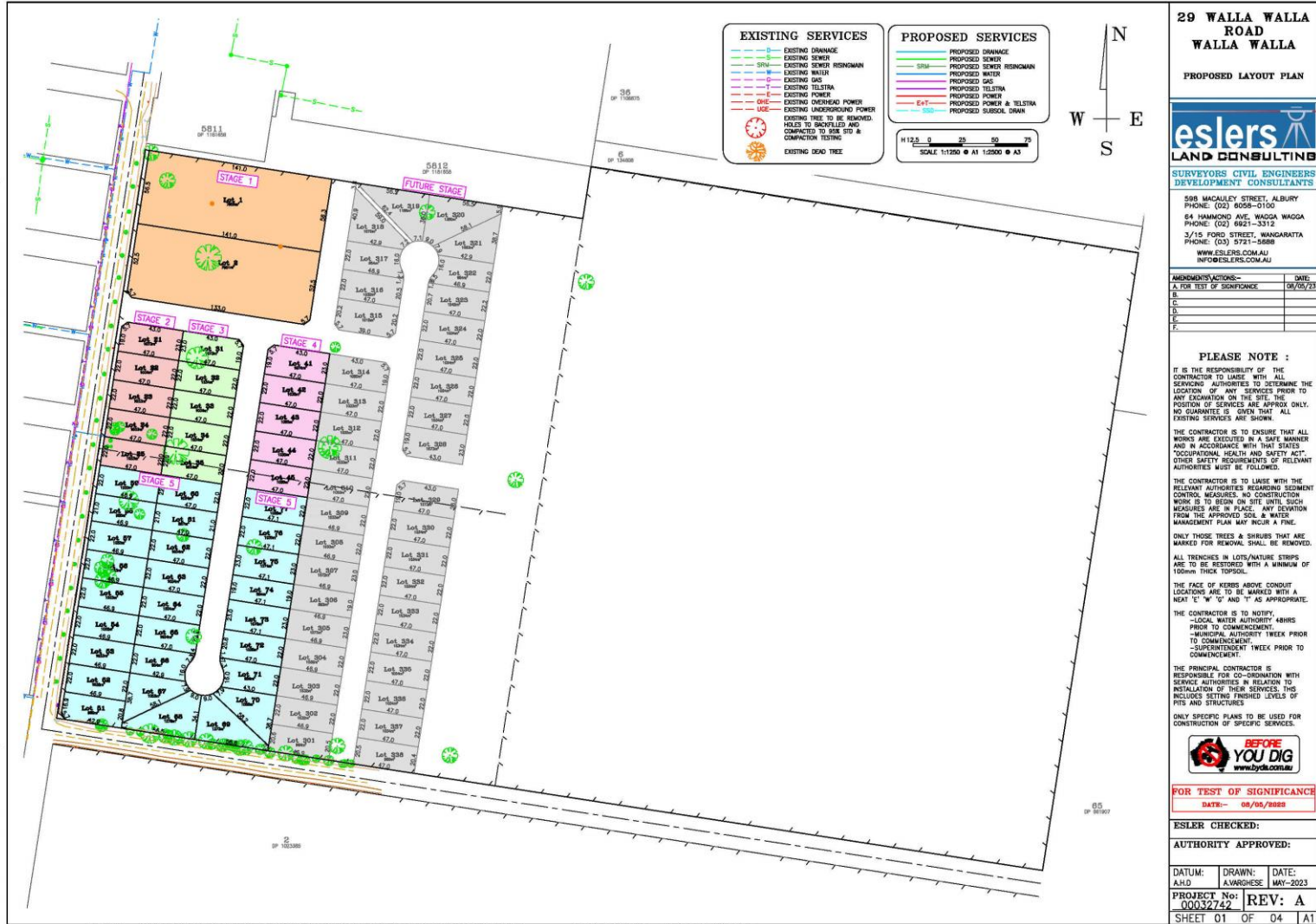
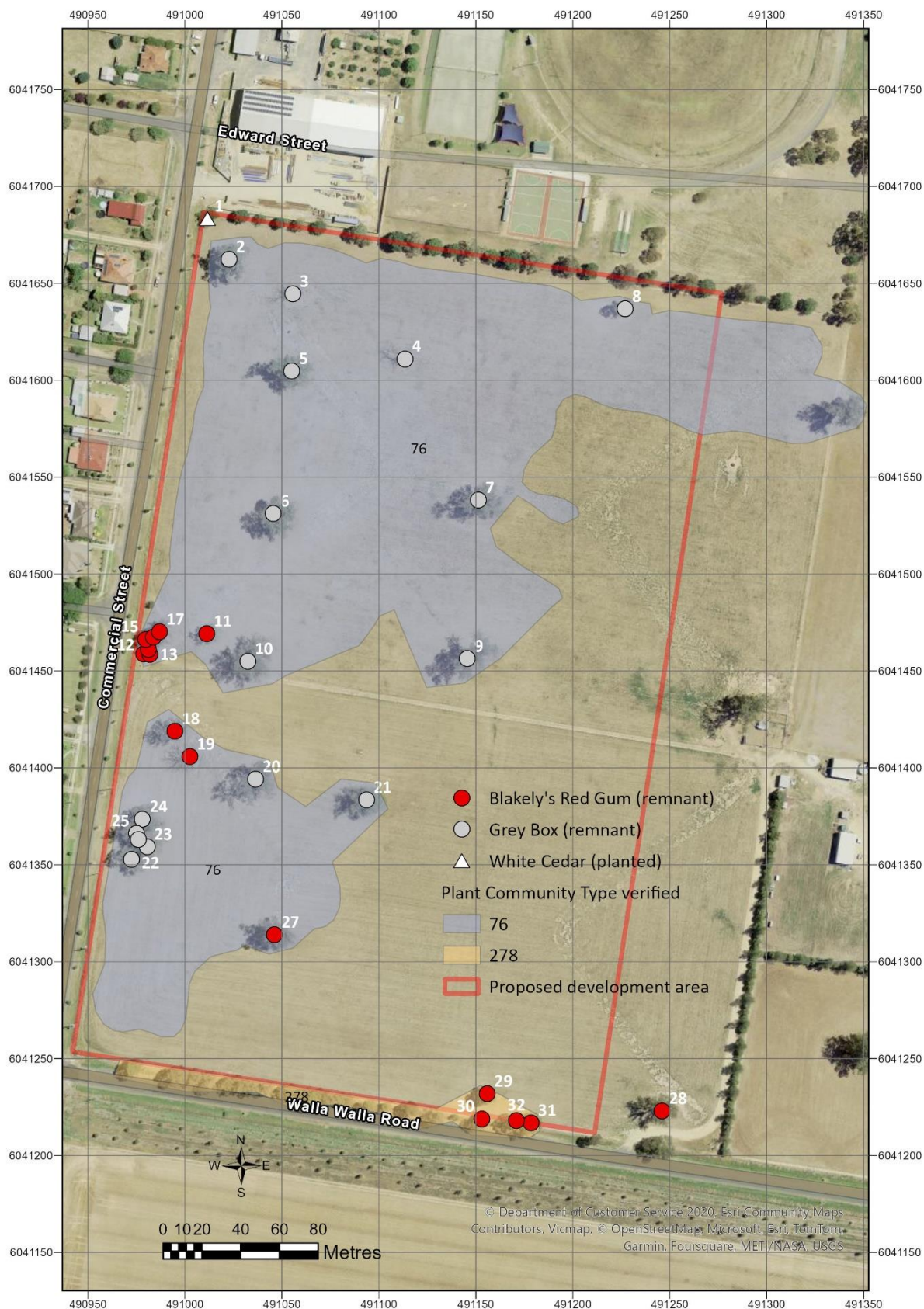


Figure 14 Location and species of assessed trees and native vegetation patches across the proposed development site relative to verified PCTs across the subject land (Image from ESRI Australia 2024).



Appendix A: BDAR requirements compliance

Table 26 specifies where each component of the BDAR minimum information requirements has been addressed in accordance with BAM Appendix K.

Table 26 Assessment of compliance with BDAR minimum information requirements

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
Introduction	Chapters 2 and 3	Information	
		Introduction to the biodiversity assessment including:	–
		X brief description of the proposal	<1.1.1>
		X identification of subject land boundary, including:	<1.1.3>
		X operational footprint	<Figure 13>
		N/A construction footprint indicating clearing associated with temporary/ancillary construction facilities and infrastructure	
		X general description of the subject land	<1.1.3> <Figures 13 and 14>
		X sources of information used in the assessment, including reports and spatial data	<1.5>
		X identification and justification for entering the BOS	<1.2>
		Maps and tables	
		X Map of the subject land boundary showing the final proposal footprint, including the construction footprint for any clearing associated with temporary/ancillary construction facilities and infrastructure	<Figure 1>

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
Landscape	Sections 3.1 and 3.2, Appendix E	Information	
		Identification of site context components and landscape features, including:	–
		X general description of subject land topographic and hydrological setting, geology and soils	<1.1.3>
		X per cent native vegetation cover in the assessment area (as described in BAM Section 3.2)	
		X IBRA bioregions and subregions (as described in BAM Subsection 3.1.3(2.))	<3.2.1>
		X rivers and streams classified according to stream order (as described in BAM Subsection 3.1.3(3.) and Appendix E)	<3.2.2>
		X wetlands within, adjacent to and downstream of the site (as described in BAM Subsection 3.1.3(3.))	<3.2.2>
		X connectivity of different areas of habitat (as described in BAM Subsection 3.1.3(5–6.))	<3.2.3>
		X karst, caves, crevices, cliffs, rocks and other geological features of significance and for vegetation clearing proposals, soil hazard features (as described in BAM Subsections 3.1.3(7.) and 3.1.3(12.))	<3.2.4>
		X areas of outstanding biodiversity value occurring on the subject land and assessment area (as described in BAM Subsection 3.1.3(8–9.))	<3.2.5>
		N/A any additional landscape features identified in any SEARs for the proposal	
		X NSW (Mitchell) landscape on which the subject land occurs	<3.2.6>
		X details of field reconnaissance undertaken to confirm the extent and condition of landscape features and native vegetation cover (as described in Operational Manual Stage 1 Section 2.4)	<2.1>
		Maps and tables	
		X Site Map	<Figure 1>
		X Property boundary	
		X Boundary of subject land	
		X Cadastre of subject land (including labelling of Lot and DP or section plan if relevant)	
		X Landscape features identified in BAM Subsection 3.1.3	
		X Location Map	<Figure 2>
		Not achievable with scale of site Digital aerial photography at 1:1,000 scale or finer	
		X Boundary of subject land	
		X Assessment area (i.e. the subject land and either 1500 m buffer area or 500 m buffer for linear development)	
		X Landscape features identified in BAM Subsection 3.1.3	

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		N/A Additional detail (e.g. local government area boundaries) relevant at this scale	
		Landscape features identified in BAM Subsection 3.1.3 and to be shown on the Site Map and/or Location Map include:	–
		X IBRA bioregions and subregions	<Figure 1 & Figure 2>
		X rivers, streams and estuaries	
		X wetlands and important wetlands	
		X connectivity of different areas of habitat	
		X karst, caves, crevices, cliffs, rocks and other geological features of significance and if required, soil hazard features	
		X areas of outstanding biodiversity value occurring on the subject land and assessment area	
		X any additional landscape features identified in any SEARs for the proposal	
		X NSW (Mitchell) landscape on which the subject land occurs	
		Data	
		X All report maps as separate jpeg files	–
		Individual digital shape files of:	–
		X subject land boundary	–
		X assessment area (i.e. subject land and 1500 m buffer area) boundary	–
		X cadastral boundary of subject land	–
		X areas of native vegetation cover	–
		X landscape features	–

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
Native vegetation	Chapter 4, Appendix A and Appendix H	Information	
		X Identify native vegetation extent within the subject land, including cleared areas and evidence to support differences between mapped vegetation extent and aerial imagery (as described in BAM Section 4.1(1–3.) and Subsection 4.1.1)	<4.1 >
		X Provide justification for all parts of the subject land that do not contain native vegetation (as described in BAM Subsection 4.1.2)	<4.1.2>
		X Review of existing information on native vegetation including references to previous vegetation maps of the subject land and assessment area (described in BAM Section 4.1(3.) and Subsection 4.1.1)	<2.2.2>
		X Describe the systematic field-based floristic vegetation survey undertaken in accordance with BAM Section 4.2	<2.2.3>
		N/A Where relevant, describe the use of more appropriate local data, provide reasons that support the use of more appropriate local data and include the written confirmation from the decision-maker that they support the use of more appropriate local data (as described in BAM Subsection 1.4.2 and Appendix A)	<Insert relevant reference & Appendix G>
		For each PCT within the subject land, describe:	–
		X PCT name and ID	<4.1 >
		X vegetation class	<4.1.2>
		X extent (ha) within subject land	<2.2.2>
		X evidence used to identify a PCT including any analyses undertaken, references/sources, existing vegetation maps (BAM Section 4.2(1–3.))	<2.2.3>
		X plant species relied upon for identification of the PCT and relative abundance of each species	<Insert relevant reference and Appendix G>
		X if relevant, TEC status including evidence used to determine vegetation is the TEC (BAM Subsection 4.2.2(1–2.))	<4.1 >
		X estimate of per cent cleared value of PCT (BAM Subsection 4.2.1(5.))	<4.1.2>
		Describe the vegetation integrity assessment of the subject land, including:	–
		X identification and mapping of vegetation zones (as described in BAM Subsection 4.3.1)	<4.4 & Figure >
		X description of vegetation zones within the subject land (as described in Operational Manual Stage 1 Table 2 and Subsection 3.3.2)	<4.4 & Figure >

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		X area (ha) of each vegetation zone	<4.4>
		X assessment of patch size (as described in BAM Subsection 4.3.2)	<4.4>
		X survey effort (i.e. number of vegetation integrity survey plots) as described in BAM Subsection 4.3.4(1–2.)	<4.5.1>
		X use of relevant benchmark data from BioNet Vegetation Classification (as described in BAM Subsection 4.3.3(5.))	<4.5.3>
		Where use of more appropriate local benchmark data is proposed (as described in BAM Subsection 1.4.2, BAM Subsection 4.3.3(5.) and BAM Appendix A):	–
		N/A identify the PCT or vegetation class for which local benchmark data will be applied	<4.5.3>
		N/A identify published sources of local benchmark data (if benchmarks obtained from published sources)	
		N/A describe methods of local benchmark data collection (if reference plots used to determine local benchmark data)	
		N/A provide justification for use of local data rather than BioNet Vegetation Classification benchmark values	<4.5.3>
		N/A provide written confirmation from the decision-maker that they support the use of local benchmark data	<Appendix G>
		Maps and tables	
		X Map of native vegetation extent within the subject land at scale not greater than 1:10,000 including identification of all areas of native vegetation including areas that are ground cover only , cleared areas (as described in BAM Section 4.1(1–3.)) and all parts of the subject land that do not contain native vegetation (BAM Subsection 4.1.2)	<Error! Not a valid result for table.>
		X Map of PCTs within the subject land (as described in BAM Section 4.2(1.))	<Figure 8>
		X Map of vegetation zones within the subject land (as described in BAM Subsection 4.3.1)	<Figure >
		X Map the location of floristic vegetation survey plots and vegetation integrity survey plots relative to PCT boundaries	<Figure 6>
		N/A Map of TEC distribution on the subject land and table of TEC listing, status and area (ha)	
		X Map of patch size locations for each native vegetation zone and table of patch size areas (as described in BAM Subsection 4.3.2)	<Figure & Table 6>
		Table of current vegetation integrity scores for each vegetation zone within the site and including:	–
		X composition condition score	<Table 7>
		X structure condition score	

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		X function condition score	
		X presence of hollow bearing trees	
		Data	
		X All report maps as separate jpeg files	–
		X Plot field data (MS Excel format)	
		X Plot field datasheets	<Appendix F>
		Digital shape files of:	–
		X PCT boundaries within subject land	–
		N/A TEC boundaries within subject land	–
		X vegetation zone boundaries within subject land	–
		X floristic vegetation survey and vegetation integrity plot locations	–
Threatened species	Chapter 5	Information	
		Identify ecosystem credit species likely to occur on the subject land, including:	–
		X list of ecosystem credit species derived from the BAM-C (as described in BAM Subsection 5.1.1 and Section 5.2(1.))	< >
		X justification and supporting evidence for exclusion of any ecosystem credit species based on geographic limitations, habitat constraints or vagrancy (as described in BAM Subsections 5.2.1 and 5.2.2)	<5.1.1>
		N/A justification for addition of any ecosystem credit species to the list	<5.1.1>
		Identify species credit species likely to occur on the subject land, including:	–
		X list of species credit species derived from the BAM-C (as described in BAM Subsection 5.1.1)	<Table 9 & Table 10>
		X justification and supporting evidence for exclusions based on geographic limitations, habitat constraints or vagrancy (as described in BAM Subsections 5.2.1 and 5.2.2)	<5.1.2>
		X justification and supporting evidence for exclusions based on degraded habitat constraints and/or microhabitats on which the species depends (as described in BAM Subsection 5.2.2)	<5.1.2>
		N/A justification for addition of any species credit species to the list	<5.1.2>
		From the list of candidate species credit species, identify:	–
		N/A species assumed present within the subject land (if relevant) (as described in BAM Subsection 5.2.4(2.a.))	<Table 11 & Table 12>

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		X species present within the subject land on the basis of being identified on an important habitat map for a species (as described in BAM Subsection 5.2.4(2.d.))	
		X species for which targeted surveys are to be completed to determine species presence (BAM Subsection 5.2.4(2.b.))	
		N/A species for which an expert report is to be used to determine species presence (BAM Subsection 5.2.4(2.c.))	
		Present the outcomes of species credit species assessments from:	–
		X threatened species survey (as described in BAM Section 5.2.4)	<Table 13>
		N/A expert reports (if relevant) including justification for presence of the species and information used to make this determination (as described in BAM Subsection 5.2.4, Section 5.3, Box 3)	<5.4>
		Where survey has been undertaken include detailed information on:	–
		X survey method and effort (as described in BAM Section 5.3)	<Table 13 >
		X justification of survey method and effort (e.g. citation of peer-reviewed literature) if approach differs from the department’s taxa-specific survey guides or where no relevant guideline has been published	<5.3>
		N/A timing of survey in relation to requirements in the TBDC or the department’s taxa-specific survey guides. Where survey was undertaken outside these guides include justification for the timing of surveys	<Table 13 & & 5.3>
		X survey personnel and relevant experience	<Declarations ii>
		X describe any limitations to surveys and how these were addressed/overcome	<5.3>
		Where an expert report has been used in place of survey (as described in BAM Section 5.3, Box 3), include:	–
		N/A justification of the use of an expert report	<5.4>
		N/A identify the expert, provide evidence of their expert credentials and departmental approval of expert status	
		N/A all requirements of Box 3 have been addressed in the expert report	
		Where use of local data is proposed (BAM Subsection 1.4.2):	–
		N/A identify relevant species	
		N/A identify data to be amended	
		N/A identify source of information for local data, e.g. published literature, additional survey data, etc.	
		N/A justify use of local data in preference to VIS Classification or TBDC data	
		N/A provide written confirmation from the decision-maker that they support the use of local data	<Appendix G>

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		Species polygon completed for species credit species present within the subject land (assumed present or determined on the basis of survey, expert report or important habitat map) ensuring that:	–
		N/A the unit of measure for each species is documented	< >
		for species assessed by area:	–
		X the polygon includes the extent of suitable habitat for the target species within the subject land (as described in BAM Subsection 5.2.5)	<Error! Not a valid result for table.>
		X a description of, and evidence-based justification for, the habitat constraints, features or microhabitats used to map the species polygon including reference to information in the TBDC for that species and any buffers applied	<5.5>
		for species assessed by counts of individuals:	–
		N/A the number of individual plants present on the subject land (as described in BAM Subsection 5.2.5(3.))	<5.5>
		N/A the method used to derive this number (i.e. threatened species survey or expert report) and evidence-based justification for the approach taken	<5.5>
		N/A the polygon includes all individuals located on the subject land with a buffer of 30 m around the individuals or groups of individuals on the subject land	
		X Identify the biodiversity risk weighting for each species credit species identified as present within the subject land (as described in BAM Section 5.4)	
		Maps and tables	
		X Table showing ecosystem credit species in accordance with BAM Subsection 5.1.1, and identifying:	
		X the ecosystem credit species removed from the list	<Table 8>
		X the sensitivity to gain class of each species	<Table 8>
		X Table detailing species credit species in accordance with BAM Section 5.2 and identifying:	<Table 9 & Table 10>
		X the species credit species removed from the list of species because the species is considered vagrant, out of geographic range or the habitat or microhabitat features are not present	<Table 9 & Table 10>
		X the candidate species credit species not recorded on the subject land as determined by targeted survey, expert report or important habitat map	<Table 11 & Table 12>
		X Table detailing species credit species recorded or assumed as present within the subject land, habitat constraints or microhabitats associated with the species, counts of individuals (flora)/extent of suitable	<5.5 >

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		habitat (flora and fauna) (as described in BAM Subsection 5.2.6) and biodiversity risk weighting (BAM Section 5.4)	
		N/A Map indicating the GPS coordinates of all individuals of each species recorded within the subject land and the species polygon for each species (as described in BAM Subsection 5.2.5)	<Error! Not a valid result for table.>
		Data	
		X Digital shape files of suitable habitat identified for survey for each candidate species credit species	–
		N/A Survey locations including GPS coordinates of any plots, transects, grids	
		X Digital shape files of each species polygon including GPS coordinates of located individuals	–
		X Species polygon map in jpeg format	–
		N/A Expert reports and any supporting data used to support conclusions of the expert report	
		N/A Field datasheets detailing survey information including prevailing conditions, date, time, equipment used, etc.	

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
Prescribed impacts	Chapter 6	Information	
		Identify potential prescribed biodiversity impacts on threatened entities, including:	–
		X karst, caves, crevices, cliffs, rocks and other geological features of significance (as described in BAM Subsection 6.1.1)	<Table 14>
		X occurrences of human-made structures and non-native vegetation (as described in BAM Subsection 6.1.2)	
		X corridors or other areas of connectivity linking habitat for threatened entities (as described in BAM Subsection 6.1.3)	
		X waterbodies or any hydrological processes that sustain threatened entities (as described in BAM Subsection 6.1.4)	
		N/A protected animals that may use the proposed wind farm development site as a flyway or migration route (as described in BAM Subsection 6.1.5)	< >
		X where the proposed development may result in vehicle strike on threatened fauna or on animals that are part of a threatened ecological community (as described in BAM Subsection 6.1.6)	<Table 14>
		N/A Identify a list of threatened entities that may be dependent upon or may use habitat features associated with any of the prescribed impacts	
		N/A Describe the importance of habitat features to the species including, where relevant, impacts on life cycle or movement patterns (e.g. Subsection 6.1.3)	<6>
		Where the proposed development is for a wind farm:	–
		N/A identify a candidate list of protected animals that may use the development site as a flyway or migration route, including: resident threatened aerial species, resident raptor species and nomadic and migratory species that are likely to fly over the proposal area (as described in BAM Subsection 6.1.5)	< >
		N/A provide details of targeted survey for candidate species of wind farm developments undertaken in accordance with BAM Subsection 6.1.5(2–3.)	< >
		N/A predict the habitual flight paths for nomadic and migratory species likely to fly over the subject land and map the likely habitat for resident threatened aerial and raptor species (BAM Subsection 6.1.5(4.))	<Figure 1 & Figure 2>

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		Where the proposal may result in vehicle strike:	–
		N/A identify a list of threatened fauna or protected fauna species that are part of a TEC and at risk of vehicle strike due to the proposal	<Table 14>
		Maps and tables	
		N/A Map showing location of any prescribed impact features (i.e. karst, caves, crevices, cliffs, rocks, human-made structures, etc.)	<Figure 1 & Figure 2>
		N/A Map showing location of potential vehicle strike locations	<Figure 1>
		N/A Maps of habitual flight paths for nomadic and migratory species likely to fly over the site and maps of likely habitat for threatened aerial species resident on the site (for wind farm developments only)	<Figure 1 & Figure 2>
		Data	
		N/A Digital shape files of prescribed impact feature locations	–
		N/A Prescribed impact features map in jpeg format	–
Avoid and minimise impacts	Chapter 7	Information	
		Demonstration of efforts to avoid and minimise impacts on biodiversity values (including prescribed impacts) associated with the proposal location in accordance with Chapter 7, including an analysis of alternative:	–
		N/A modes or technologies that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed mode or technology	<7.1.2 & 7.2.2>
		N/A routes that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed route	<7.1.1 & 7.2.1>
		N/A alternative locations that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed location	<7.1.1 & 7.2.1>
		N/A alternative sites within a property on which the proposal is located that would avoid or minimise impacts on biodiversity values and justification for selecting the proposed site	<7.1.1 & 7.2.1>
		X Describe efforts to avoid and minimise impacts (including prescribed impacts) to biodiversity values through proposal design (as described in BAM Sections 7.1 and 7.2)	<7.1.2 & 7.2.2>
		X Identification of any other site constraints that the proponent has considered in determining the location and design of the proposal (as described in BAM Subsection 7.2.1(3.))	<7>
		N/A Detail measures or options considered but not implemented because they are not feasible and/or practical (e.g. due to site constraints)	< >
		Maps and tables	

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		X Table of measures to be implemented to avoid and minimise the impacts of the proposal, including action, outcome, timing and responsibility	<Table 15>
		N/A Map of alternative footprints considered to avoid or minimise impacts on biodiversity values; and of the final proposal footprint, including construction and operation	<Error! Not a valid result for table.>
		N/A Maps demonstrating indirect impact zones where applicable	<Figure >
		Data	
		Digital shape files of:	–
		N/A alternative and final proposal footprint	–
		X direct and indirect impact zones	–
		X Maps in jpeg format	–
Assessment of impacts	Chapter 8, Sections 8.1 and 8.2	Information	
		X Determine the impacts on native vegetation and threatened species habitat, including a description of direct impacts of clearing of native vegetation, threatened ecological communities and threatened species habitat (as described in BAM Section 8.1)	<Table 16>
		Assessment of indirect impacts on vegetation and threatened species and their habitat including (as described in BAM Section 8.2):	–
		N/A description of the nature, extent, frequency, duration and timing of indirect impacts of the proposal	<Table 18>
		N/A documenting the consequences to vegetation and threatened species and their habitat including evidence-based justifications	<8.2>
		N/A reporting any limitations or assumptions, etc. made during the assessment	<8.2>
		N/A identification of the threatened entities and their habitat likely to be affected	<Table 18>
		Assessment of prescribed biodiversity impacts (as described in BAM Section 8.3) including:	–
		assessment of the nature, extent frequency , duration and timing of impacts on the habitat of threatened species or ecological communities associated with:	–
		N/A karst, caves, crevices, cliffs, rocks and other features of geological significance	< >
		N/A human-made structures	<8.3.1>
		X non-native vegetation	<8.3.2>

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		N/A connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range	<8.3.3>
		N/A movement of threatened species that maintains their life cycle	<8.3.3>
		N/A water quality, waterbodies and hydrological processes that sustain threatened species and threatened ecological communities	<8.3.4>
		N/A assessment of the impacts of wind turbine strikes on protected animals	<1.1.1>
		X assessment of the impacts of vehicle strikes on threatened species of animals or on animals that are part of a TEC	< >
		N/A evaluate the consequences of prescribed impacts	<1.1>
		X describe impacts that are uncertain	<8.2 & 1.1>
		X document limitations to data, assumptions and predictions	<8.2 & 1.1>
		Maps and tables	
		X Table showing change in vegetation integrity score for each vegetation zone as a result of identified impacts	<Table 17>
		Data	
		N/A	–
Mitigation and management of impacts	Chapter 8, Sections 8.4 and 8.5	Information	
		Identification of measures to mitigate or manage impacts in accordance with the recommendations in BAM Sections 8.4 and 8.5 including:	–
		X techniques, timing, frequency and responsibility	<Table 19>
		X identify measures for which there is risk of failure	
		X evaluate the risk and consequence of any residual impacts	
		X document any adaptive management strategy proposed	<1.1>
		Identification of measures for mitigating impacts related to:	–
		X displacement of resident fauna (as described in BAM Subsection 8.4.1(2.))	<8.4>
		X indirect impacts on native vegetation and habitat (as described in BAM Subsection 8.4.1(3.))	
		X mitigating prescribed biodiversity impacts (as described in BAM Subsection 8.4.2)	
		X Details of the adaptive management strategy proposed to monitor and respond to impacts on biodiversity values that are uncertain (BAM Section 8.5)	<1.1>

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		Maps and tables	
		X Table of measures to be implemented before, during and after construction to mitigate and manage impacts of the proposal, including action, outcome, timing and responsibility	<Table 19>
		Data	
		N/A	–
Impact summary	Chapter 9	Information	
		Identification and assessment of impacts on TECs and threatened species that are at risk of a serious and irreversible impacts (SAIL, in accordance with BAM Section 9.1) including:	–
		N/A addressing all criteria in Subsection 9.1.1 for each TEC listed as at risk of an SAIL present on the subject land	
		N/A for each TEC, report the extent of the TEC in NSW	
		N/A addressing all criteria in Subsection 9.1.2 for each threatened species at risk of an SAIL present on the subject land	
		N/A for each threatened species, report the population size in NSW	
		N/A documenting assumptions made and/or limitations to information	
		N/A documenting all sources of data, information, references used or consulted	
		N/A clearly justifying why any criteria could not be addressed	
		X Identification of impacts requiring offset in accordance with BAM Section 9.2	<Table 22 & Table 23>
		X Identification of impacts not requiring offset in accordance with BAM Subsection 9.2.1(3.)	<Table 21>
		X Identification of areas not requiring assessment in accordance with BAM Section 9.3	< >
		Maps and tables	
		N/A Map showing the extent of TECs at risk of an SAIL within the subject land	
		N/A Map showing location of threatened species at risk of an SAIL within the subject land	
		Map showing location of:	–
		X impacts requiring offset	<Figure >
		X impacts not requiring offset	<Figure >
		X areas not requiring assessment	<Figure >
		Data	
		Digital shape files of:	–

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		N/A extent of TECs at risk of an SAIL within the subject land	–
		N/A location of threatened species at risk of an SAIL within the subject land	–
		X boundary of impacts requiring offset	–
		X boundary of impacts not requiring offset	–
		X boundary of areas not requiring assessment	–
		X Maps in jpeg format	–
Impact summary	Chapter 10	Information	
		Ecosystem credits and species credits that measure the impact of the development on biodiversity values, including:	–
		X future vegetation integrity score for each vegetation zone within the subject land (Equation 25 and Equation 26 in BAM Appendix H)	<Table 22>
		X change in vegetation integrity score (BAM Subsection 8.1.1)	
		X number of required ecosystem credits for the direct impacts of the proposal on each vegetation zone within the subject land (BAM Subsection 10.1.2)	
		X biodiversity risk weighting for each	<Table 22 & Table 23>
		X number of required species credits for each candidate threatened species that is directly impacted on by the proposal (BAM Subsection 10.1.3)	<Table 23>
		Maps and tables	
		X Table of PCTs requiring offset and the number of ecosystem credits required	<Table 22>
		X Table of threatened species requiring offset and the number of species credits required	<Table 23>
		Data	
		X Submitted proposal in the BAM Calculator	–
Biodiversity credit report	Chapter 10	Information	
		X Description of credit classes for ecosystem credits and species credits at the development or clearing site or land to be biodiversity certified (BAM Section 10.2)	<Table 24 & Table 25>
		X BAM credit report in pdf format	<Appendix H>
		Maps and tables	
		X Table of credit class and matching credit profile	<Table 25>

Biodiversity Development Assessment Report, Proposed Residential Development, 29 Walla Walla Road, Walla Walla

BDAR section	BAM ref.	BAM requirement	Page reference(s) in the BDAR
		Data	
		X BAM credit report in pdf format	<Appendix H>

Appendix B: Biodiversity Values Map and Threshold tool report

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		21/01/2024 10:37 AM
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 <u>ALL</u> 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	57,796.5 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	7,709.8 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	600 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)	yes
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)		yes

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: _____

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

Date: _____

21/01/2024 10:37 AM

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.

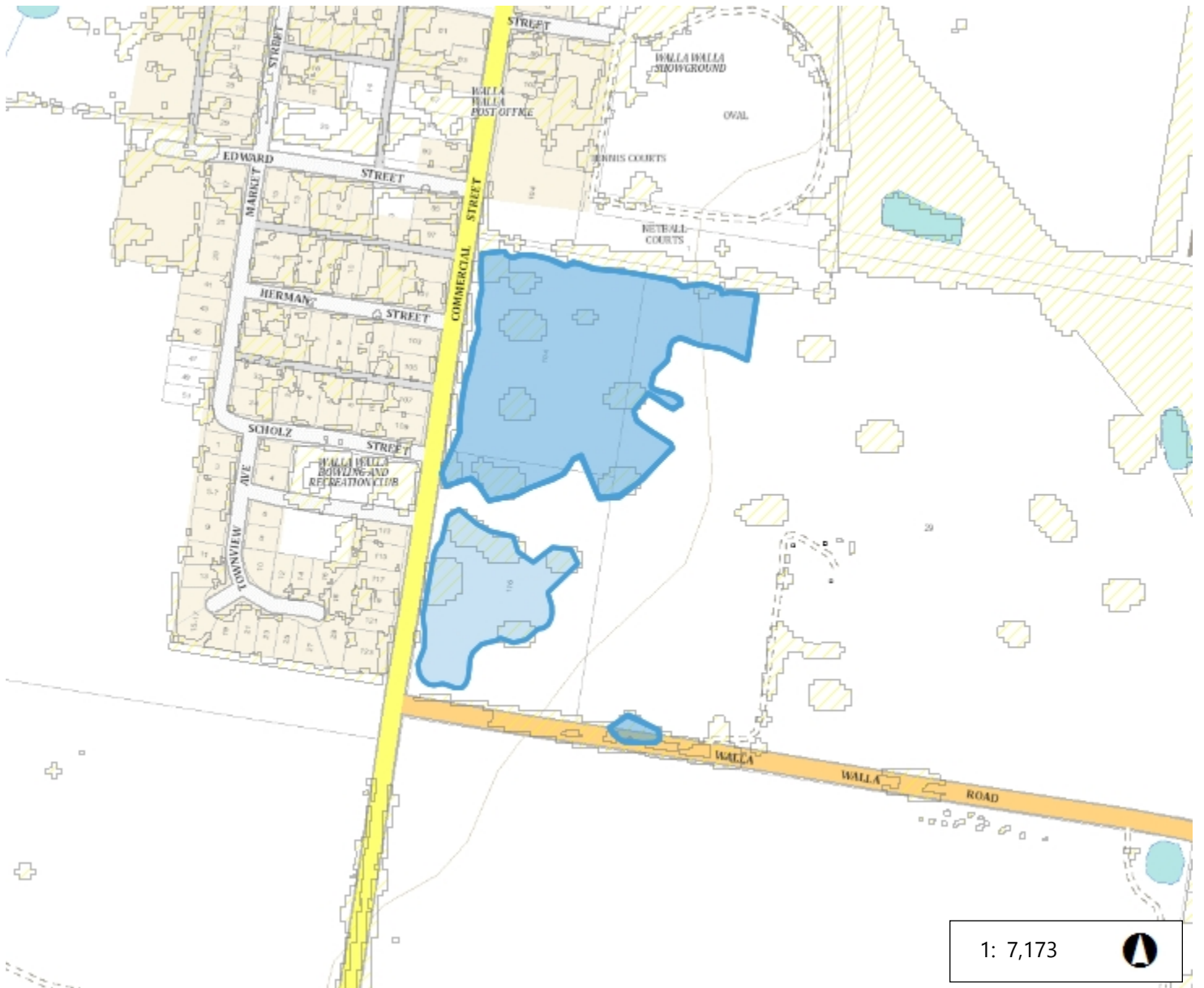
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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



364.4 0 182.20 364.4 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

21/01/2024 10:37 AM

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.

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

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.

Appendix C: Matters of national environmental significance Report



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: 15-Jan-2024

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

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)	7
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	43
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:	18
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:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	1
EPBC Act Referrals:	3
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
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	600 - 700km upstream from Ramsar site	In feature area
Barmah forest	100 - 150km upstream from Ramsar site	In buffer area only
Gunbower forest	200 - 300km upstream from Ramsar site	In buffer area only
Hattah-kulkyne lakes	400 - 500km upstream from Ramsar site	In feature area
Nsw central murray state forests	100 - 150km upstream from Ramsar site	In buffer area only
Riverland	500 - 600km upstream from Ramsar site	In feature area
The coorong, and lakes alexandrina and albert wetland	600 - 700km 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
Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community likely to 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

Community Name	Threatened Category	Presence Text	Buffer Status
----------------	---------------------	---------------	---------------

Annexure 4

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

[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 known to occur within area	In feature area
--------------------------	------------	---	-----------------

[Botaurus poiciloptilus](#)

Australasian Bittern [1001]	Endangered	Species or species habitat likely to 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
------------------------	-----------------------	--	-----------------

[Callocephalon fimbriatum](#)

Gang-gang Cockatoo [768]	Endangered	Species or species habitat may 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 likely to occur within area	In feature area
--------------------------------------	------------	--	-----------------

[Grantiella picta](#)

Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area
--------------------------	------------	--	-----------------

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
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 likely to occur within area	In feature area
Pedionomus torquatus Plains-wanderer [906]	Critically Endangered	Species or species habitat may occur within area	In feature area
Polytelis swainsonii Superb Parrot [738]	Vulnerable	Species or species habitat known to 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
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area	In buffer area only
FISH			
Bidyanus bidyanus Silver Perch, Bidyan [76155]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
Galaxias rostratus Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow [84745]	Critically Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Maccullochella macquariensis Trout Cod [26171]	Endangered	Species or species habitat may occur within area	In buffer area only
Maccullochella peelii Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area	In feature area
FROG			
Crinia sloanei Sloane's Froglet [59151]	Endangered	Species or species habitat likely to occur within area	In feature area
Litoria raniformis Southern Bell Frog,, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat may occur within area	In feature area
INSECT			
Keyacris scurra Key's Matchstick Grasshopper [89739]	Endangered	Species or species habitat may occur within area	In buffer area only
Synemon plana Golden Sun Moth [25234]	Vulnerable	Species or species habitat may occur within area	In buffer area only
MAMMAL			
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area	In feature area
Nyctophilus corbeni Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
PLANT			
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19215]	Vulnerable	Species or species habitat may occur within area	In feature area
Brachyscome muelleroides Mueller Daisy [15572]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Caladenia arenaria Sand-hill Spider-orchid [9275]	Endangered	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
Prasophyllum petilum Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum validum Sturdy Leek-orchid, Mount Remarkable Leek-orchid [10268]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Senecio macrocarpus Large-fruit Fireweed, Large-fruit Groundsel [16333]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Swainsona murrayana Slender Darling-pea, Slender Swainson, Murray Swainson-pea [6765]	Vulnerable	Species or species habitat may occur within area	In feature area
Swainsona recta Small Purple-pea, Mountain Swainson-pea, Small Purple Pea [7580]	Endangered	Species or species habitat may occur within area	In buffer area only
REPTILE			
Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Delma impar Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat may 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
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 likely to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat may occur within area	In buffer area only
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area	In buffer area only

Annexure 4

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 - Australian Telecommunications Commission [15286]	NSW	In buffer area only

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known 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
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 likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat may occur within area overfly marine area	In buffer area only
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
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area overfly marine area	In buffer area only

Extra Information

Nationally Important Wetlands			[Resource Information]
Wetland Name	State	Buffer Status	
Walla Walla Swamp (Gum Swamp)	NSW	In buffer area only	

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	
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area	
Not controlled action (particular manner)					
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area	

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.

[© Commonwealth of Australia](#)

Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111

Appendix D: Vegetation survey data

Table 27 Vegetation survey data and locations

plot	pct	area	patchsize	condition class	zone	easting	northing	bearing	compTree	compShrub	compGrass	compForbs	compFerns	compOther	strucTree	strucShrub	strucGrass	strucForbs	strucFerns	strucOther	funLargeTrees	funHollowtrees	funLitterCover	funLenFallenLogs	funTreeStem5to9	funTreeStem10to19	funTreeStem20to29	funTreeStem30to49	funTreeStem50to79	funTreeRegen	funHighThreatExotic	Plot-based vegetation survey?	Vegetation integrity survey?	
1	76	4.27	1	Modified_1	55	491044	6041517	0	1	0	7	0	0	0	20.0	0.0	37.1	0.0	0.0	0.0	1	1	10.0	0.0	0	0	0	0	0	0	0.0	Yes	Yes	
2	76	4.27	1	Modified_2	55	491175	6041609	0	0	0	5	0	0	0	0.0	0.0	30.2	0.0	0.0	0.0	0	0	16.0	0.0	0	0	0	0	0	0	0	0.0	Yes	Yes
3	76	1.40	1	Modified_3	55	491025	6041342	0	0	0	3	0	0	0	0.0	0.0	40.2	0.0	0.0	0.0	0	0	16.0	0.0	0	0	0	0	0	0	0.0	Yes	Yes	
4	278	0.25	2	Modified_4	55	491158	6041225	0	1	0	0	0	0	0	25.0	0.0	0.0	0.0	0.0	0.0	1	1	2.0	0.0	0	0	0	0	0	0	0.0	Yes	Yes	

BAM Plot – Field Survey Form

Site Sheet no: 1 of 2

Date		Survey Name		Plot Identifier		Recorders			
16/8/23		Walla Walla proposal		Plot 1		Steve Hamilton BAAS18106			
Zone 55	Datum GDA 94	IBRA region	NSW South Western Slopes	Photo #	P1800330	Zone ID	1		
Easting 491044	Northing 6041517	Plot Dimensions		20 x 20 in 20 x 50		Orientation of midline from the 0 m point.		0 degrees Magnetic	
Likely Vegetation Class		Floodplain Transition Woodlands						Confidence: H	
Plant Community Type		PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions				TEC: No		Confidence: H	

BAM Attribute (400 m ² plot)	Sum values
Count of Native Richness	
Trees	1
Shrubs	0
Grasses etc.	7
Forbs	0
Ferns	0
Other	0
Sum of Cover of native vascular plants by growth form group	
Trees	20
Shrubs	0
Grasses etc.	37.1
Forbs	0
Ferns	0
Other	0
High Threat Weed cover %	0

This table may be completed after entering data into available tools. It is not required while in the field.

BAM Attribute (20 x 50 m plot)		Stem Classes and Hollows		
dbh	Euc*	Non Euc	Hollow trees†	
80 + cm	1		1	
50 – 79 cm	0			
30 – 49 cm	0			
20 – 29 cm	0			
10 – 19 cm	0	tick	No Raptor Nests	
5 – 9 cm	0	tick		
< 5 cm	0	tick		
Length of logs (m) (≥10 cm diameter, >50 cm in length)	0		Total 0	

Record living eucalypt* (Euc*) and living native non-eucalypt (Non Euc) stems separately

Data needed is presence only (tick) unless a 'large tree' for that veg class.

* includes all species of *Eucalyptus*, *Corymbia*, *Angophora*, *Lophostemon* and *Syncarpia*

† For hollows count only the presence of a stem containing hollows, not the count of hollows in that stem. Only count as 1 stem per tree where tree is multi-stemmed. The hollow-bearing stem may be a dead stem.

Each size class is noted as present by the living tree stems only. Depending on the Vegetation Class, DBH values and counts may be needed for a size class. For a multi-stemmed tree, only the largest living stem is included in the count/estimate if it is required by the large tree category for that vegetation class.

Hollows at least 20cm across are recorded for the purposes of habitat of some threatened species.

BAM Attribute (1 x 1 m plots)	Litter cover (%)					Bare ground cover (%)					Cryptogam cover (%)					Rock cover (%)				
Subplot score (% in each)	15	10	5	10	10	10	5	10	5	10	0	0	0	0	0	0	0	0	0	0
Average of the 5 subplots	10					8					0					0				

Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots located on alternate sides and 5 m from the plot midline at the locations 5, 15, 25, 35, and 45 m along the midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Within these 1 m x 1 m plots assessors may also record the cover of rock, bare ground and cryptogam soil crusts. Collection of these data is optional - the data do not currently contribute to assessment scores, they hold potential value for future vegetation integrity assessment attributes and benchmarks, and for enhancing PCT description

Physiography + site features that may help in determining PCT and Management Zone (optional)

Morphological Type		Landform Element		Landform Pattern		Microrelief	
Lithology		Soil Surface Texture		Soil Colour		Soil Depth	
Slope		Aspect		Site Drainage		Distance to nearest water and type	

Disturbance	Severity	Age
Clearing (inc. logging)		
Cultivation (inc. pasture)		
Soil erosion		
Firewood/CWD removal		
Grazing (id. native/stock)		
Fire damage		
Storm damage		
Weediness		
Other		

Free Text Section for brief site description											
Previously cleared for grazing. Regrowth unmanaged since 1950's. Bush regeneration efforts present. At least a decade since a fire. Feral goats and rabbits.											
Emergents heights (m)			Upper Stratum Heights (m)			Middle Stratum Heights (m)			Lower Stratum Heights (m)		
Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom

Severity: 0=no evidence, 1=light, 2=moderate, 3=severe

Age: R=recent (<3yrs), NR=not recent (3-10yrs), O=old (>10yrs)

400 m² plot: Sheet 2 of 2

Survey Name	Plot Identifier	Recorders
Walla Walla proposal	Plot 1	Steve Hamilton BAAS18106

Date	16/8/23
------	---------

GF Code	Full species name mandatory, or a unique means of identifying separate taxa within a survey. Data from here will be used to assign growth form counts and covers.	N, E or HTE	Cover	Abund	stratum	voucher
g	<i>Panicum effusum</i>	N	5	10		
g	<i>Poa sieberiana</i>	N	1	5		
g	<i>Enteropogon acicularis</i>	N	10	100		
g	<i>Lachnagrostis filiformis</i>	N	10	100		
g	<i>Rytidosperma duttonianum</i>	N	10	10		
g	<i>Rytidosperma caespitosum</i>	N	1	10		
g	<i>Eragrostis brownii</i>	N	0.1	2		
t	<i>Eucalyptus microcarpa</i>	N	20	1		
e	<i>Bromus mollis</i>	E	1	50		
e	<i>Hypochaeris radicata</i>	E	0.1	20		
e	<i>Romulea rosea</i>	E	5	200		
e	<i>Hordeum leporinum</i>	E	10	500		
e	<i>Trifolium repens</i>	E	1	20		
e	<i>Lolium rigidum</i>	E	40	1000		

GF Code: see Growth Form definitions in BAM Appendix 1. Identify top 3 dominants in the veg zone. **N:** native, **E:** exotic, **HTE:** high threat exotic.

Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover); **Note:** 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m

Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...

Print more copies of this sheet to allow for higher species counts at a plot. All species at a plot need to be recorded.

BAM Plot – Field Survey Form

Site Sheet no: 1 of 2

Date		Survey Name		Plot Identifier		Recorders			
16/8/23		Walla Walla proposal		Plot 2		Steve Hamilton BAAS18106			
Zone 55	Datum GDA 94	IBRA region	NSW South Western Slopes	Photo #	P1770718	Zone ID	1		
Easting 491175	Northing 6041609	Plot Dimensions		20 x 20 in 20 x 50		Orientation of midline from the 0 m point.		90 degrees Magnetic	
Likely Vegetation Class		Floodplain Transition Woodlands						Confidence: H	
Plant Community Type		PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions				TEC: No		Confidence: H	

BAM Attribute (400 m ² plot)		Sum values	BAM Attribute (20 x 50 m plot)			Stem Classes and Hollows			Record living eucalypt* (Euc*) and living native non-eucalypt (Non Euc) stems separately Data needed is presence only (tick) unless a 'large tree' for that veg class. * includes all species of <i>Eucalyptus</i> , <i>Corymbia</i> , <i>Angophora</i> , <i>Lophostemon</i> and <i>Syncarpia</i> † For hollows count only the presence of a stem containing hollows, not the count of hollows in that stem. Only count as 1 stem per tree where tree is multi-stemmed. The hollow-bearing stem may be a dead stem.
Count of Native Richness	Trees	0	dbh	Euc*	Non Euc	Hollow trees†			
	Shrubs	0	80 + cm	0		0			
	Grasses etc.	5	50 – 79 cm	0					
	Forbs	0	30 – 49 cm	0					
	Ferns	0	20 – 29 cm	0					
	Other	0	10 – 19 cm	0	tick	No Raptor Nests			
Sum of Cover of native vascular plants by growth form group	Trees	0	5 – 9 cm	0	tick				
	Shrubs	0	< 5 cm	0	tick				
	Grasses etc.	30.2	Length of logs (m) (≥10 cm diameter, >50 cm in length)	0			Total 0		
	Forbs	0							
Ferns	0								
Other	0								
High Threat Weed cover %	0								

This table may be completed after entering data into available tools. It is not required while in the field.

Each size class is noted as present by the living tree stems only. Depending on the Vegetation Class, DBH values and counts may be needed for a size class. For a multi-stemmed tree, only the largest living stem is included in the count/estimate if it is required by the large tree category for that vegetation class.

Hollows at least 20cm across are recorded for the purposes of habitat of some threatened species.

BAM Attribute (1 x 1 m plots)	Litter cover (%)					Bare ground cover (%)					Cryptogam cover (%)					Rock cover (%)				
Subplot score (% in each)	15	10	15	20	20	5	5	10	5	10	0	0	0	0	0	0	0	0	0	0
Average of the 5 subplots	16					7					0					0				

Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots located on alternate sides and 5 m from the plot midline at the locations 5, 15, 25, 35, and 45 m along the midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Within these 1 m x 1 m plots assessors may also record the cover of rock, bare ground and cryptogam soil crusts. Collection of these data is optional - the data do not currently contribute to assessment scores, they hold potential value for future vegetation integrity assessment attributes and benchmarks, and for enhancing PCT description

Physiography + site features that may help in determining PCT and Management Zone (optional)

Morphological Type	Landform Element	Landform Pattern	Microrelief
Lithology	Soil Surface Texture	Soil Colour	Soil Depth
Slope	Aspect	Site Drainage	Distance to nearest water and type

Disturbance	Severity	Age
Clearing (inc. logging)		
Cultivation (inc. pasture)		
Soil erosion		
Firewood/CWD removal		
Grazing (id. native/stock)		
Fire damage		
Storm damage		
Weediness		
Other		

Free Text Section for brief site description											
Previously cleared for grazing. Regrowth unmanaged since 1950's. Bush regeneration efforts present. At least a decade since a fire. Feral goats and rabbits.											
Emergents heights (m)			Upper Stratum Heights (m)			Middle Stratum Heights (m)			Lower Stratum Heights (m)		
Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom

Severity: 0=no evidence, 1=light, 2=moderate, 3=severe

Age: R=recent (<3yrs), NR=not recent (3-10yrs), O=old (>10yrs)

400 m ² plot: Sheet 2 of 2		Survey Name	Plot Identifier	Recorders
Date	16/8/23	Walla Walla proposal	Plot 2	Steve Hamilton BAAS18106

GF Code	Full species name mandatory, or a unique means of identifying separate taxa within a survey. Data from here will be used to assign growth form counts and covers.	N, E or HTE	Cover	Abund	stratum	voucher
g	<i>Panicum effusum</i>	N	0.1	5		
g	<i>Enteropogon acicularis</i>	N	15	150		
g	<i>Lachnagrostis filiformis</i>	N	10	100		
g	<i>Rytidosperma duttonianum</i>	N	5	50		
g	<i>Eragrostis brownii</i>	N	0.1	5		
e	<i>Avena fatua</i>	E	0.1	20		
e	<i>Bromus mollis</i>	E	5	200		
e	<i>Hypochaeris radicata</i>	E	0.1	20		
e	<i>Romulea rosea</i>	E	5	200		
e	<i>Hordeum leporinum</i>	E	15	750		
e	<i>Trifolium repens</i>	E	1	20		
e	<i>Trifolium subterraneum</i>	E	1	20		
e	<i>Lolium rigidum</i>	E	30	750		

GF Code: see Growth Form definitions in BAM Appendix 1. Identify top 3 dominants in the veg zone. **N:** native, **E:** exotic, **HTE:** high threat exotic.

Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover); **Note:** 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m

Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...

Print more copies of this sheet to allow for higher species counts at a plot. All species at a plot need to be recorded.

BAM Plot – Field Survey Form

Site Sheet no: 1 of 2

Date		Survey Name		Plot Identifier		Recorders			
16/8/23		Walla Walla proposal		Plot 3		Steve Hamilton BAAS18106			
Zone 55	Datum GDA 94	IBRA region	NSW South Western Slopes	Photo #	P1760919	Zone ID	1		
Easting 491025	Northing 6041342	Plot Dimensions		20 x 20 in 20 x 50		Orientation of midline from the 0 m point.		0 degrees Magnetic	
Likely Vegetation Class		Floodplain Transition Woodlands						Confidence: H	
Plant Community Type		PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions				TEC: No		Confidence: H	

BAM Attribute (400 m ² plot)	Sum values
Count of Native Richness	
Trees	0
Shrubs	0
Grasses etc.	3
Forbs	0
Ferns	0
Other	0
Sum of Cover of native vascular plants by growth form group	
Trees	0
Shrubs	0
Grasses etc.	40.2
Forbs	0
Ferns	0
Other	0
High Threat Weed cover %	0

This table may be completed after entering data into available tools. It is not required while in the field.

BAM Attribute (20 x 50 m plot)		Stem Classes and Hollows		
dbh	Euc*	Non Euc	Hollow trees†	
80 + cm	0		0	
50 – 79 cm	0			
30 – 49 cm	0			
20 – 29 cm	0			
10 – 19 cm	0	tick	No Raptor Nests	
5 – 9 cm	0	tick		
< 5 cm	0	tick		
Length of logs (m) (≥10 cm diameter, >50 cm in length)	0		Total 0	

Record living eucalypt* (Euc*) and living native non-eucalypt (Non Euc) stems separately

Data needed is presence only (tick) unless a 'large tree' for that veg class.

* includes all species of *Eucalyptus*, *Corymbia*, *Angophora*, *Lophostemon* and *Syncarpia*

† For hollows count only the presence of a stem containing hollows, not the count of hollows in that stem. Only count as 1 stem per tree where tree is multi-stemmed. The hollow-bearing stem may be a dead stem.

Each size class is noted as present by the living tree stems only. Depending on the Vegetation Class, DBH values and counts may be needed for a size class. For a multi-stemmed tree, only the largest living stem is included in the count/estimate if it is required by the large tree category for that vegetation class.

Hollows at least 20cm across are recorded for the purposes of habitat of some threatened species.

BAM Attribute (1 x 1 m plots)	Litter cover (%)					Bare ground cover (%)					Cryptogam cover (%)					Rock cover (%)				
Subplot score (% in each)	20	15	15	10	20	5	5	0	5	0	0	0	0	0	0	0	0	0	0	0
Average of the 5 subplots	16					3					0					0				

Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots located on alternate sides and 5 m from the plot midline at the locations 5, 15, 25, 35, and 45 m along the midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Within these 1 m x 1 m plots assessors may also record the cover of rock, bare ground and cryptogam soil crusts. Collection of these data is optional - the data do not currently contribute to assessment scores, they hold potential value for future vegetation integrity assessment attributes and benchmarks, and for enhancing PCT description

Physiography + site features that may help in determining PCT and Management Zone (optional)

Morphological Type		Landform Element		Landform Pattern		Microrelief	
Lithology		Soil Surface Texture		Soil Colour		Soil Depth	
Slope		Aspect		Site Drainage		Distance to nearest water and type	

Disturbance	Severity	Age
Clearing (inc. logging)		
Cultivation (inc. pasture)		
Soil erosion		
Firewood/CWD removal		
Grazing (id. native/stock)		
Fire damage		
Storm damage		
Weediness		
Other		

Free Text Section for brief site description											
Previously cleared for grazing. Regrowth unmanaged since 1950's. Bush regeneration efforts present. At least a decade since a fire. Feral goats and rabbits.											
Emergents heights (m)			Upper Stratum Heights (m)			Middle Stratum Heights (m)			Lower Stratum Heights (m)		
Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom

Severity: 0=no evidence, 1=light, 2=moderate, 3=severe

Age: R=recent (<3yrs), NR=not recent (3-10yrs), O=old (>10yrs)

BAM Plot – Field Survey Form

Site Sheet no: 1 of 2

Date		Survey Name		Plot Identifier		Recorders			
16/8/23		Walla Walla proposal		Plot 4		Steve Hamilton BAAS18106			
Zone 55	Datum GDA 94	IBRA region	NSW South Western Slopes	Photo #	P1760900	Zone ID	1		
Easting 491158	Northing 6041225	Plot Dimensions		20 x 20 in 20 x 50		Orientation of midline from the 0 m point.		100 degrees Magnetic ^o	
Likely Vegetation Class		Western Slopes Grassy Woodlands						Confidence: H	
Plant Community Type		PCT 278 - Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion				TEC: No		Confidence: H	

BAM Attribute (400 m ² plot)	Sum values	
Count of Native Richness	Trees	1
	Shrubs	0
	Grasses etc.	0
	Forbs	0
	Ferns	0
	Other	0
Sum of Cover of native vascular plants by growth form group	Trees	25
	Shrubs	0
	Grasses etc.	0
	Forbs	0
	Ferns	0
	Other	0
High Threat Weed cover %	0	

This table may be completed after entering data into available tools. It is not required while in the field.

BAM Attribute (20 x 50 m plot)		Stem Classes and Hollows			Record living eucalypt* (Euc*) and living native non-eucalypt (Non Euc) stems separately Data needed is presence only (tick) unless a 'large tree' for that veg class. * includes all species of <i>Eucalyptus</i> , <i>Corymbia</i> , <i>Angophora</i> , <i>Lophostemon</i> and <i>Syncarpia</i> † For hollows count only the presence of a stem containing hollows, not the count of hollows in that stem. Only count as 1 stem per tree where tree is multi-stemmed. The hollow-bearing stem may be a dead stem.
dbh	Euc*	Non Euc	Hollow trees†		
80 + cm	0		1		
50 – 79 cm	1				
30 – 49 cm	2				
20 – 29 cm	1				
10 – 19 cm	0	tick	No Raptor Nests		
5 – 9 cm	0	tick			
< 5 cm	0	tick			
Length of logs (m) (≥10 cm diameter, >50 cm in length)	0			Total	

Each size class is noted as present by the living tree stems only. Depending on the Vegetation Class, DBH values and counts may be needed for a size class. For a multi-stemmed tree, only the largest living stem is included in the count/estimate if it is required by the large tree category for that vegetation class.

Hollows at least 20cm across are recorded for the purposes of habitat of some threatened species.

BAM Attribute (1 x 1 m plots)	Litter cover (%)					Bare ground cover (%)					Cryptogam cover (%)					Rock cover (%)				
Subplot score (% in each)	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Average of the 5 subplots	2					0					0					0				

Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots located on alternate sides and 5 m from the plot midline at the locations 5, 15, 25, 35, and 45 m along the midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Within these 1 m x 1 m plots assessors may also record the cover of rock, bare ground and cryptogam soil crusts. Collection of these data is optional - the data do not currently contribute to assessment scores, they hold potential value for future vegetation integrity assessment attributes and benchmarks, and for enhancing PCT description

Physiography + site features that may help in determining PCT and Management Zone (optional)

Morphological Type	Landform Element	Landform Pattern	Microrelief
Lithology	Soil Surface Texture	Soil Colour	Soil Depth
Slope	Aspect	Site Drainage	Distance to nearest water and type

Disturbance	Severity	Age
Clearing (inc. logging)		
Cultivation (inc. pasture)		
Soil erosion		
Firewood/CWD removal		
Grazing (id. native/stock)		
Fire damage		
Storm damage		
Weediness		
Other		

Free Text Section for brief site description												
Previously cleared for grazing. Regrowth unmanaged since 1950's. Bush regeneration efforts present. At least a decade since a fire. Feral goats and rabbits.												
Emergents heights (m)			Upper Stratum Heights (m)			Middle Stratum Heights (m)			Lower Stratum Heights (m)			
Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom	Top	Mode	Bottom	

Severity: 0=no evidence, 1=light, 2=moderate, 3=severe

Age: R=recent (<3yrs), NR=not recent (3-10yrs), O=old (>10yrs)

400 m ² plot: Sheet 2 of 2		Survey Name	Plot Identifier	Recorders
Date	16/8/23	Walla Walla proposal	Plot 4	Steve Hamilton BAAS18106

GF Code	Full species name mandatory, or a unique means of identifying separate taxa within a survey. Data from here will be used to assign growth form counts and covers.	N, E or HTE	Cover	Abund	stratum	voucher
t	<i>Eucalyptus blakelyi</i>	N	25	4		
e	<i>Avena fatua</i>	E	10	250		
e	<i>Bromus mollis</i>	E	5	100		
e	<i>Romulea rosea</i>	E	5	500		
e	<i>Trifolium subterraneum</i>	E	1	20		
e	<i>Bromus diandrus</i>	E	5	100		
e	<i>Lolium rigidum</i>	E	30	500		
e	<i>Paspalum dilitatum</i>	E	40	150		

GF Code: see Growth Form definitions in BAM Appendix 1. Identify top 3 dominants in the veg zone. **N:** native, **E:** exotic, **HTE:** high threat exotic.
Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover); **Note:** 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m
Abundance: 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...

Print more copies of this sheet to allow for higher species counts at a plot. All species at a plot need to be recorded.

Appendix E: Credit reports



BAM Vegetation Zones Report

Proposal Details

Assessment Id	Assessment name	BAM data last updated *
00041731/BAAS18106/23/00041732	Walla Walla residential subdivision	22/06/2023
Assessor Name	Report Created	BAM Data version *
Steve Hamilton	21/01/2024	61
Assessor Number	Assessment Type	BAM Case Status
BAAS18106	Part 4 Developments (General)	Open
Assessment Revision	Date Finalised	BOS entry trigger
0	To be finalised	BOS Threshold: Biodiversity Values Map and area clearing threshold

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Vegetation Zones

#	Name	PCT	Condition	Area	Minimum number of plots	Management zones
---	------	-----	-----------	------	-------------------------	------------------



BAM Vegetation Zones Report

1	76_Modified_1	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Modified_1	5.7	3	
2	278_Modified_4	278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	Modified_4	0.08	1	



BAM Predicted Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041731/BAAS18106/23/00041732	Walla Walla residential subdivision	22/06/2023
Assessor Name	Report Created	BAM Data version *
Steve Hamilton	21/01/2024	61
Assessor Number	Assessment Type	BAM Case Status
BAAS18106	Part 4 Developments (General)	Open
Assessment Revision	BOS entry trigger	Date Finalised
0	BOS Threshold: Biodiversity Values Map and area clearing threshold	To be finalised

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Threatened species reliably predicted to utilise the site. No surveys are required for these species. Ecosystem credits apply to these species.

Common Name	Scientific Name	Vegetation Types(s)
Barking Owl	Ninox connivens	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions 278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Black Falcon	Falco subniger	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Black-chinned Honeyeater (eastern subspecies)	Melithreptus gularis gularis	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Brown Treecreeper (eastern subspecies)	Climacteris picumnus victoriae	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions 278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Diamond Firetail	Stagonopleura guttata	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions



BAM Predicted Species Report

Diamond Firetail	Stagonopleura guttata	278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Dusky Woodswallow	Artamus cyanopterus cyanopterus	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Flame Robin	Petroica phoenicea	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Gang-gang Cockatoo	Callocephalon fimbriatum	278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Grey Falcon	Falco hypoleucos	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Grey-crowned Babbler (eastern subspecies)	Pomatostomus temporalis temporalis	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Grey-headed Flying-fox	Pteropus poliocephalus	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Hooded Robin (south-eastern form)	Melanodryas cucullata cucullata	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Little Eagle	Hieraaetus morphnoides	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions



BAM Predicted Species Report

Little Eagle	<i>Hieraaetus morphnoides</i>	278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Little Pied Bat	<i>Chalinolobus picatus</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Major Mitchell's Cockatoo	<i>Lophochroa leadbeateri</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Masked Owl	<i>Tyto novaehollandiae</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Painted Honeyeater	<i>Grantiella picta</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Scarlet Robin	<i>Petroica boodang</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Speckled Warbler	<i>Chthonicola sagittata</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Spotted Harrier	<i>Circus assimilis</i>	278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion



BAM Predicted Species Report

Square-tailed Kite	Lophoictinia isura	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Superb Parrot	Polytelis swainsonii	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Swift Parrot	Lathamus discolor	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Turquoise Parrot	Neophema pulchella	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Varied Sittella	Daphoenositta chrysoptera	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
White-throated Needletail	Hirundapus caudacutus	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
		278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion
Yellow-bellied Sheath-tail-bat	Saccolaimus flaviventris	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

Threatened species Manually Added

None added



BAM Predicted Species Report

Threatened species assessed as not within the vegetation zone(s) for the PCT(s)

Common Name	Scientific Name	Plant Community Type(s)
Glossy Black-Cockatoo	<i>Calyptorhynchus lathami</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions 278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion

Threatened species assessed as not within the vegetation zone(s) for the PCT(s)

Refer to BAR for detailed justification

Common Name	Scientific Name	Justification in the BAM-C
Glossy Black-Cockatoo	<i>Calyptorhynchus lathami</i>	Refer to BAR
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Refer to BAR



BAM Candidate Species Report

Proposal Details

Assessment Id 00041731/BAAS18106/23/00041732	Proposal Name Walla Walla residential subdivision	BAM data last updated * 22/06/2023
Assessor Name Steve Hamilton	Report Created 21/01/2024	BAM Data version * 61
Assessor Number BAAS18106	Assessment Type Part 4 Developments (General)	BAM Case Status Open
Assessment Revision 0	Date Finalised To be finalised	BOS entry trigger BOS Threshold: Biodiversity Values Map and area clearing threshold

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

List of Species Requiring Survey

Name	Presence	Survey Months
<i>Austrostipa wakoolica</i> A spear-grass	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<i>Callocephalon fimbriatum</i> Gang-gang Cockatoo	Yes (surveyed)	<input checked="" type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?



BAM Candidate Species Report

<p><i>Calyptorhynchus lathami</i> Glossy Black-Cockatoo</p>	<p>No (surveyed)</p>	<table border="1"> <tr> <td><input type="checkbox"/> Jan</td> <td><input type="checkbox"/> Feb</td> <td><input type="checkbox"/> Mar</td> <td><input type="checkbox"/> Apr</td> </tr> <tr> <td><input type="checkbox"/> May</td> <td><input type="checkbox"/> Jun</td> <td><input checked="" type="checkbox"/> Jul</td> <td><input checked="" type="checkbox"/> Aug</td> </tr> <tr> <td><input checked="" type="checkbox"/> Sep</td> <td><input type="checkbox"/> Oct</td> <td><input type="checkbox"/> Nov</td> <td><input type="checkbox"/> Dec</td> </tr> </table> <p><input type="checkbox"/> Survey month outside the specified months?</p>	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec
<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr											
<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug											
<input checked="" type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec											
<p><i>Hieraetus morphnoides</i> Little Eagle</p>	<p>No (surveyed)</p>	<table border="1"> <tr> <td><input type="checkbox"/> Jan</td> <td><input type="checkbox"/> Feb</td> <td><input type="checkbox"/> Mar</td> <td><input type="checkbox"/> Apr</td> </tr> <tr> <td><input type="checkbox"/> May</td> <td><input type="checkbox"/> Jun</td> <td><input type="checkbox"/> Jul</td> <td><input checked="" type="checkbox"/> Aug</td> </tr> <tr> <td><input checked="" type="checkbox"/> Sep</td> <td><input checked="" type="checkbox"/> Oct</td> <td><input type="checkbox"/> Nov</td> <td><input type="checkbox"/> Dec</td> </tr> </table> <p><input type="checkbox"/> Survey month outside the specified months?</p>	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec
<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr											
<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug											
<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec											
<p><i>Lathamus discolor</i> Swift Parrot</p>	<p>No (surveyed) *Survey months are outside of the months specified in Bionet.</p>	<table border="1"> <tr> <td><input type="checkbox"/> Jan</td> <td><input type="checkbox"/> Feb</td> <td><input type="checkbox"/> Mar</td> <td><input type="checkbox"/> Apr</td> </tr> <tr> <td><input type="checkbox"/> May</td> <td><input type="checkbox"/> Jun</td> <td><input checked="" type="checkbox"/> Jul</td> <td><input checked="" type="checkbox"/> Aug</td> </tr> <tr> <td><input type="checkbox"/> Sep</td> <td><input type="checkbox"/> Oct</td> <td><input type="checkbox"/> Nov</td> <td><input type="checkbox"/> Dec</td> </tr> </table> <p><input checked="" type="checkbox"/> Survey month outside the specified months?</p>	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec
<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr											
<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug											
<input type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec											
<p><i>Lepidium aschersonii</i> Spiny Peppergrass</p>	<p>No (surveyed)</p>	<table border="1"> <tr> <td><input type="checkbox"/> Jan</td> <td><input type="checkbox"/> Feb</td> <td><input type="checkbox"/> Mar</td> <td><input type="checkbox"/> Apr</td> </tr> <tr> <td><input type="checkbox"/> May</td> <td><input type="checkbox"/> Jun</td> <td><input type="checkbox"/> Jul</td> <td><input type="checkbox"/> Aug</td> </tr> <tr> <td><input type="checkbox"/> Sep</td> <td><input type="checkbox"/> Oct</td> <td><input checked="" type="checkbox"/> Nov</td> <td><input checked="" type="checkbox"/> Dec</td> </tr> </table> <p><input type="checkbox"/> Survey month outside the specified months?</p>	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug	<input type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec
<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr											
<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug											
<input type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec											
<p><i>Lophochroa leadbeateri</i> Major Mitchell's Cockatoo</p>	<p>No (surveyed)</p>	<table border="1"> <tr> <td><input type="checkbox"/> Jan</td> <td><input type="checkbox"/> Feb</td> <td><input type="checkbox"/> Mar</td> <td><input type="checkbox"/> Apr</td> </tr> <tr> <td><input type="checkbox"/> May</td> <td><input type="checkbox"/> Jun</td> <td><input type="checkbox"/> Jul</td> <td><input type="checkbox"/> Aug</td> </tr> <tr> <td><input checked="" type="checkbox"/> Sep</td> <td><input checked="" type="checkbox"/> Oct</td> <td><input checked="" type="checkbox"/> Nov</td> <td><input checked="" type="checkbox"/> Dec</td> </tr> </table> <p><input type="checkbox"/> Survey month outside the specified months?</p>	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec
<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr											
<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug											
<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec											
<p><i>Lophoictinia isura</i> Square-tailed Kite</p>	<p>No (surveyed)</p>	<table border="1"> <tr> <td><input type="checkbox"/> Jan</td> <td><input type="checkbox"/> Feb</td> <td><input type="checkbox"/> Mar</td> <td><input type="checkbox"/> Apr</td> </tr> <tr> <td><input type="checkbox"/> May</td> <td><input type="checkbox"/> Jun</td> <td><input type="checkbox"/> Jul</td> <td><input type="checkbox"/> Aug</td> </tr> <tr> <td><input checked="" type="checkbox"/> Sep</td> <td><input checked="" type="checkbox"/> Oct</td> <td><input checked="" type="checkbox"/> Nov</td> <td><input checked="" type="checkbox"/> Dec</td> </tr> </table> <p><input type="checkbox"/> Survey month outside the specified months?</p>	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec
<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr											
<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug											
<input checked="" type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec											



BAM Candidate Species Report

<p><i>Ninox connivens</i> Barking Owl</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<p><i>Petaurus norfolcensis</i> Squirrel Glider</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<p><i>Phascolarctos cinereus</i> Koala</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<p><i>Polytelis swainsonii</i> Superb Parrot</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<p><i>Pteropus poliocephalus</i> Grey-headed Flying-fox</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input checked="" type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<p><i>Swainsona murrayana</i> Slender Darling Pea</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input type="checkbox"/> Oct <input type="checkbox"/> Nov <input type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?



BAM Candidate Species Report

<p><i>Swainsona recta</i> Small Purple-pea</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<p><i>Swainsona sericea</i> Silky Swainson-pea</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input type="checkbox"/> Jul <input type="checkbox"/> Aug <input checked="" type="checkbox"/> Sep <input checked="" type="checkbox"/> Oct <input checked="" type="checkbox"/> Nov <input type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?
<p><i>Tyto novaehollandiae</i> Masked Owl</p>	No (surveyed)	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar <input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> Jun <input checked="" type="checkbox"/> Jul <input checked="" type="checkbox"/> Aug <input type="checkbox"/> Sep <input type="checkbox"/> Oct <input type="checkbox"/> Nov <input type="checkbox"/> Dec <input type="checkbox"/> Survey month outside the specified months?

Threatened species Manually Added

None added

Threatened species assessed as not on site

Refer to BAR for detailed justification

Common name	Scientific name	Justification in the BAM-C
Bush Stone-curlew	Burhinus grallarius	Habitat constraints
Glossy Black-Cockatoo, Riverina population	Calyptorhynchus lathami - endangered population	Refer to BAR
Mossgiel Daisy	Brachyscome papillosa	Refer to BAR
Pine Donkey Orchid	Diuris tricolor	Refer to BAR
Pink-tailed Legless Lizard	Aprasia parapulchella	Habitat constraints
Sand-hill Spider Orchid	Caladenia arenaria	Refer to BAR
Sloane's Froglet	Crinia sloanei	Habitat constraints
Spike-Rush	Eleocharis obicis	Habitat constraints



BAM Candidate Species Report

Squirrel Glider in the Wagga Wagga Local Government Area	Petaurus norfolcensis - endangered population	Refer to BAR
White-bellied Sea-Eagle	Haliaeetus leucogaster	Habitat constraints



BAM Biodiversity Credit Report (Like for like)

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041731/BAAS18106/23/00041732	Walla Walla residential subdivision	22/06/2023
Assessor Name	Assessor Number	BAM Data version *
Steve Hamilton	BAAS18106	61
Proponent Names	Report Created	BAM Case Status
	21/01/2024	Open
Assessment Revision	Assessment Type	Date Finalised
0	Part 4 Developments (General)	To be finalised
BOS entry trigger	* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.	
BOS Threshold: Biodiversity Values Map and area clearing threshold		

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Nil		
Species		
Nil		

Additional Information for Approval



BAM Biodiversity Credit Report (Like for like)

PCT Outside Ibra Added

None added

PCTs With Customized Benchmarks

PCT

No Changes

Predicted Threatened Species Not On Site

Name

Calyptorhynchus lathami / Glossy Black-Cockatoo

Haliaeetus leucogaster / White-bellied Sea-Eagle

Ecosystem Credit Summary (Number and class of biodiversity credits to be retired)

Name of Plant Community Type/ID	Name of threatened ecological community	Area of impact	HBT Cr	No HBT Cr	Total credits to be retired
76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penepplain, Nandewar and Brigalow Belt South Bioregions	5.7	0	0	0
278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	0.1	0	0	0



BAM Biodiversity Credit Report (Like for like)

76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Like-for-like credit retirement options					
	Name of offset trading group	Trading group	Zone	HBT	Credits	IBRA region
	Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penepplain, Nandewar and Brigalow Belt South Bioregions This includes PCT's: 76, 80, 81, 82, 101, 110, 237, 248, 3405	-	76_Modified_1	Yes	0	Lower Slopes, Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.
278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	Like-for-like credit retirement options					
	Name of offset trading group	Trading group	Zone	HBT	Credits	IBRA region
	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland This includes PCT's:	-	278_Modified_4	Yes	0	Lower Slopes, Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometers of the outer edge of the



BAM Biodiversity Credit Report (Like for like)

	<p>74, 75, 83, 101, 250, 266, 267, 268, 270, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 286, 298, 302, 312, 341, 342, 347, 350, 352, 356, 367, 381, 382, 395, 401, 403, 421, 433, 434, 435, 436, 437, 451, 483, 484, 488, 492, 496, 508, 509, 510, 511, 516, 528, 538, 544, 563, 567, 571, 589, 590, 597, 599, 618, 619, 622, 633, 654, 702, 703, 704, 705, 710, 711, 796, 797, 799, 847, 851, 921, 1099, 1303, 1304, 1324, 1329, 1330, 1332, 1383, 1606, 1608, 1611, 1693, 1695, 1698, 3314, 3359, 3363, 3373, 3376, 3387, 3388, 3394, 3395, 3396, 3397, 3398, 3399, 3406, 3415, 3533, 4147, 4149, 4150</p>				<p>impacted site.</p>



BAM Biodiversity Credit Report (Like for like)

Species Credit Summary

Species	Vegetation Zone/s	Area / Count	Credits
Callocephalon fimbriatum / Gang-gang Cockatoo	76_Modified_1, 278_Modified_4	5.6	37.00

Credit Retirement Options

Like-for-like credit retirement options

Callocephalon fimbriatum / Gang-gang Cockatoo	Spp	IBRA subregion
	Callocephalon fimbriatum / Gang-gang Cockatoo	Any in NSW



BAM Biodiversity Credit Report (Variations)

Proposal Details

Assessment Id

00041731/BAAS18106/23/00041732

Assessor Name

Steve Hamilton

Proponent Name(s)

Assessment Revision

0

BOS entry trigger

BOS Threshold: Biodiversity Values Map and area clearing threshold

Proposal Name

Walla Walla residential subdivision

Assessor Number

BAAS18106

Report Created

21/01/2024

Assessment Type

Part 4 Developments (General)

BAM data last updated *

22/06/2023

BAM Data version *

61

BAM Case Status

Open

Date Finalised

To be finalised

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Nil		
Species		
Nil		

Additional Information for Approval

PCT Outside Ibra Added

None added



BAM Biodiversity Credit Report (Variations)

PCTs With Customized Benchmarks

PCT

No Changes

Predicted Threatened Species Not On Site

Name

Calyptrorhynchus lathami / Glossy Black-Cockatoo

Haliaeetus leucogaster / White-bellied Sea-Eagle

Ecosystem Credit Summary (Number and class of biodiversity credits to be retired)

Name of Plant Community Type/ID	Name of threatened ecological community	Area of impact	HBT Cr	No HBT Cr	Total credits to be retired
76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penneplain, Nandewar and Brigalow Belt South Bioregions	5.7	0	0	0.00
278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	0.1	0	0	0.00

76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

Like-for-like credit retirement options

Class	Trading group	Zone	HBT	Credits	IBRA region
-------	---------------	------	-----	---------	-------------



BAM Biodiversity Credit Report (Variations)

	Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penneplain, Nandewar and Brigalow Belt South Bioregions This includes PCT's: 76, 80, 81, 82, 101, 110, 237, 248, 3405	-	76_Modified_1	Yes	0	Lower Slopes, Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.												
Variation options																		
<table border="1"> <thead> <tr> <th data-bbox="546 635 884 683">Formation</th> <th data-bbox="884 635 1205 683">Trading group</th> <th data-bbox="1205 635 1352 683">Zone</th> <th data-bbox="1352 635 1449 683">HBT</th> <th data-bbox="1449 635 1565 683">Credits</th> <th data-bbox="1565 635 2060 683">IBRA region</th> </tr> </thead> <tbody> <tr> <td data-bbox="546 683 884 906">Grassy Woodlands</td> <td data-bbox="884 683 1205 906">Tier 1</td> <td data-bbox="1205 683 1352 906">76_Modified_1</td> <td data-bbox="1352 683 1449 906">Yes (including artificial)</td> <td data-bbox="1449 683 1565 906">0</td> <td data-bbox="1565 683 2060 906"> IBRA Region: NSW South Western Slopes, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site. </td> </tr> </tbody> </table>							Formation	Trading group	Zone	HBT	Credits	IBRA region	Grassy Woodlands	Tier 1	76_Modified_1	Yes (including artificial)	0	IBRA Region: NSW South Western Slopes, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.
Formation	Trading group	Zone	HBT	Credits	IBRA region													
Grassy Woodlands	Tier 1	76_Modified_1	Yes (including artificial)	0	IBRA Region: NSW South Western Slopes, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.													
278-Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion	Like-for-like credit retirement options																	
<table border="1"> <thead> <tr> <th data-bbox="546 954 871 1002">Class</th> <th data-bbox="871 954 1205 1002">Trading group</th> <th data-bbox="1205 954 1352 1002">Zone</th> <th data-bbox="1352 954 1449 1002">HBT</th> <th data-bbox="1449 954 1565 1002">Credits</th> <th data-bbox="1565 954 2060 1002">IBRA region</th> </tr> </thead> <tbody> <tr> <td colspan="6" data-bbox="546 1002 2060 1383"></td> </tr> </tbody> </table>							Class	Trading group	Zone	HBT	Credits	IBRA region						
Class	Trading group	Zone	HBT	Credits	IBRA region													



BAM Biodiversity Credit Report (Variations)

	<p>White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland This includes PCT's: 74, 75, 83, 101, 250, 266, 267, 268, 270, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 286, 298, 302, 312, 341, 342, 347, 350, 352, 356, 367, 381, 382, 395, 401, 403, 421, 433, 434, 435, 436, 437, 451, 483, 484, 488, 492, 496, 508, 509, 510, 511, 516, 528, 538, 544, 563, 567, 571, 589, 590, 597, 599, 618, 619, 622, 633, 654, 702, 703, 704, 705, 710, 711, 796, 797, 799, 847, 851, 921, 1099, 1303, 1304, 1324, 1329, 1330, 1332, 1383, 1606, 1608, 1611, 1693, 1695, 1698, 3314, 3359, 3363, 3373, 3376, 3387, 3388, 3394, 3395, 3396, 3397, 3398, 3399, 3406, 3415, 3533, 4147, 4149, 4150</p>	-	278_Modified_4	Yes	0	<p>Lower Slopes,Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.</p>
Variation options						
	Formation	Trading group	Zone	HBT	Credits	IBRA region



BAM Biodiversity Credit Report (Variations)

	Grassy Woodlands	Tier 2 or higher threat status	278_Modified_4	Yes (including artificial)	0	IBRA Region: NSW South Western Slopes, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.
--	------------------	--------------------------------	----------------	----------------------------	---	--

Species Credit Summary

Species	Vegetation Zone/s	Area / Count	Credits
Callocephalon fimbriatum / Gang-gang Cockatoo	76_Modified_1, 278_Modified_4	5.6	37.00

Credit Retirement Options Like-for-like options

Callocephalon fimbriatum / Gang-gang Cockatoo	Spp		IBRA region
	Callocephalon fimbriatum /Gang-gang Cockatoo		Any in NSW
	Variation options		
	Kingdom	Any species with same or higher category of listing under Part 4 of the BC Act shown below	IBRA region
Fauna	Vulnerable	Lower Slopes, Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.	



BAM Credit Summary Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00041731/BAAS18106/23/00041732	Walla Walla residential subdivision	22/06/2023
Assessor Name	Report Created	BAM Data version *
Steve Hamilton	21/01/2024	61
Assessor Number	BAM Case Status	Date Finalised
BAAS18106	Open	To be finalised
Assessment Revision	Assessment Type	BOS entry trigger
0	Part 4 Developments (General)	BOS Threshold: Biodiversity Values Map and area clearing threshold

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Ecosystem credits for plant communities types (PCT), ecological communities & threatened species habitat

Zone	Vegetation zone name	TEC name	Current Vegetation integrity score	Change in Vegetation integrity (loss / gain)	Area (ha)	Sensitivity to loss (Justification)	Species sensitivity to gain class	BC Act Listing status	EPBC Act listing status	Biodiversity risk weighting	Potential SAI	Ecosystem credits
------	----------------------	----------	------------------------------------	--	-----------	-------------------------------------	-----------------------------------	-----------------------	-------------------------	-----------------------------	---------------	-------------------



BAM Credit Summary Report

Riparian Blakely's Red Gum - box - shrub - sedge - grass tall open forest of the central NSW South Western Slopes Bioregion												
2	278_Modified_4	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	8.1	8.1	0.08	Environment Protection and Conservation Act listing status	High Sensitivity to Gain	Not Listed	Critically Endangered	2.50		0
										Subtotal	0	
Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions												
1	76_Modified_1	Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penepplain, Nandewar and Brigalow Belt South Bioregions	13.1	13.1	5.7	Biodiversity Conservation Act listing status	High Sensitivity to Gain	Endangered Ecological Community	Not Listed	2.00		0
										Subtotal	0	
										Total	0	

Species credits for threatened species



BAM Credit Summary Report

Vegetation zone name	Habitat condition (Vegetation Integrity)	Change in habitat condition	Area (ha)/Count (no. individuals)	Sensitivity to loss (Justification)	Sensitivity to gain (Justification)	BC Act Listing status	EPBC Act listing status	Potential SAI	Species credits
<i>Callocephalon fimbriatum / Gang-gang Cockatoo (Fauna)</i>									
76_Modified_1	13.1	13.1	5.5	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Endangered	False	36
278_Modified_4	8.1	8.1	0.08	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Endangered	False	1
								Subtotal	37



Transport for NSW

12 May 2023

TfNSW reference: STH23/00125
Your reference: DA10.2023.53.1 (CNR-54954)

Greater Hume Shire Council
By Email: gwickramasinghe@greaterhume.nsw.gov.au
CC: mail@greaterhume.nsw.gov.au

Attention: Gayan Wickramasinghe

DA10.2023.53.1 (CNR-54954) – Proposed 44 Lot Residential Subdivision – LOTS 2 & 3 DP1287711 - Commercial Street, WALLA WALLA

Dear Gayan

Transport for NSW (TfNSW) is responding to DA10.2023.53.1 referred on 10 May 2023.

Commercial Street in Walla Walla is a regional classified road, managed by Greater Hume Shire Council.

TfNSW believes it is more appropriate for Council to consider and determine if proposed arrangements for the development are acceptable from a network perspective (i.e. no practical local road alternatives and acceptable in terms of safety and efficiency).

Given the above, TfNSW entrusts Council to assess and manage the traffic implications of this development application.

TfNSW recognises that any proposed or conditioned works on Commercial Street would require Section 138 consent from Council and concurrence from TfNSW under Section 138 of the Roads Act, 1993. Provided Council is satisfied the design for the works is acceptable (taking relevant standards and guidelines into consideration), TfNSW would issue its concurrence under Section 138 of the Road Act, 1993.

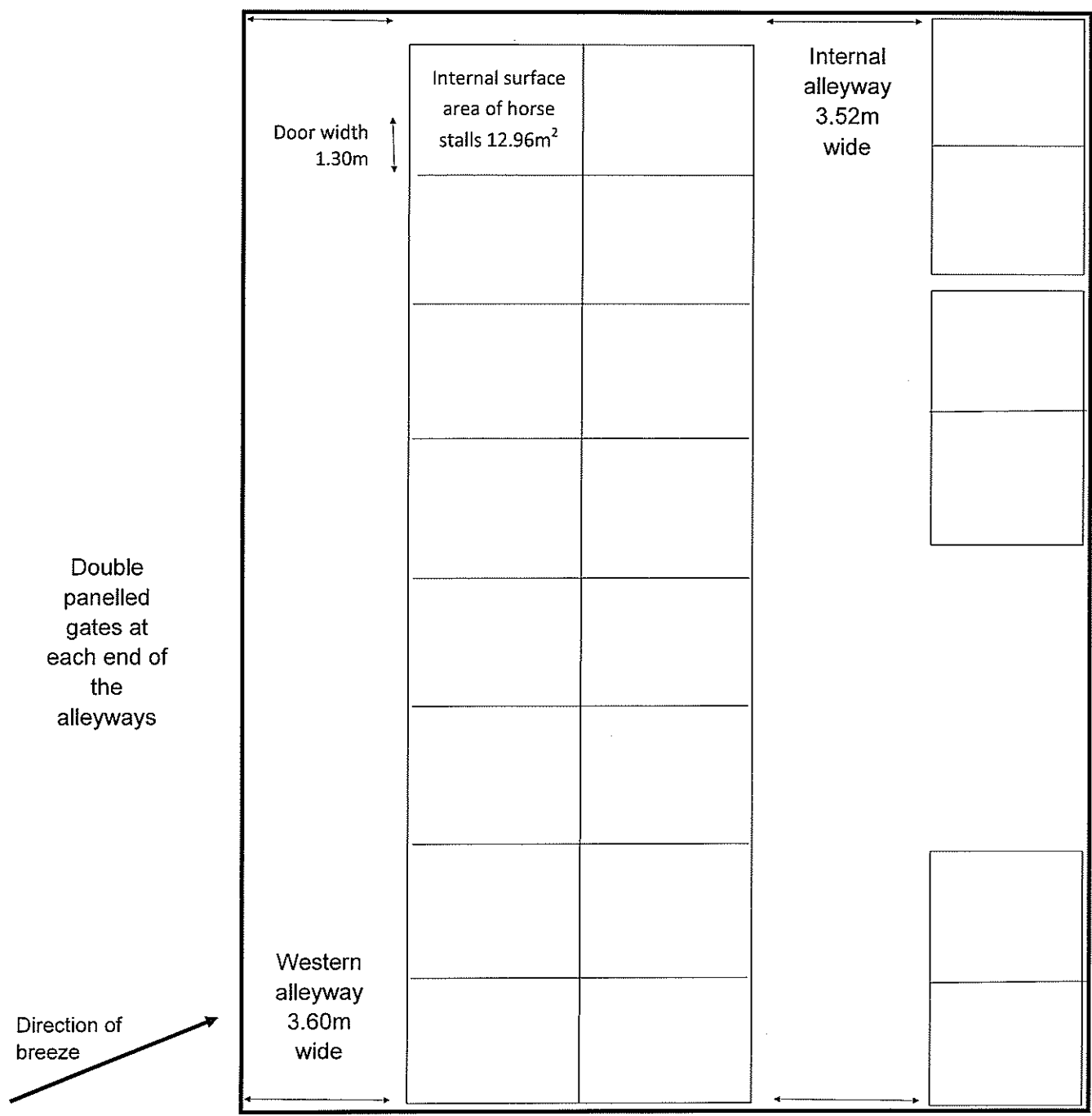
On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact me on 0417 508 107 or email development.south@transport.nsw.gov.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Cam O'Kane'.

Cam O'Kane
Case Officer, Development Services South

OFFICIAL





Internal stable alleyways & ventilation

Western alleyway



Statement of Environmental Effects



Submission date: 7 November 2022, 3:36PM
 Receipt number: SEEWEB135
 Related form version: 5

Application Details

Applicant's Name: Holbrook Show Society Inc
 Applicant's Email: holbrookshow@mail.com
 Lot: 105
 DP: 753340
 Assessment No:
 Street Name: Bowler Street
 Town/Village/Area: Holbrook NSW 2644

Description of the Development

Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc.

Install portable horse stalls within an existing steel framed livestock pavilion to meet horse welfare standards for the use of show exhibitors and travelling/evacuated horses . Currently horses use the few available cattle yards on the grounds, which cannot be secured sufficiently to help protect valuable animals. Secure stabling provides exhibitors and others a safe place for horses, and provides a wide range of local businesses with opportunity for economic growth and employment. Upgrade power, lighting, drainage & gutters.

Description of the Site

Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The development utilises an existing steel framed, rectangular livestock pavilion with a packed gravel floor. The site is flat, clear of vegetation, with an open common drain running between the building and the boundary fence, into which storm water from neighbouring properties feeds.

Context and Setting

Will the development:

Be visually prominent in the surrounding area?: **No**

Be inconsistent with the existing streetscape or Council's setback policies?: **No**

Be out of character with the surrounding area?: **No**

Comments

Access/Traffic and Utilities

(Note 1 dwelling = approximately. 10 vehicle movements per day)

Is legal and practical access available to the development?:

Yes

Will development increase local traffic movements / volumes? If yes, by how much?: **No**

Are additional access points to road network required?: **No**

Has vehicle manoeuvring and onsite parking been addressed in the design? (Commercial / Industrial / Multi Res / Public Buildings only): **Yes**

Are power, water, electricity, sewer and telecommunications services readily available to the site?: **Yes**

Comments

The building enables easy access to parking and facilities already available at the Holbrook Sporting Complex, where it is located.

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?: **No**

Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?: **No**

Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)?: **Yes**

Does the development involve any significant excavation or filling?: **No**

Could the development involve any significant excavation or filling?: **No**

Is there any likelihood in the development resulting in soil contamination?: **No**

Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?: **No**

Is the development likely to disturb any aboriginal artefacts or relics?: **No**

Comments

Arrival and departure times will be limited to between the hours of 5.30 am to 9.30 pm. Any other noise may be as expected from a recreation ground.

Loading and unloading vehicles will be directed to the southern part of the ground, adjacent to existing stockyards.

Flora and Fauna Impacts

For further information on threatened species, see

Will the development result in the removal of any native vegetation from the site?: **No**

Is the development likely to have any impact on threatened species or native habitat?: **No**

Comments

Natural Hazards

Is the development site subject to any of the following natural hazards; (Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated).

Bushfire Prone?: **No**

Landslip?: **No**

Flooding?: **No**

Comments

The improvements to drainage around the building will overcome any potential flooding issues.

The development will form part of the overall Evacuation Centre at The Holbrook Sporting Complex, in the event of bush fires or floods, as it provides safe and secure stabling for evacuated livestock.

Waste Disposal

How will effluent be disposal of?

Will liquid trade waste be discharged to Council's sewer? **No**

How will stormwater (from roof and hard standing) be disposed of?

Street Drainage System

Comments

Waste material is fully recyclable and will be collected by local gardeners. The development will be kept neat and tidy by providing a enclosed designated site for waste material away from any buildings and will be easily accessible for collection.

Social and Economic Impacts

Will the proposal have any economic consequences in the area?: **Yes**

Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration?: **Yes**

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?: **No**

Comments

The development will provide economic benefits to local businesses by the attraction of travellers who would normally bypass Holbrook. Expected financial benefits to the local businesses would be food, saddlery, repairs and maintenance of vehicles, accommodation, fuel, stock feed and casual employment.

Arrival and departure times will be limited to between the hours of 5.30 am to 9.30 pm. Any other noise may be as expected from a recreation ground.

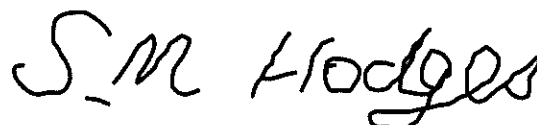
Loading and unloading vehicles will be directed to the southern part of the ground, adjacent to existing stockyards.

Operational and Management Details

Upload information - documents, photos and other information (Please note - The total size of all documents, photos and other information can NOT be more than 6MB. Please check your document size. Alternatively you can send additional documents, photos and other information to mail@greaterhume.nsw.gov.au quoting the SEEWEB Number.)

Holbrook - HANNS Horse Transport letter of support.pdf
 Operational and Management Details Holbrook Show Society 2 Nov 2022.docx
 Stables.eml
 Development Site Holbrook Show Society Sue 1.jpg
 Before Photo of Proposed Development Holbrook Show Society.JPG
 Development Site Holbrook Show Society Sue 3.jpg
 Development Site Holbrook Show Society Sue.jpg
 Julie Bland Consulting Letter of Support.pdf
 Lizzie Wilson Fellows Letter of Support.pdf

Applicant's Signature



Date

07/11/2022



**Response to Development Application 10.2022.228.1 by the Holbrook Show Society –
Bowler Street Holbrook Lot 204 DP – 753340 – Use of Portable Horse Stalls for Short Term
Agistment**

Thank-you for the opportunity to provide a response to the Development application.

The concerns we wish to raise in objection of this development application are as follows:

Major Concerns

Noise

- Our family's main concern is the noise from horses kicking the stables and rattling the metal cages, squealing, and trucks loading and unloading all through the night.
- The noise would not be a concern for normal daytime activities but with the scope of use of this building changing from occasional recreational weekend use to heavy commercial use by transport operators it has grown to become quite an issue.
- The stable building is 1.5 meters from our fence. With open walls and nothing but a chain mesh fence. Surely at least a tin back wall fitted to the building and a suitable fence would help with the noise and smell.
- Stabling up to 22 horses a night, the use has grown far beyond pony club and polocrosse, the commercial operators are the main problem, Heavy vehicles often transporting racehorses, coming in late and leaving by 5.00am loading and truck movements starting by 4.00 am.
- I have had the noise recorded of me kicking the stable wall it is 105 decibels at 8 metres. Our lawn mower was 79 decibels at 3 metres. A horse is said to kick at over 200 miles per hour and can hit with a force of over 2000 ft lbs. Of equal concern to us a horse's whinny is said to be heard for over 3/4 of a mile. Often 1 or more horses become distressed within the stables kicking and whinnying frequently throughout the night.
- The above combined noise pollution issues have led to a lack of sleep for every family member on most nights when horses were stabled, usually 2 or 3 weeknights and many weekends. The fatigue issues for our family had become unbearable and unsafe for us to travel and work at times.

As it turns out our concerns here would be taken care of if the stables/building met with NSW government, Department of primary industries Minimum standards for keeping of horses within an urban area in this Factsheet 16 it says walls should be of masonry construction to a height of 1.2 meters. As a minimum requirement, this would stop the noise of horses kicking the hard plastic walls and rattling the cages. With this approved

masonry stable wall, and a tin back wall fitted to the building, and a solid fence to stop noise and truck headlights shining into our house. We think the problem would be solved. (The links below provide a reference point for the above information).

<https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/animal-care-and-welfare/other/companion-animal-files/guidelines-for-minimum-standards-for-keeping-horses-in-urban-areas-factsheet-16>

<https://www.environment.nsw.gov.au/questions/times-residential-noise-restrictions>

Smell and flies.

- The foul smell of horse urine and manure wafting through our house.
- The amount of flies the horses and their effluent attract.
- The floor is currently sand and cannot be washed. Leaving the urine to soak into the sand and continuing to smell, the porous sand floor allows drainage into the stormwater drain against our fence, this open drain runs straight down to the Ten Mile Creek and past a new proposed Housing development of some forty houses.

Again, if the stables met the NSW government, Department of primary industries “minimum standards for keeping of horses within an urban area” this problem could be largely taken care of, it states the floor must be “impervious” suggesting concrete so that the floor can be washed and drained to minimise smell from urine and manure. Problem solved! (The link below provides a reference point for the above information).

<https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/animal-care-and-welfare/other/companion-animal-files/guidelines-for-minimum-standards-for-keeping-horses-in-urban-areas-factsheet-16>

Dust.

With the sudden increased frequency of use by commercial trucks around the stables we have seen large areas of raised dust coming over our place and the Hospital. Although this area is gravel this was never a concern in the past with such occasional use by small recreational operators. In the past when activities attracted trucks of this size a water truck would be employed to control dust.

If commercial rather than recreational use of this area was allowed, i.e. Horse Transport Companies, air pollution mitigation strategies such as sealing of the road and gravel would need to take place. (The link below provides a reference for supporting the above information. Specific reference to section 6 – 6.3)

<https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/air/module207268.pdf?la=en&hash=07D42B5E1BB2295855AEAC2C356E9525013759C9>

Unmonitored Camping.

The repurposed use has allowed and encouraged free camping and power use at the stables, the campers are not controlled or monitored, they hook up to power wherever they can and run leads over the road and general area. In this unsupervised area campers are not monitored and have no accountability for their behaviour. We have experienced firsthand campers' unruly behaviour which would not be tolerated if properly controlled in a caravan park or similar.

Horse Welfare.

Of concern the James McKoy Pavilion roof height does not meet the NSW DPI Guidelines for minimum standards for keeping horses in an urban area (Factsheet 16-2.1 Size). The stable walls are 2.2 metres which is lower than the stated minimum height requirement, but of greater concern is at the outer edge of the building the roof itself is lower than the minimum allowed stable wall height at 2.5 metres. Horses placed in the outer stables could rear up and smash their heads on the steel roofing beams.
(The link below provides a reference point for the above information).

<https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/animal-care-and-welfare/other/companion-animal-files/guidelines-for-minimum-standards-for-keeping-horses-in-urban-areas-factsheet-16>

NSW Department of Primary Industries (DPI) and National Construction Codes (NCC) have in the interest of public safety recommendations regarding fire prevention, fire detection and firefighting equipment required for stabling horses. The development application has not identified the fire safety hazards or addressed the management of these fire safety hazards within the development application.

(The link below provides a reference point for the above information).

<https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/animal-care-and-welfare/other/companion-animal-files/fire-safety-in-stables>

Kind Regards

**The Grunow Family
30 A Bowler St
Holbrook
NSW 2644**



LEASE AGREEMENT FOR LAND AJJOINING BYERS INN HOLBROOK

The area highlighted in Green is the Land that will form the Lease Agreement. Please read in conjunction with Report A – Lease Agreement for Land Adjoining Byers Inn Holbrook.



Road Name	Expenditure	Potholes	Maintenance Grading	Adding New Gravel	Heavy Patching	Asphalt Patching
Adams Street	\$ 51,797.78	Yes				
Alma Park Road	\$ 54,537.04	Yes			Yes	
Annandale Road	\$ 148,603.13	Yes			Yes	
Atkins Street	\$ 998.97	Yes				
Back Ferndale Road	\$ 52,737.62		Yes	Yes		
Back Henty Road	\$ 17,207.59		Yes	Yes		
Back Walbundrie Rand Road	\$ 7,994.02	Yes			Yes	
Bahrs Road	\$ 11,971.05		Yes	Yes		
Baird Street	\$ 147.33	Yes				
Barbers Road	\$ 5,515.41		Yes	Yes		
Bartsch Road	\$ 4,255.00		Yes	Yes		
Benambra Road	\$ 30,912.04	Yes	Yes	Yes		
Bethel Road	\$ 1,103.86	Yes				
Blair Street	\$ 580.13	Yes				
Bobs Creek Road	\$ 1,459.68		Yes			
Bona Vista Road	\$ 4,811.52		Yes			
Bond Street	\$ 974.78	Yes				
Bowler Street	\$ 483.64	Yes				
Brigadoon Lane	\$ 2,108.56		Yes			
Brocklesby Balldale Road	\$ 1,223.44	Yes				
Bungowannah Road	\$ 128,196.23	Yes			Yes	
Bunn Road	\$ 21,472.34		Yes	Yes		
Bunyans Road	\$ 7,043.65		Yes	Yes		
Burma Road	\$ 3,140.26	Yes	Yes			
Burrumbuttock Brocklesby Road	\$ 3,196.51	Yes				
Burrumbuttock Walla Walla Road	\$ 39,028.14				Yes	
Cassia Road	\$ 100.77	Yes				
Clifton Ring Road	\$ 6,798.03		Yes	Yes		
Coach Road	\$ 141,589.81				Yes	
Comer Street	\$ 311.94	Yes				
Coppabella Road	\$ 390,780.66	Yes	Yes		Yes	
Corowa Rand Road	\$ 110,432.92				Yes	
Corrays Lane	\$ 1,279.81		Yes			
Cribb Road	\$ 5,238.96		Yes	Yes		
Cummings Road	\$ 4,945.13				Yes	
Dights Forest Road	\$ 91,806.41	Yes				Yes
Downfall Road	\$ 2,735.67	Yes				
Fairbairns Road	\$ 1,352.47	Yes				
Fellow Hills Lane	\$ 1,854.52		Yes			
Fellow Hills Road	\$ 86,540.36				Yes	
First Street	\$ 415.92	Yes				
Fischers Road	\$ 9,737.95		Yes	Yes		
Four Mile Lane	\$ 181,616.99		Yes	Yes	Yes	
Fraser Street	\$ 311.94	Yes				
Gerogery Road	\$ 594.28	Yes				
Gibson Street Nth	\$ 225.05	Yes				
Glenellen Road	\$ 97,809.67	Yes			Yes	
Gordon Street	\$ 120.53	Yes				
Groch Road	\$ 2,996.14		Yes			
Grubben Road	\$ 361.60	Yes				
Halford Drive	\$ 3,348.40		Yes			
Heffernans Road	\$ 5,576.89		Yes	Yes		
Hendersons Road	\$ 327.71	Yes				
Henty Cookardinia Road	\$ 63,785.75				Yes	
Henty Pleasant Hills Road	\$ 5,780.62				Yes	
Henty Walla Road	\$ 63,263.89				Yes	
Hickory Hill Road	\$ 9,396.40		Yes	Yes		
Hoffmanns Road	\$ 5,772.59		Yes	Yes		
Hore Road	\$ 10,737.61	Yes	Yes	Yes		
Hovell Road	\$ 20,938.29	Yes			Yes	
Howlong Balldale Road	\$ 814.65	Yes				
Howlong Burrumbuttock Road	\$ 52,003.24				Yes	
Jacka Lane	\$ 5,088.17		Yes	Yes		
Jacob Wenke Drive	\$ 402.35		Yes			
Jennings Road	\$ 261,877.80				Yes	
Jerraluen Road	\$ 6,727.46		Yes	Yes		
Jindera Walla Road - MR547	\$ 53,001.33	Yes			Yes	
Kanimbla Road	\$ 330.30	Yes				
Kendalls Road	\$ 10,414.69		Yes	Yes		
Kiley Road	\$ 4,371.71		Yes	Yes		
Kleemans Road	\$ 9,137.03		Yes	Yes		
Klemke Avenue	\$ 1,110.25	Yes				
Knox Road	\$ 6,487.58		Yes	Yes		

Kreutzbergers Road	\$ 19,992.27	Yes	Yes	Yes		
Lennons Road	\$ 28,635.00		Yes	Yes		
Lieschkes Road	\$ 134,379.35		Yes	Yes		
Lowes Road	\$ 1,140.13		Yes			
Lubkes Road	\$ 4,361.70		Yes	Yes		
Lyne Street	\$ 104.04	Yes				
Macinnes Street	\$ 300.55	Yes				
Main Street	\$ 268.34	Yes				
Melville Street	\$ 227.51	Yes				
Merri Meric Road	\$ 13,356.02		Yes	Yes		
Methodist Road	\$ 120.53	Yes				
Mirrabooka Road	\$ 15,264.83		Yes	Yes		
Mitchells Road	\$ 9,612.09		Yes	Yes		
Morgans Road	\$ 1,925.15		Yes			
Morven Cookardinia Road	\$ 9,318.35	Yes			Yes	
Mountain Creek Road	\$ 246,031.67	Yes			Yes	
MR125 Albury Urana Road	\$ 706,579.22	Yes			Yes	Yes
MR211 Holbrook Wagga Road	\$ 151,010.90	Yes			Yes	
MR331 Walbundrie Berrigan Road	\$ 289,430.08	Yes			Yes	Yes
MR370 Howlong Brocklesby Road	\$ 179,688.46	Yes			Yes	
MR384 Wagga Tumbarumba Road	\$ 2,143.34	Yes				
Mullers Road	\$ 6,564.44		Yes	Yes		
Munro Street	\$ 711.11	Yes				
Murray Street	\$ 283.94	Yes				
Odewahns Road	\$ 425.29	Yes				
Patersons Road	\$ 3,485.52		Yes	Yes		
Pulletop Road	\$ 2,856.32	Yes				
Quartz Hill Road	\$ 3,966.37	Yes				
Queen Street	\$ 536.66	Yes				
Railway Parade	\$ 267.86	Yes				
Ralvona Lane	\$ 260.48	Yes				
Rand Four Corners Road	\$ 333.60	Yes				
Rankins Lane	\$ 653.97	Yes				
Raymond Street	\$ 47.86		Yes			
Reapers Road	\$ 2,377.30		Yes			
Reid Road	\$ 769.28		Yes			
River Road	\$ 174,752.42	Yes	Yes	Yes		
Rockville Road	\$ 6,895.50		Yes	Yes		
Rodgers Road East	\$ 4,010.78		Yes	Yes		
Rosemont Road	\$ 2,907.05		Yes			
Rosewood Road	\$ 9,864.05		Yes	Yes		
Rosler Parade	\$ 513.89	Yes				
Sarah Street	\$ 337.56	Yes				
Schnaars Road	\$ 71,081.26				Yes	
Selby Road	\$ 2,944.03	Yes				
Shippards Road	\$ 4,620.12		Yes	Yes		
Silva Hills Road	\$ 3,627.67		Yes	Yes		
Smith Street	\$ 208.08	Yes				
Stirbeck Street	\$ 444.84	Yes				
Stolls Road	\$ 11,000.81		Yes	Yes		
Stonehaven Road	\$ 1,799.33	Yes				
Stonehaven Road	\$ 2,577.85		Yes			
Stony Park Road	\$ 1,624.69	Yes	Yes			
Sweetwater Road	\$ 1,742.83	Yes				
Swift Street	\$ 3,089.47	Yes			Yes	
Taylor's Road	\$ 25,751.40		Yes	Yes		
Third Avenue	\$ 402.51	Yes				
Tinmines Road	\$ 3,851.28		Yes	Yes		
Tip Road	\$ 4,451.18	Yes				
Tunnel Road	\$ 122,203.65				Yes	
Vine Drive	\$ 57,163.37				Yes	
Walbundrie Alma Park Rd	\$ 9,599.84				Yes	
Walla Sub Hall Road	\$ 364,212.06				Yes	
Walla Walbundrie Road	\$ 11,763.52				Yes	
Walla Walla Road	\$ 4,934.19	Yes				
Walla West Road	\$ 18,489.44		Yes	Yes		
Wallace Street	\$ 3,938.74	Yes				
Weamera Road	\$ 520.96	Yes				
Wenkes Road	\$ 1,136.52		Yes			
Westby Road	\$ 10,081.91				Yes	
Western Road	\$ 39,598.25				Yes	
Wilson Street	\$ 247.79	Yes				
Woods Road	\$ 7,854.03		Yes	Yes		
Wymah Ferry Road	\$ 714.35	Yes				

Wymah Road	\$ 188,890.30		Yes	Yes	Yes	
Wyoming Lane	\$ 5,032.19		Yes	Yes		
Yankee Crossing Road	\$ 2,963.31	Yes				
Yarra Yarra Road	\$ 2,130.56		Yes			
Yellow Box Lane	\$ 1,337.31		Yes		Yes	
Yenschs Road	\$ 45,754.15		Yes	Yes		
Youngs Lane	\$ 9,843.03		Yes	Yes		
Expenditure to Date	\$ 5,426,489.56					
Total of Grant	\$ 9,130,569.00					
Remainder Of Grant	\$ 3,704,079.44					

Proposed Expenditure of the remainder of the Grant funding.	Council Funding	
2023-2024 Financial Year Asphalt overlay Corowa Rand Road intersection with MR331 Daysdale Road	\$ 250,000.00	\$ -
2023-2024 Rectify Edge Drop off on Howlong Balldale Road approximately 3.6km both sides (7.2km).	\$ 230,000.00	\$ -
2024-2026 Additional Gravel Resheeting on unsealed roads	\$ 370,000.00	\$ -
2024-2026 Heavy Patching Local Roads	\$ 400,000.00	\$ -
2024-2026 Heavy Patching Regional Roads	\$ 400,000.00	\$ -
2024-2026 Additional Resealing on Local Sealed Roads	\$ 254,080.00	\$ -
2024-2025 Financial Year Jingellic Road 1km Rehab	\$ 450,000.00	\$ 450,000.00
2025-2026 Financial Year Jingellic Road 1km Rehab	\$ 450,000.00	\$ 450,000.00
2026-2027 Financial Year Jingellic Road 1km Rehab	\$ 450,000.00	\$ 450,000.00
2027-2028 Financial Year Jingellic Road 1km Rehab	\$ 450,000.00	\$ 450,000.00
	\$ 3,704,080.00	\$ 1,800,000.00

Note 1

Physical Roads are yet to be determined for Future Financial years and will be additional to Council's own budget for Road maintenace on Local and Regional Roads.

Note 2

As shown in the above Council will be contributing own funds for the future years rehabilitations on Jingellic Road, the same as Council would for the previous Repair Grant. Councils contribution will be utilised to do works that are not covered in the RLRRP Grant, such as culvert replacement.

**ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT
COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY LANE, HOLBROOK
ON WEDNESDAY 20 DECEMBER 2023**

ENGINEERING

1. 2023 – 2024 CHANGES TO REGIONAL AND LOCAL ROADS REPAIR PROGRAM

Report prepared by Manager Works – Ken Thompson

REASON FOR REPORT

For Councillors to be informed on the proposed changes to the Regional and Local Roads Repair Program (RLRRP)

REFERENCE TO DELIVERY PLAN ACTION

CSP Strategy N2 Our road and transport network is maintained and accessible.

Initiative N2.1.1 Implement asset management and renewal programs in accordance with adopted budgets and capital works programs.

DISCUSSION

A previous report to Council advised of the allocation of a \$3,801,504.00 (Pothole Repair Funding) grant to Council from the State Government for the repair of damage to Regional and Local Roads. The State Government has since released additional grant funding as a variation to the original program. The additional funding results in Council receiving an additional amount of \$5,329,065.00, making a total grant allocation of \$9,130,569.00. The original grant was to be expended by 29 February 2024, however the State Government when releasing the additional grant funding has also made changes to the required completion time of the total grant allocation to 31 October 2027.

This grant can be used for repairs and upgrades to Regional and Local roads as required under the guidelines of the program. It should however be noted that with the approval of this grant funding the State Government has deferred the Regional Roads Repair Program for the duration of the RLRRP (i.e. until 2028).

Under the grant, requirements Council are required to provide a program of works that will detail the expenditure of the grant and the proposed timeline of this by April 2024. Council Officers will provide Council with a report for approval of the proposed works at the March 2024 Council meeting, thereby allowing sufficient time to scope and price the proposed works.

BUDGET IMPLICATION

This will have no negative effect on the operational budget for Council in 2023-24 financial year.

CONCLUSION

This advice received will have no negative impact financial on Council's current budget, but with no Regional Roads Repair Funding until 2028 that was also advised, Council will have to consider carefully Council future roads program over the next 4 years. Whilst the additional funding will allow Council to conduct additional road repairs without detrimental effect to the budget, the long-term issues need to be considered carefully during the allocation of the grants on projects.

RECOMMENDATION

That Council note the proposed changes to the RLRRP as detailed in this report.

The Hon Jenny Aitchison MP
Minister for Regional Transport and Roads



Ref: BN23/000556

Clr Tony Quinn
Mayor
Greater Hume Shire Council
PO Box 99
HOLBROOK NSW 2644
mail@greaterhume.nsw.gov.au

Dear Mayor

Re: **Regional Emergency Road Repair Fund (RERRF)– funding allocation**

I am writing to advise that under the Regional Emergency Road Repair Fund, your council has been allocated an additional \$5,329,065.00.

The RERRF is a \$670 million initiative which provides funding to assist local councils across regional NSW with urgent road repairs, priority corrective maintenance and repair of potholes on their Local and Regional roads. We understand your communities have been hard hit by severe weather and this funding aims to support councils to continue these essential and urgent repairs.

The RERRF builds on and includes the \$280 million regional portion of the Regional and Local Road Repair Program (RLRRP), which was paid to your Council in early 2023, and creates a new fund, with an additional \$390 million made available to support regional NSW councils.

The road network has been significantly impacted by severe flooding, storm damage and natural disasters over the past few years. This funding will assist councils to address priority repairs and to deliver safer journeys for local communities, industry, and the people of NSW. We know in many areas across regional NSW, recovery work is still ongoing, and this Fund is about making it simple for councils to access funding to repair and recover impacted roads.

All eligible regional councils have been granted funding allocations based on kilometres of road network (Local and Regional roads) managed in a council's Local Government Area (\$/km), based on the previous submissions made by regional councils under the Regional and Local Road Repair Program in January 2023.

The funding amount is based on the length (in kilometres) of Regional and Local roads and as set out below and provided by you in early 2023:

OFFICIAL

Local Road Network (in kms)	Regional Road Network (in kms)	Total Road Network (in kms)	Funding
1796	289	2085	\$5,329,065.00

A representative from Transport for NSW will contact Council shortly to finalise funding arrangements. I remind Council that payment of this grant can be processed as soon as the Funding Deed Variation is fully executed. All works and reporting, including those funded under the RLRRP must be completed by 31 October 2027.

If you have questions about the Regional Emergency Road Repair Fund please email RERRF@transport.nsw.gov.au.

Congratulations again on receiving funding for this important work.

Yours sincerely

The Hon. Jenny Aitchison MP

Minister for Regional Transport and Roads

cc: Mr Justin Clancy MP, Member for Albury
via: albury@parliament.nsw.gov.au

cc: Hon Sussan Ley MP, Federal Member for Farrer
via: 517 Kiewa St (PO Box 672), ALBURY NSW 2640

OFFICIAL

GREATER HUME SHIRE COUNCIL

Schedule of the Director Corporate Community Services' Schedule of Information to Council Meeting -
Wednesday 20th March, 2024

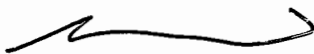
COMBINED BANK ACCOUNT FOR THE MONTH ENDED 29th February 2024**CASHBOOK RECONCILIATION**

	General Fund	Trust Fund
General Ledger Cashbook Balance as at 1st February 2024	-621,235.38	43,210.58
Cashbook Movement as at 29th February 2024	606,807.25	0.00
Less: Term Deposits included in Cashbook Balance (Trust only)	0.00	0.00
General Ledger Cashbook Balance as at 29th February 2024	<u>-14,428.13</u>	<u>43,210.58</u>

BANK STATEMENT RECONCILIATION

Bank Statement Balance as at 29th February 2024	NAB	\$0.00	43,210.58
	Hume	\$6,274.00	
	Bendigo	\$2,771.38	
	WAW	\$0.00	
	Total	<u>9,045.38</u>	<u>43,210.58</u>
(LESS) Unpresented Cheques as at 29th February 2024		-26,308.96	0.00
(LESS) Unpresented EFT Payments as at 29th February 2024		0.00	0.00
PLUS Outstanding Deposits as at 29th February 2024		2,835.45	0.00
PLUS / (LESS) Unmatched Cashbook Transactions 29th February 2024		0.00	0.00
Cashbook Balance as at 29th February 2024		<u>-14,428.13</u>	<u>43,210.58</u>

I certify that all of Council's surplus funds have been invested in accordance with the Act, the regulations and Council's investment policies and that all cheques drawn have been checked and are fully supported by vouchers and invoices and have been certified for payment.

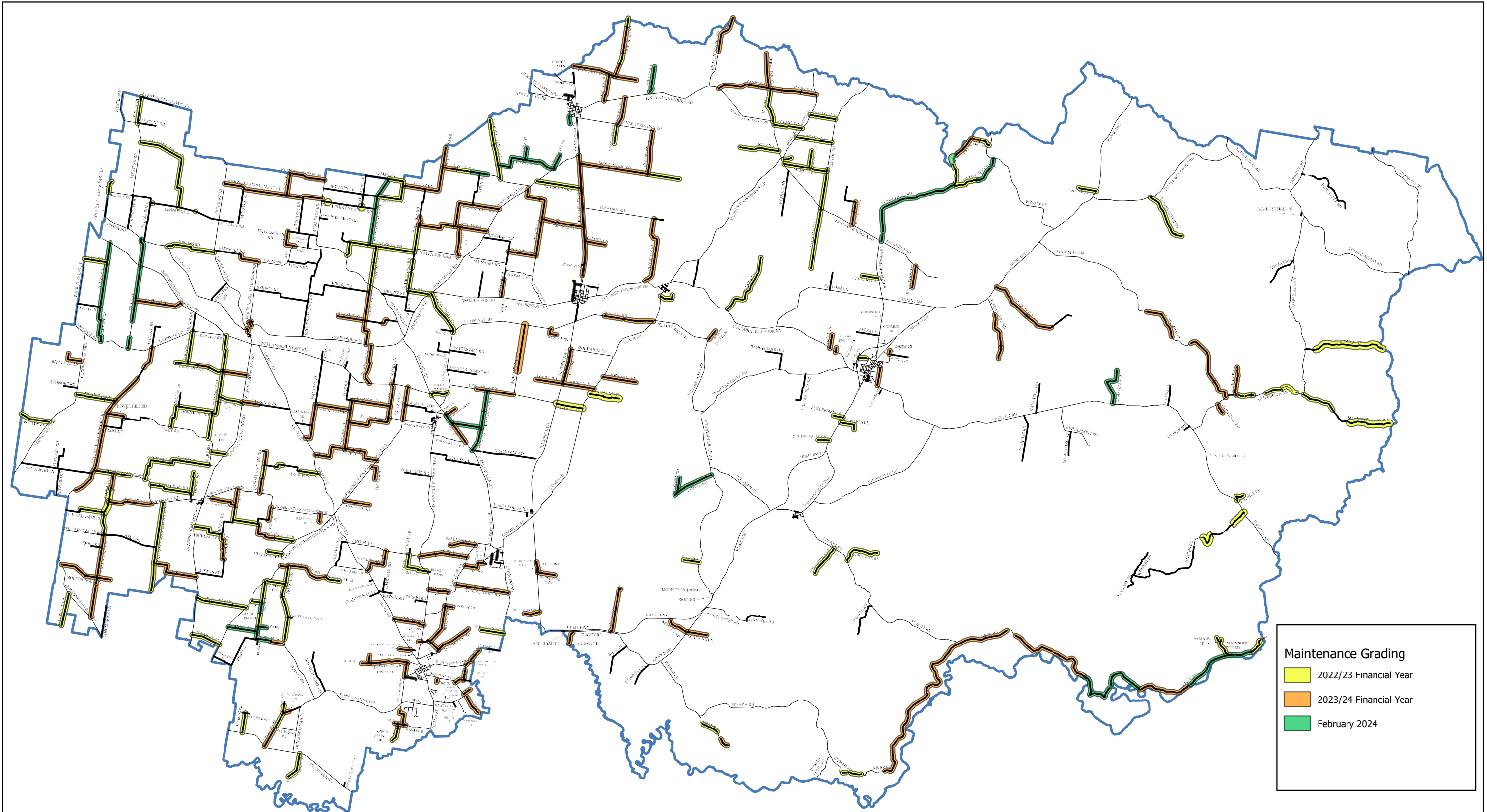


Responsible Accounting Officer
1 March 2024

This is page no.1 of Schedule No.1 of the Director Corporate & Community Services' Schedule of Information to Ordinary Council Meeting held on 20th March 2024

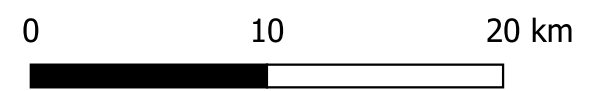
GENERAL MANAGER

MAYOR



Greater Hume Local Government Area

Maintenance Grading 2024 - February



<p>Electronic Version is the controlled version. Printed copies are considered uncontrolled. Before using a printed copy verify that it is the current version.</p>	<p>Document Name Maintenance grading February</p>	<p>Working doc file path G:\Projects&Maps\## Maintenance Grading\Maintenance Grading.qgz</p>	<p>Version Number 1</p>	<p>Date of Issue 2024-03-05</p>	<p>Review Date 2025-03-05</p>
---	---	--	-----------------------------	-------------------------------------	-----------------------------------

Applications Approved

06/03/2024

c_dm073

Approved Between 1/02/2024 and 29/02/2024

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2023/108	Applicant: E M Krause 2 Wenke ST WALLA WALLA Lot: 1 DP: 13973	New Carport	\$11,132	5/01/2024	Approved	2/02/2024	29	0	29
DA/2023/132	Applicant: H I Dickenson 22 Airpark RD HOLBROOK Lot: 11 DP: 804653	New Hangar and Dwelling	\$500,000	15/11/2023	Approved	17/02/2024	18	77	18
DA/2023/143	Applicant: M B Taylor 78 Clancy RD TABLE TOP Lot: 103 DP: 1284237	Dual Occupancy (detached) - Section 4.55(1A) Modification	\$0	5/02/2024	Approved	21/02/2024	17	0	17
DA/2023/164	Applicant: G L Bailey 1348 Kywong Howlong RD JINDERA Lot: 55 DP: 753743	New Dwelling	\$423,742	18/01/2024	Approved	14/02/2024	28	0	28
DA/2023/166	Applicant: R F Stanley 18 Munro ST CULCAIRN Lot: 1 DP: 248611	New Garage and Carport	\$25,872	22/11/2023	Approved	12/02/2024	79	0	79
DA/2023/178	Applicant: Peter Bowen Homes 11 Ebenezer CT WALLA WALLA Lot: 55 DP: 851613	New Dwelling and Garage	\$434,500	15/12/2023	Approved	7/02/2024	55	0	55
DA/2023/183	Applicant: C K Design & Drafting 4 Henty ST MORVEN Lot: 8 Sec: 20 DP: 758711	Transportable Dwelling	\$259,760	30/01/2024	Approved	21/02/2024	23	0	23
DA/2023/184	Applicant: Square Wave Engineering 57 Ellis ST BROCKLESBY Lot: 36 DP: 10003	New Colorbond Shed	\$30,000	20/12/2023	Approved	13/02/2024	56	0	56

Applications Approved

c_dm073

Approved Between 1/02/2024 and 29/02/2024

06/03/2024

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
DA/2023/185	Applicant: Shed Boss 5A Boundary ST WOOMARGAMA Lot: 1 Sec: 14 DP: 759118	Colorbond Shed	\$41,443	17/01/2024	Approved	12/02/2024	27	0	27
DA/2023/186	Applicant: A P Lieschke 15 Commercial ST WALLA WALLA Lot: 1 DP: 401802	New Shed	\$25,650	8/01/2024	Approved	2/02/2024	26	0	26
DA/2023/187	Applicant: DJ Design & Energy Consulting 204 Ortlipp RD GLENELLEN Lot: 204 DP: 753342	New Dwelling and Verandahs	\$369,000	1/02/2024	Approved	26/02/2024	26	0	26
DA/2023/192	Applicant: Mountain Planning Pty Ltd 40 Jelbart RD JINDERA Lot: 6 DP: 567768	New Dwelling - Dual Occupancy	\$700,000	16/01/2024	Approved	12/02/2024	28	0	28
DA/2024/3	Applicant: Outdoor Transformations Sarah ST GEROGERY Lot: 1 Sec: 34 DP: 758436	New Fibreglass Swimming Pool	\$63,730	18/01/2024	Approved	14/02/2024	28	0	28
DA/2024/4	Applicant: Critos Construction & Rigging 2 Byng ST HOLBROOK Lot: 3 Sec: 11 DP: 758522	New Shed	\$47,120	16/01/2024	Approved	20/02/2024	36	0	36
DA/2024/7	Applicant: Habitat Planning Pty Ltd 8 Stockwell DR JINDERA Lot: 29 DP: 1063377	New Industrial Building, Office, Carpark and Landscaping	\$1,988,917	2/02/2024	Approved	29/02/2024	28	0	28
DA/2024/11	Applicant: Rob Pickett Design 813 Bungowannah RD BUNGOWANNAH Lot: 1 DP: 1222845	New Dwelling - Dual Occupancy	\$1,015,231	5/02/2024	Approved	28/02/2024	24	0	24

Applications Approved

c_dm073 **Approved Between 1/02/2024 and 29/02/2024** **06/03/2024**

Application No.	Location	Development Type	Est. Cost	Received	Determination	Total Elapsed Days	Stop Days	Adjusted Elapsed Days	
CDC/2023/36	Applicant: Outdoor Transformations 19 Anvil RD JINDERA Lot: 319 DP: 1242303	New Swimming Pool - As Modified	\$0	14/02/2024	Approved – Private Certifier	14/02/2024	1	0	1
CDC/2024/4	Applicant: Cavalier Homes Albury 20 Carroll AVE JINDERA Lot: 101 DP: 1280183	New Dwelling House and Garage	\$320,000	13/02/2024	Approved – Private Certifier	13/02/2024	1	0	1
CDC/2024/5	Applicant: Bridgewood Homes 9 Wagner DR JINDERA Lot: 208 DP: 1280394	New Dwelling and Garage	\$623,110	16/02/2024	Approved – Private Certifier	16/02/2024	1	0	1
CDC/2024/7	Applicant: M Biondi 231 Coogera CCT JINDERA Lot: 511 DP: 1236708	New Shed	\$36,099	21/02/2024	Approved	27/02/2024	7	0	7

Report Totals & Averages	Average Elapsed Calendar Days: 30.95	Total Elapsed Calendar Days: 619.00
Total Number of Applications : 20	Average Calendar Stop Days: 3.85	Total Calendar Stop Days: 77.00
Total Estimated Cost : 6,915,306.00	Average Adjusted Calendar Days: 27.10	Total Adjusted Calendar Days: 542.00


 Director Environment & Planning
 Greater Hume Shire Council

Walla Walla Community Development Committee

Walla Walla a Rural Community Alive with Opportunity

WALLA WALLA COMMUNITY DEVELOPMENT COMMITTEE MEETING MONDAY 9th OCTOBER 2023 AT THE WALLA WALLA HALL/RTC, AT 7.00PM MINUTES

APOLOGIES: Leonie Carey, Selina Kohlhagen, Tony Brinkmann, Leon Schoff, Cr Ashley Lindner, Cr Ian Forrest, Cr Doug Meyer, Cr Shields, Ben Kotzur.

PRESENT: Aimee Mellington, Marj Rayner, Anthony Lieschke, Kim Lieschke, Karen Wenke, Trevor Schroeter, Anya Williams, Daniel Nadebaum.

Councilors: Cr Tony Quinn

CONFIRMATION OF THE MINUTES:

Moved that the minutes of the 14 August 2023, as circulated, be accepted.

Moved by Karen Wenke – Seconded by Kim Lieschke.

BUSINESS ARISING

- Update on Editor of the Community Walla Walla Newsletter. Steph Odewahn is currently still the editor with no known final date. No other information known.
- Information Boards around Walla Walla highlighting history of significant buildings – as per the last meeting, a quote had been provided. However due to the quote being for the same style of signage, which clearly doesn't weather well, Ben Kotzur and Trevor Schroeter were going to discuss with Leonie Carey options about doing metal etched or metal printed signage. Trevor has touched base briefly with Leonie. Marj Rayner mentioned that Ross Krause has the wording and signage for the current signs, which she said took some effort, time and thought to construct and would like to see this retained.
- Entrance Signs – No further progress – pushed to next meeting.
- Native trees for the Sportsground – pushed to next meeting as Leonie was absent.
- Flags for the main street – Trevor provided the following update:
'The idea of flags in the main street is to add some colour and interest into the main street of the town. Originally 9 flagpoles were considered, with various flags able to be erected at various times of the year, e.g. Christmas themed banners, Australia Day, Anzac Day, Town Welcome, etc).

Chairperson

Mr Daniel Nadebaum
Market Street
Walla Walla NSW 2659
0412187698

Deputy Chairperson

Mr Kim Lieschke
Gerogery West Road
Walla Walla NSW 2659
0412691312

Secretary

Ms Anya Williams
99 Commercial Street
Walla Walla NSW 2659
0407234996

Members

Mrs Leonie Carey
Mrs Marj Rayner
Mr Trevor Schroeter
Mr Anthony Lieschke
Mr Tony Brinkmann

Mrs Selina Kohlhagen
Mr Leon Schoff
Mrs Karen Wenke
Mrs Janet Paech
Ms Sally Hunter

Mrs Dawn Beachcroft
Mr Ben Kotzur
Mrs Amiee Mellington
Mr Herb Simpfendorfer

Local community groups could also create their own banners as appropriate for their events, e.g. Ride & Shine.

The flagpole locations considered included **four** (4) at Pioneer Corner, **three** (3) at RTC lawn area, and **two** (2) in front of Bicentennial Park.

Cost of 9 poles, plus freight = \$9,757.00 Cost of 5 sets of 9 banners = \$4,625.00
Total = \$14,382.50.



It was previously discussed to wait for the Riverina water grants. However water grant funding is a lot less this year than it was last year.

Changing of the banners has been discussed with the engineering department of Greater Hume Council.

For the fitting of the flags, there is an attachment at the bottom, with the flagpoles folding down for flag change overs.

At tonight's meeting the amount of grant money requested was discussed, with the final figure proposed of \$5,000 contributed by the Development Committee and \$5000 of grant money requested, as suggested by Cr Tony Quinn. As such less flagpoles and banners will initially be ordered. It is noted that Cr Tony Quinn is on the Riverina Water Grant committee.

Daniel volunteered PJN sheds to assist with the digging of the footings.

Moved by Daniel Nadebaum that the committee contribute \$5k and that Trevor adjusts the grant application to be approximately \$10k in total, and we can adjust the number of flagpoles – Secoded by Anya Williams.

- Market St Tree Replacement – Daniel emailed Greg Blackie in August. As far as he is aware he hasn't had a response, and will chase this up with Greater Hume's Engineering Dept.
- Security Cameras (Daniel) – we are between policemen at the moment. It is proposed that consideration of potential grant funding opportunities is considered for this project when/if it is approved.
- Review and Update the Development Committee Structure and Objectives – last done 2002.

Jane Gould mentioned in her email that we are a Reference Committee, not a s355 Committee. Several long standing committee members were adamant that the committee was legitimate and had been correctly registered as a s355 Committee.

Action: Anya to do more research as the email from Jane indicates that we are a Reference Committee, and have been since 2013.

Noted: Cr Tony Quinn added that it would be highly unlikely that this committee wasn't s335 approved, as it couldn't then be meeting.

- Historical Society letter (Anya) – Anya to liaise with Karen to write up a letter and then send through to the Committee for comment before sending out.
- Walla's Public Transport update (Anya) – begun communications and hope to have more information for the Committee at the next meeting. Current questions include: Areas covered; main demographics of customers; average number of trips daily; average weekly kms.

REPORTS:**Treasurer's Report – Anthony Lieschke**

- Karen Schoff removed as signatory? Yes
- Refer to the Treasurer's report (attached to end of minutes). \$18,000 transferred into the higher interest account. S16 Account now has \$6,043.40.
s.67 account - \$18,001.52
Total of all accounts = \$26,388.99
- New account with additional interest update – opened, completed and signatories finalised.
- Monies from Newsletter update.
Anthony had a phone call with Steph Odewahn. Their accounts are tied up with the committee of the newsletter, which is undergoing some changes with Steph's resignation as Editor.
Hold off for the next 1-2 months during eventual handover.

CORRESPONDENCE**In-**

- Email – Andrew Yates – Grants Officer from GH Council Media release for Riverina Water Grants 2023-24 (14 Sept 2023).
- Email – Evelyn Arnold responding to Anya's email in relation to updating the outdated Terms of Reference (9 Oct 2023).
- Email – Jane Gould – Manager Risk and Governance – providing information on the Walla Walla Community Development Committee status regarding being a s355 Committee. Jane located documentation that we are a Reference Committee rather than a s355 Committee, enacted with supporting documentation in 2013 (9 Oct 2023, 11 Oct 2023 – 3 emails).

Out –

- Email – Daniel Nadunaum forwarding information of the Riverina Water Grants 2023-24 out to the WWCDC (14 Sept 2023).
- Email – Trevor Schroeter providing a brief update on the planned project of applying for a Riverina Water Grant for the flagpoles along Commercial St (19 Sept 2023).
- Email – Anya Williams to Evelyn Arnold regarding notifying Council and finding out what needs to happen and what is required for updating Terms of Reference (8 Oct 2023).
- Email – Anya Williams text to mobile number for Regional On Demand Bus Service (8 October 2023).
- Email – Anya Williams to all members and GH Council requesting any additions for the Agenda (8 October 2023).
- Email – Anya Williams in response to Jane Gould regarding Walla Walla CDC being a s355 Committee (10 Oct 2023,

GENERAL BUSINESS

- Seating and table along Commercial St to Walla Walla swamp completed. Add the idea of a water tap to the Pioneer corner as there is no water available for the entire walk to and from the Swamp Walking track.
Daniel Nadebaum moved to add the water tap to the Strategic Plan. Seconded by Anya Williams.
- Slashing of grass on the verge. Whilst there was meant to be a schedule for this it appears to be more haphazard. Given the warmer months bring out snakes, and the grass grows more quickly over the Spring-Summer period it is timely to confirm the schedule and if there is an issue, to revisit.

Action: Daniel to send email to Greg Blackie to check the schedule and any issues that may have arisen since it was initially introduced.

Cr Tony Quinn mentioned that he would also chase this up.

- New editor of Community Walla Walla Newsletter to be advised by Newsletter Committee/Team, for WWCDC approval – as per above. Still undergoing upheaval and no known confirmation at this stage.

- We have currently 18 Development Committee members, and yet only a few seem to attend meetings regularly. Should we be asking members if they wish to remain on the Committee? Do we know why they aren't attending? Do people just want to receive updates of the Minutes, but not be members? Just asking questions. John Sainsbury is one we know is not able to attend but has requested to be on the list for the communications.

Daniel went through each member providing some background. It was noted by Anya that this was the first time that she had received so many emails letting her know if members and invitees could attend or not; usually only a few emails are received. The general consensus following a review of members was to wait until February and raise at the Annual General Meeting.

- Walla Walla Solar Farm Committee – do we have an update as to who is on the Committee and if they have met yet?

No one has received any update. Anya volunteered to check with Jane Gould, who was the person from whom correspondence has come through in the past. With time the monies from that could be used for some of the projects proposed, e.g. water point prior to commencing the Swamp Track.

- Initial communications from Council stated that the Community Meeting for the planned sale of the public laneway south of PJN Sheds to PJN Sheds occurs on the 31st October, however any submissions must go in by 29 October, which is one day prior to the Public Meeting.

Anya raised that this appeared contrary to what a Public Meeting should be about, and that submissions should be able to be submitted a week or so after the Public Meeting. She asked if it was agreeable that she write to Council's Planning Dept as Secretary and raise that submissions are able to be provided for a week after the Public forum.

Daniel commented that he didn't see an issue with changing the submission dates to after the Public Forum, but that he would abstain from the discussion of whether Anya should raise this as Secretary or as a member of the public given his involvement with the project.

Amiee and Trevor thought that Anya should email as a member of the public, Karen thought as Secretary.

Cr Tony Quinn provided the example that he has just been on the 'No' vote trail, which he did as a member of the public rather than Mayor.

A vote was held the resounding majority held that communications are as a member of the public rather than Secretary.

Meeting Closed: 8pm

Date for Next Meeting – Monday 12 Feb 2023.

Refer to next page for detailed Financial Report

Walla Walla Community Development Committee Accounts Report Oct 2023

Finance Report (S18 Account) 15/08/2023 - 09/10/2023

BALANCE FROM LAST MEETING **\$20,343.57**

Withdrawal:	Transfer to start S67 account 29/09/2023	-\$18,000.00
Deposits	Interest 30/09/2023	\$0.50
Total (S18) as of 09/10/23		\$2,344.07

Finance Report (S16 Account) 15/08/2023 - 09/10/2023

BALANCE FROM LAST MEETING **\$6,023.25**

Withdrawal:		\$0.00
Deposits	Interest 30/09/2023	\$9.92
	Interest 31/08/2023	\$10.23
Total (S16) as of 09/10/23		\$6,043.40

Finance Report (S67 Account) 15/08/2023 - 09/10/2023

BALANCE FROM LAST MEETING **\$0.00**

Withdrawal:	With hold tax 30/09/2023	-\$0.95
Deposits:	Transfer from S18 29/09/2023	\$18,000.00
	Interest 30/09/2023	\$2.47
Total (S67) as of 09/10/23		\$18,001.52

TOTAL - all accounts **\$26,388.99**

CULCAIRN COMMUNITY DEVELOPMENT COMMITTEE 20 February 2024, 7.30PM, CULCAIRN COUNCIL CHAMBERS

PRESENT: Ken Scheuner, Terry Weston, Alan Wilson, Ian Forrest, Les Frazer, Glenice Miller, Kirsty Wilksch and Paul Wilksch

APOLOGIES: Phil McCartney, Michelle Godde, Jennifer Christensen.

NO COPY OF MINUTES FROM MEETING 21 NOV 2023- Kirsty to follow up with Nicole for them.

NEW BUSINESS:

1. Ken gave brief update on meeting with Jane Gould and Louise Frichot from Council about the committee's covering of insurance. Our terms of reference changed in 2013, which included the changes to our level of insurance covering by Council. These terms of reference have been sent out to all members, please read and bring any questions you have to the next meeting. Jane is more than happy to help/assist us to work through this, and wants to come to a meeting and speak to all of us and induct us all as 'Council volunteers'. Kirsty to write and invite her to next meeting. this was moved by Terry, seconded Alan, carried. IF THIS SUITS HER, THE MEETING WILL BE EARLIER TO MAKE IT EASIER FOR HER TO COME STRAIGHT FROM WORK-SAY 5 OR 6PM
2. Balfour Streetscape, almost complete, planting of trees will be in Autumn/early winter. In letter to Council suggest grass under the palm trees in centre island like in front of the Public School (with boxed edge around the palm trees and scorer rock) The front of the Culcairn Pub looks great now that the boxing around the trees have been done. Finishing touches to Balfour Street, planting lawn in front of Police Station and David Skinner's office, look at traffic calming ideas such as a hump for the crossing at the Plaza to slow traffic(?), ideas of a shade structure for the Plaza. Ian is aware is also unhappy himself with the bitumen job in the car parks along Balfour Street and Railway Parade. He is pushing and will pursue that it gets fixed properly in the very near future.
3. In letter to Council, thank them for their help with the moving of the pile of dirt at the Sportsgrounds and the works on the walking track along the Holbrook Road, both a fantastic improvement! The trees in front of the Pub look great too now with their kerbed surrounds.
4. Questions to Ian following on from our Terms of Reference. Best time to ask for things to be included in the Budget (now working on 2024-2025) is now, February and March. So bring ideas along next meeting.
5. We will look at having an AGM in April.
6. Update from Phil on grants- Graincorp grant for the Skate park, he has met with Aaron Dixon (Procurement Officer) for quotes (required for grant) for a fence on southern side (between skate park and road) another seating set up, some landscaping-see attached map.
7. FRRR grant-regional precincts (large one-Council has to apply for it) would cover more than one town. Michelle and Phil met with Henty CDC and they are keen to jointly lobby Council to apply for the grant. There is a separate Museum Committee and they want to get involved too. Phil to speak to Russ Davis to organise a joint meeting with Henty CDC, Museum committee and us to discuss. A couple of reps from our committee, who would like to be on this?
8. Charity bins-untidy mess, is there a better spot for them in town? Have a look and a think.
9. Ian gave us an update on Council-Painting, the front of the Culcairn Council chambers has been repainted, ties in with the new pavement. Holbrook's Council chambers have also been painted the same. The Culcairn Memorial Hall will be painted also, an expert is going to help with the colour choice. Plans to move the cricket the nets into the southern corner.

10. Alan requested we include in letter to Council- concerns of excessive speed and safety of pedestrians particularly school children along all of Balfour Street, particularly crossing to access the Pool, Sportsground from Frazer Street. Moved Alan, seconded Les, carried.
11. Eric Thomas Park, the cement base has been put there for the top of the Pedestrian Railway bridge relocation. It isn't the full length, so will be interesting to see what happens.
12. Railway museum, the toilets don't work. Ian said that they are not on the Council's asset register and therefore not on the list to be looked after. He will look into it. Council do clean the toilets at the Railway Station once a week-
13. Fischer Community Leadership program-being held here in Culcairn March 1 &2-and 2 webinars in later weeks. Kirsty will be attending.

NEXT MEETING 19TH MARCH 2024-5 pm.

AGM APRIL MEETING

MINUTES
GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE,
HELD ON 6 FEBRUARY 2024

Present:

Independent Chairman David Maxwell
Independent Member John Bachelor
Independent Member Melanie Dusterhoft-Mavrick
Cr Lea Parker
Cr Heather Wilton
Acting General Manager Greg Blackie
Director Corporate and Community Services, Louise Frichot
Chief Financial Officer, Dean Hart
Manager Risk and Governance – Jane Gould
External Auditors, NSW Audit Office – Nirupama Mani and Unaib Jeffrey
National Audits – Phil Swaffield

Apologies:

Mayor, Cr Quinn
General Manager, Evelyn Arnold

Meeting Commenced 10.00am

ITEM 1 Welcome and Apologies

Mayor, Cr Quinn
General Manager, Evelyn Arnold

RESOLVED [Cr Wilton/John Bachelor]

That the apologies be accepted

ITEM 2 Acknowledgement of Country

The Chairman offered an acknowledgement of Country

ITEM 3 Declarations of Interest

Nil

ITEM 4 CONFIRMATION OF MINUTES AND COMMITTEE REPORT OF THE PREVIOUS MEETING**RESOLVED [Melanie Dusterhoft-Mavrick/Cr Wilton]**

1. That the Minutes and the Committee Report of the Greater Hume Council Audit, Risk and Improvement Committee meeting held on 14 November 2023 as circulated be confirmed as a true and correct record of the proceedings of the meeting.

ITEM 5 Business Arising From Previous Minutes

Nil

ITEM 6 Review of 2024 Audit Follow-Up Matrix**RESOLVED [Cr Parker/Cr Wilton]**

1. That the Audit Follow-Up Matrix Report be received and noted.
2. That ARIC receive the RWH&S Committee Meeting Minutes at each meeting.

MINUTES
GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE,
HELD ON 6 FEBRUARY 2024

ITEM 7 External Audit

RESOLVED [John Batchelor/Cr Wilton]

That the Audit Office representatives be thanked for attending the meeting and the Committee looks forward to working with them in the future.

ITEM 8 Internal Audit

8.1 Internal Audit Status Report

RESOLVED [John Batchelor/Cr Parker]

1. That the Internal Audit Status Report be received and noted.
2. That the that the scopes for the following internal audits be adopted and the reports be presented to the May meeting:
 - Infrastructure - recording processes
Do the recording systems ensure that assets are appropriately and accurately defined as to description, location and appropriately componentised to meet the requirements of AASB116 *Property Plant & Equipment*? Test the operation of the processes.
 - EPA Act / Planning
Review Council's policies and procedures with current legislation; test for compliance.
3. That the GM and Directors be asked to nominate to the Chairman (via the Head of Internal Audit, Jane Gould) by 31st March any suggested areas for internal audit during the next four years.

8.2 Grants Management Final Audit Report

RESOLVED – [Cr Parker/Cr Wilton]

That the report be received and noted and that the recommendations be included in the Audit Follow-up Matrix.

The Chairman adjourned the meeting for a short break at 11.50 am; resumed 12.05 pm. Cr Wilton, Nirupama Mani, Uniab Jeoffrey and Phil Swaffield left the meeting at 11.50 am.

ITEM 9 Reports from Officers and Other Agencies

9.1 Verbal Report from Acting General Manager Greg Blackie

RESOLVED [John Batchelor/Cr Parker]

That the General Manager verbal report be received and noted

9.2 Greater Hume Council Credit and Purchasing Card Policy Review Report

RESOLVED [Cr Parker/Melanie Dusterhoft-Mavrick]

1. That the report be received and noted.
2. That the Committee seek further information on why certain core objectives are not explicitly stated in the policy.

9.3 Implementation of the OLG Guidelines Report

MINUTES
GREATER HUME COUNCIL AUDIT, RISK AND IMPROVEMENT COMMITTEE,
HELD ON 6 FEBRUARY 2024

RESOLVED [John Batchelor/ Melanie Dusterhoft-Mavrick]

1. That the report be received and noted
2. That Council promptly invite nominations for appointment as an independent member of ARIC, with a view to the appointment becoming effective 1 July 2024.

9.4 StateWide Mutual 2023 CIP Benchmark Report

RESOLVED [Melanie Dusterhoft-Mavrick /John Batchelor]

1. That the report be received and noted
2. Noted that specific actions agreed to by ELT will be reported to ARIC 7 May Meeting

9.5 Strategic Risk Framework Progress Presentation

RESOLVED [Cr Parker/Melanie Dusterhoft-Mavrick]

That the report be received and noted

ITEM 10 Committee Operations

10.1 Committee Actions Matrix

RESOLVED [Cr Parker/John Batchelor]

That the report be received and noted

10.2 Review of Internal Audit Function

RESOLVED [Melanie Dusterhoft-Mavrick /John Batchelor]

1. That Council promptly invite expressions of interest for appointment as contract internal auditors for the period 1 July 2024 to 30 June2028.
2. That the form of invitation be approved by the ARIC Chairman prior to issue.

10.3 Report approach to the review of internal audit performance

RESOLVED [Melanie Dusterhoft-Mavrick /Cr Parker]

1. That the report be received and noted.
2. Recommend Manager Risk and Governance circulate survey questions prior to sending out survey.

There being no further business the meeting closed at 1.30pm

Next meeting date Tuesday 7 May 2024
(NOTE: All meetings will commence 10am at the Culcairn Chambers)

GREATER HUME COUNCIL
AUDIT RISK & IMPROVEMENT COMMITTEE

Committee Report – 6 February 2024

The Chairman welcomed Louise Frichot, Director Corporate & Community Services, and Nirupama Mani and Unaib Jeoffrey, from the Audit Office, to their first meeting, and Acting General Manager, Greg Blackie.

Audit Follow-up Matrix

The remaining items were discussed and it was suggested that for some items, other measures that Council has in place may effectively provide the desired outcomes. The Committee requested further information on these measures to be supplied to the May meeting with a view to their removal.

External Audit

As the Audit Office will be carrying out Council's audit directly, replacing the previous contractors Crowe Horwath, discussions here were of an introductory nature. Initial discussions with staff on the Annual Engagement Plan were held at the end of January and this will be presented to the May meeting. The Chairman asked that the Audit Office make a point of supplying subsequent correspondence shortly in advance of ARIC meetings so that they can be considered promptly.

RFS Assets

Changes to the Code of Accounting Practice now clearly state that Councils *should* recognise RFS assets, and the Code has legislative force. Again there was considerable discussion on the approach to be taken by Council. The Chairman pointed out that there are additional requirements in AASB 116 *Property Plant & Equipment* that must be met before these assets can be recognised. Nirupama Mani undertook to consult with the audit team responsible for the audit of the Rural Fire Service to ensure that the information supplied to Council meets those requirements.

Internal Audit

Internal Audit Status Report

Concern was expressed at the severe slippage experienced with the internal audit program and scopes were agreed for the *infrastructure identification* and *EPA Act / planning* with the request that these be completed in time for the reports to be considered at the May meeting. A draft scope for *procurement / purchasing (excluding tenders)* will also be considered at that meeting with completion early in the new financial year.

It has been Committee practice to consider the forward internal audit program at its May meeting and the new guidelines imply that scopes for a 4-year program be agreed with the governing body shortly into the new term. Management have been invited to nominate suggested areas for future internal audit assignments for inclusion in next meeting's consideration of scopes for a forward program that will meet the requirements of the new guidelines.

Grants Management Internal Audit

This report was considered and the recommendations accepted by management have been transferred to the Audit Follow-up Matrix. Discussion centred on the preparation prior to applying for grants, and whether proper plans, quantity surveys and costings are ready to support applications. The need for effective project management was also discussed given that each separate grant needs to be treated as a separate project.

Officer & other Reports

Review of Credit Card Policy

Although Council is only required to formally review this policy once every term, the Audit Office has indicated that ARICs should review this annually. Although the policy complies in principle with the guideline, the Committee sought further information on the reasons why certain core objectives are not explicitly stated in the policy.

Implementation of new ARIC etc. Guidelines

Based on the draft guidelines, we and staff have been working to ensuring that Council fully complies with the requirements of section 428A of the Local Government Act, amendments to the Local Government (General) Regulation and the final version of the guideline when these come into force. We are pleased to report that, given the uncertainties, Council is well placed to be fully compliant.

The Chairman has advised that he intends to retire from the Committee at 30 June 2024, and we recommend that Council promptly invite nominations for appointment of an independent member with a view to the new appointment becoming effective 1 July 2024.

Statewide Mutual Continuous Improvement Program

The 2023 CIP Report covering *Building Assets, Playgrounds and Business Continuity* revealed a number of areas that need to be addressed although these may be exaggerated to some extent as a result of changes in personnel completing the questionnaire and changes by Statewide in recording requirements. Management has undertaken to report specific actions proposed to address these to our next meeting and these will be followed up using our usual procedures.

Strategic Risk Management Framework Progress

The report on progress with the project was received and noted.

Committee Operations

Committee Action Plan

This was received and noted.

Review of Internal Audit Function

The new guidelines require that the internal audit function be reviewed annually and with the current internal audit contract expiring at 30 June 2024 it was felt appropriate to do this at this meeting. (The guideline requires that Council formally adopt an Internal Audit Charter, and a draft of this will be considered at the May meeting for recommendation to Council.) The material in the guideline for the Internal Audit Charter provides little assistance in the formulation of expressions of interest for external audit providers.

In order to receive responses from potential contractors for consideration at the May meeting (and recommendation to Council), it was agreed that expressions of interest should be issued promptly based on those used previously with essential modifications. The Chairman will approve the wording prior to issue.

Review of Internal Audit Performance

With the end of the current provider contract looming, preliminary consideration was given to the assessment of internal audit performance. This will be further considered at the May meeting.