1. DEVELOPMENT APPROVALS

Author Director Community and Economic Development
Responsible Officer Director Community and Economic Development
Link to Strategic Plans DP – 3.3.1.1 – Provide efficient and consistent development assessment and certification services

Executive Summary

This report provides information to the Council on the approved Development Applications for August 2025.

Report

The following development applications have been determined by the granting of consent, approved by Council under delegated authority (unless noted). The reasons for the decision (having regard to any statutory requirements applying to the decision), are documented in the assessment reports.

August 2025

DA No	Date	Location	Title Desc	Development	Value	Assess-ment time (days)	CPP*
2025/35	22/08/25	2 Wright Road, NARROMINE	1/-/251750	Dual Occupancy (attached) with free standing Garage/Carport	$1,400,000	19	NN
2025/40	21/08/25	2410 Peak Hill Railway Rd TOMINGLEY	51/-/755123	Alterations and Additions to Existing Dwelling	$450,000	9	IN
2025/41	14/08/25	5 Kingsford Smith Pl NARROMINE	54/-/1271467	Swimming Pool	$79,729	1	IN
2025/42	19/08/25	515 Tantitha Rd NARROMINE	43/-/755119	Demolition Work, New Dwelling	$931,425	4	IN
2025/46	29/08/25	207 Algalah Street NARROMINE	8/-/248505	Domestic Storage Shed	$9,999	0	0

*Community Participation Plan level of engagement – (Low impact: IN-Inform; Higher Impact (Consult): NN – Neighbour notification; AD – Advertised development; DES- Designated Development; INT – Integrated Development).

The approvals for the month of August 2025 bring the total approved Development Applications for the financial year to 10 with a total value of $2,996,633. At this time last year there were 11 applications approved with a value of $1,795,992 (as reported to Council, September 2024).

1. DEVELOPMENT APPROVALS (Cont'd)

Modifications

DA No	Date	Location	Title Desc	Development	Value[1]	Assess-ment time (days)	CPP*
2023/34	6/08/25	149 Third Ave NARROMINE	4/3/7833	Free Standing Shed	$0	1	IN
2023/60	27/08/2025	3 Albert ST TRANGIE	22/-/708393	Swimming Pool	$0	1	IN

[1] Value is the difference from originally approved; a zero (0) value denotes no increase in development value due to modification.

There are currently 4 applications under assessment.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

Risk Management Issues

Nil

Internal/External Consultation

Public notification of decisions for determinations of development consent (and modifications) in accordance with EP&A Act under Schedule 1, section 20(2) is required.

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. PLANNING PROPOSAL REZONE TO R5 LARGE LOT RESIDENTIAL AT 36 JONES CIRCUIT NARROMINE

Author	Manager Planning
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	LSPS – Priority 6 – Sustain and grow our local population.

Executive Summary

This report refers to a Council led planning proposal seeking an amendment to the Narromine Local Environmental Plan 2011 (LEP) for the split zoned property, 36 Jones Circuit known as "Amaroo Park". Narromine Shire Council is the owner of this land. A resolution of Council is required prior to proceeding with an LEP amendment process and prior to submitting to the Department for gateway determination.

Council resolved to proceed with the preparation of a Planning Proposal at the June 2025 Ordinary Meeting of Council. A planning proposal has now been prepared (***Attachment No. 1***). The Proposal seeks to rezone to R5 Large Lot Residential zoning that part of the property currently zoned RU1 Primary Production and a coinciding change to the minimum lot size map. The intent of the LEP amendment is to facilitate the development of the land for a large lot residential subdivision. The development concept plan has achieved a layout with a yield of 20 lots.

Report

A planning proposal is the document that sets out the justification and supporting information to allow an LEP to be made. A planning proposal has been prepared by staff and provided as an Attachment to this report.

The planning proposal is a direct result of a strategic study and following the resolution of Council. "Amaroo Park", 36 Jones Circuit has a total area of 68.748ha. This land was identified in the Residential and Large Lot Residential Land Use Strategy 2018 for future R5 expansion. In May 2023 Council completed LEP Amendment No 11, to activate land for housing in Trangie and Narromine. The subject land was partly zoned R5 Large Lot Residential at that time.

At the 25 June 2025 meeting it was resolved (2025/393):

"That Council:

1. *Note the information provided to update Council on the uptake of land for housing across the Shire.*
2. *Resolve to place the document "Residential and Large Lot Residential Update" (2025) on exhibition for a period of 14 days in accordance with the Community Engagement Strategy.*
3. *Proceed with the preparation of a Council led Planning Proposal to rezone Lot 1 DP 249020 and Part Lots 227 and 228 DP 755131 from RU1 to R5 and reduce the minimum lot size to 1.7ha and 4ha in accordance with this report."*

2. PLANNING PROPOSAL REZONE TO R5 LARGE LOT RESIDENTIAL AT 36 JONES CIRCUIT NARROMINE (Cont'd)

The Update identified key matters:

- Uptake or demand for residential and large lot residential (LLR) land is faster than the 2018 Strategy anticipated.
- Recommendations of the Strategy (LEP Amendment No 11 finalised in May 2023) have not resulted in significant influence on private development to date (Council has been required to take a lead role in land development, with private investment in land for development being slow).

The document "*Residential and Large Lot Residential Update (2025)*" was placed on public exhibition, with no written responses received (***Attachment No. 2***).

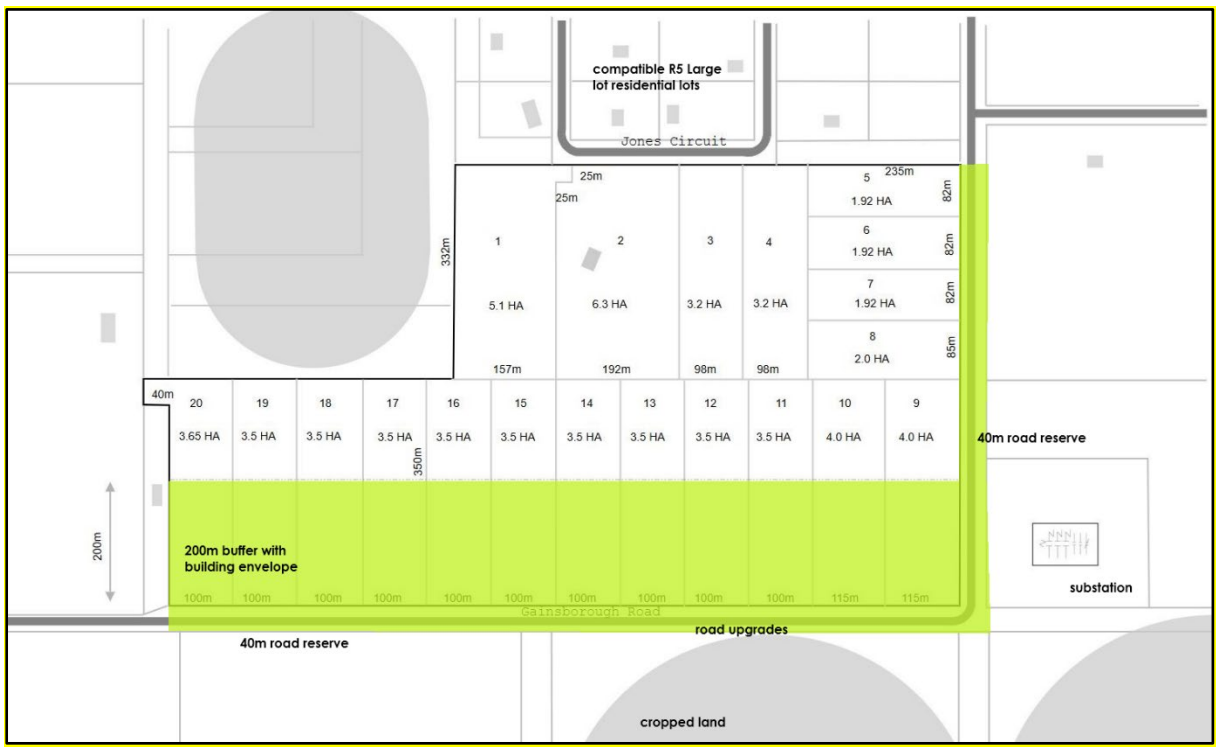
The objectives and intended outcomes of this Planning Proposal are:

- To provide additional land for housing (The concept development layout achieves a yield of 19 vacant lots, and one additional with existing dwelling and with local roads and services appropriately upgraded).
- To ensure a mix of lot sizes are available to satisfy housing demand (i.e. Narromine provided with supply of vacant large lot residential lots).
- To encourage the development of low-density residential housing to meet the needs of the community in a manner that reflects environmental constraints (including servicing for potable water and sewerage, addressing land suitability and reduction in cumulative nutrient loads from on-site effluent management systems).

A minimum lot size of 3.5ha is proposed by staff for the southern part of the property. This is recommended based on the preliminary subdivision design. The lot yield is maximised with consistency in lot frontage to depth ratio. Key matters that were addressed by design, are sketched in plan below, and include:

1. Recognising location of existing dwelling and outbuildings.
2. Road network - the introduction of additional traffic directly onto an existing road is achieved with frontage to existing local roads.
3. Road reserve buffer proposed to screen the development from the substation and opportunity for mitigating any road noise and for landscaping.
4. Existing cropped land – proposed building envelope to achieve a buffer is included, with layout of scale and dimension to increase the separation from existing irrigated cropping.
5. Compatible residential lots – design compatible with lot size and dimension to reduce conflict with existing developed lots.

2. PLANNING PROPOSAL REZONE TO R5 LARGE LOT RESIDENTIAL AT 36 JONES CIRCUIT NARROMINE (Cont'd)



Concept Future Subdivision of 36 Jones Circuit, NARROMINE

Consistency with Local Strategic Planning Statement (LSPS)

Priority 4 - A range of housing options for the community, as adopted in the LSPS is supported. The actions adopted in the LSPS were specifically towards implementation of the recommendations of the Narromine Shire Residential (And Large Lot Residential) Strategy. The LSPS indicates that Council recognised the importance of providing a range of housing options and the rural residential lifestyle options should be explored close to towns.

"Adopted strategies and planning proposals should aim to provide flexibility to utilise the existing lots close to towns as rural lifestyle opportunities. Council has adopted the Narromine Shire Council Residential (and Large Lot Residential) Strategy to plan for growth, minimise constraint and provide a mix of lot sizes to meet a range of demands." (excerpt LSPS Priority 4).

Environmental Sensitivities

The Planning Proposal has included preliminary consideration of environmental issues. In summary the following matters are noted:

Biodiversity	Council has verified a desktop analysis with a Biodiversity Constraints Assessment specific to this Planning Proposal (EcoLogical, July 2025) (***Attachment No. 3***). The assessment concluded that no significant native vegetation was occurring on site. Significance assessments undertaken under the BC Act and EPBC Act were completed to assess potential for threatened species, as well as desktop analysis and site survey. No issues raised.

Cultural Heritage	An Aboriginal Cultural Survey (***Attachment No. 4***) was completed by Narromine Local Aboriginal Land Council in June 2025 for the site which concluded: *"All area was surveyed and all land and trees inspected for any cultural modification. Nothing of significance was found bearing in mind that this area has been farmed for many years."*
Flooding	Not within the Flood Planning Area. The site is within land mapped as affected by the Probable Maximum Flood. The Narromine Town Floodplain Risk Management Study and Plan Update (2021) prepared by Lyall and Associates included the subject land within the study area. Flood related development controls in this area are generally limited to flood evacuation and emergency response (i.e. no minimum finished floor level requirements).
Groundwater Vulnerability	Yes, mapped as 'Vulnerable Land' on the Narromine LEP Groundwater Vulnerability Map. Potential impacts and cumulative impacts are reduced by Council's intention to service the lots with both reticulated water and sewerage services. Consideration of the Narromine LEP *clause 6.6 Groundwater vulnerability* would be required in a future development application. No factors are raised that would suggest the land is not suitable for onsite effluent management systems with appropriate soil analysis and system design, however Council has is pursuing servicing investigations as the most desirable outcome.
Bushfire	Yes, mapped Bushfire Prone land. Compliance with Planning for Bushire Protection 2019 possible. A future development application for subdivision would be integrated development requiring a s100B Authority pursuant to the Rural Fires Act.
Potential for Contamination	A Preliminary Site Assessment has been carried out (***Attachment No. 5***). Resulting in no indication that the land is unsuitable for future R5 Large Lot Residential development. No issues are raised for proceeding with a Planning Proposal.

Potential for Social and Economic Impacts

Potential for land use conflict, in particular the potential restriction of primary production and agricultural activities on neighbouring RU1 zoned land has been considered. Potential increase to land use conflict has been investigated using a method consistent with Department of Primary Industry (DPI) 2011, *Land Use Conflict Risk Assessment (LUCRA) Guide (**Attachment No. 6**)*.

The existence of the neighbouring R5 residential occupation and undersized lots will already impact the feasibility of the subject land from carrying out primary production activities.

LUCRA-based consultation has been carried out with direct correspondence to neighbouring properties. Further formal and wider community consultation and neighbour notification will be carried in the future stages of the process and reported to Council.

2. PLANNING PROPOSAL REZONE TO R5 LARGE LOT RESIDENTIAL AT 36 JONES CIRCUIT NARROMINE (Cont'd)

The LUCRA identifies measures that have been incorporated into the development concept to mitigate the potential land use conflict which might arise from the proposal. These measures include:

1. Implement buffers of appropriate distance through building envelope covenant - Fencing choices to be identified in the DA stage to consider the best choice to support buffers.
2. During construction appropriate mitigation measures are to be implemented to address management of stormwater and runoff.
3. Any planting in the buffer near Gainsborough Road to consider species choice for noise and dust mitigating properties (as well as being considerate to electricity and gas infrastructure).
4. Construction traffic management plan be prepared to address changes in traffic and including consideration of any farming needs.

Overall, the planning proposal has value as additional rural residential lifestyle opportunities are consistent with the priorities of the Narromine Local Planning Strategic Statement Priority 4 - A range of housing options for the community; and Priority 6 – Sustain and grow our local population.

Achieving an overall positive social and economic outcome, the planning proposal has sufficient merit to progress to seek Gateway Determination.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

Risk Management Issues

Addresses site specific merit issues.
Manages expectation and demand and supports growth in the Shire by progressing in accordance with adopted Strategic Planning policy.

Internal/External Consultation

Internal Consultation
Internal consultation has occurred with:

- Infrastructure & Engineering Services - regarding servicing arrangements.
- Health, Building and Environmental Services – regarding weed management, and stock movements, preliminary site assessment matters.

External Consultation

- Agencies

Council has identified that formal consultation with the following agencies should be carried out post Gateway Determination: NSW Rural Fire Service; Jemena and Essential Energy.

- Neighbours and Public

2. PLANNING PROPOSAL REZONE TO R5 LARGE LOT RESIDENTIAL AT 36 JONES CIRCUIT NARROMINE (Cont'd)

The Residential and Large Lot Residential Strategy was adopted in 2018. The Residential and Large Lot Residential Update (2025) was exhibited as resolved by Council at the June meeting.

Consultation as part of the Land Use Conflict Risk Assessment process was carried out with correspondence circulated to neighbours, 12th August 2025. Meetings were held with two responding neighbouring landowners.

In accordance with the Community Engagement Strategy and the Act, Council will ensure this Proposal is placed on public exhibition for at least 28 days and otherwise in accordance with the gateway determination.

Attachments

- Planning Proposal ***(Attachment No. 1)***
- Residential and Large Lot Residential Update 2025 ***(Attachment No. 2)***
- Biodiversity Constraints Assessment ***(Attachment No. 3)***
- Narromine LALC Cultural Survey Advice ***(Attachment No. 4)***
- Preliminary Site Assessment ***(Attachment No. 5)***
- Land Use Conflict Risk Assessment ***(Attachment No. 6)***

As this is a planning decision made in the exercise of a function of a Council under the Environmental Planning and Assessment Act 1979, including a decision relating to an environmental planning instrument under that Act, a division is required to be called.

RECOMMENDATION

That Council resolve to:

1. Submit the Planning Proposal for Lots 227 and 228 DP755131 and Lot 1 DP249020, 36 Jones Circuit, Narromine known as "Amaroo Park" and any supporting information to the Department of Planning and Environment through the NSW Planning Portal seeking Gateway Determination, and;
2. Advise the Department of Planning and Environment that Council's General Manager (or delegate) will be the nominated Local Plan Making Authority for this proposed LEP amendment.

3. AERO CLUB SUPPORT FOR RENTAL REDUCTION

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 2.3.1 – Support the growth and development of new and existing businesses and industries that are safe and sustainable

Executive Summary

This report provides information to the Council regarding a request for financial support for the Narromine Aeroclub in the form of rent relief.

Report

The Narromine Aeroclub lease the Club area from Council. The Aeroclub have recently written to Council to seek a rent-free period from Council of up to four years to assist the Club with its financial sustainability in the medium to long term.

The Club details the difficulties faced in recent times commencing with mandatory closures throughout COVID and in this rebuilding phase with fewer members. The letter outlines that most activities are undertaken by volunteers, but costs have escalated to a point where it is difficult to cover costs.

The Narromine Aero Club is seeking a rent-free period through to 2029 (which will also be the Centenary year for the Aero Club).

The request and financial information are provided to Councillors under separate cover.

Existing lease

The Club is leased to the Narromine Aeroclub through to 31 January 2026. An option to renew for an additional five years is available to the Club. The current lease amount is $752 per month.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

Risk Management Issues

There is a risk that each of the clubs that lease part of this facility may also request additional financial support. The lease fees collected are generally returned to the facility through maintenance or improvements to the facility.

There will be a reduced income to Council.

3. AERO CLUB SUPPORT FOR RENTAL REDUCTION (Cont'd)

There is a risk to Council if the financial situation of the Aeroclub is not considered that the Club will not be able to continue to operate and the Community will lose the facility and social outlet that the Club offers.

Internal/External Consultation

Narromine Aero Club

Attachments

Nil

RECOMMENDATION

That the Aeroclub be offered a 50% rental reduction for the period from 1 July 2025 to 31 December 2026 with future rental reductions to be considered along with the strategic planning that the Aeroclub is undertaking at this time.

Phil Johnston
Director Community and Economic Development

Narromine
SHIRE COUNCIL

Planning Proposal

36 Jones Circuit NARROMINE

Facilitate R5 Large Lot Residential development

Supporting Documents under separate cover include:

Residential and Large Lot Residential Update, Narromine Shire Council (2025).

"Biodiversity Constraints Assessment - 36 Jones Circuit, Narromine Rezoning Proposal" prepared by EcoLogical Australia for Narromine Shire Council.

Preliminary Site Assessment for 36 Jones Circuit Narromine.

Land Use Conflict Risk Assessment Planning Proposal for Rezoning RU1 Primary Production to R5 Large Lot Residential 36 Jones Circuit Narromine (August 2025).

Narromine Local Aboriginal Land Council Cultural Survey findings.

Version reference	Amendment	Date
Vers001	For Council endorsement	10 September 2025

Contents

Attachment 1 – Review of SEPPs

Attachment 2 – Consideration of Ministerial Directions

Attachment 3 – Concept Plan for future subdivision

Table of Figures

Introduction

This Planning Proposal seeks to amend the Narromine Local Environmental Plan 2011 (NLEP) via rezoning of land south of the existing Jones Circuit Estate, comprising:

Lot 1 DP 249020

Part Lots 227 & 228 DP 755131

These lots are to be rezoned from RU1 Primary Production to R5 Large Lot Residential and have their minimum lot size reduced from 400ha to 1.7ha and 3.5ha.

This land was identified in the Residential and Large Lot Residential Land Use Strategy 2018 for future R5 expansion. In May 2023, Council completed LEP amendments to activate land for housing and with this land now in the ownership of Council, this represents another step in providing for a range of housing types in strategically identified areas.

The site is bounded by two local roads, Jones Circuit (sealed) and Gainsborough Road (part-sealed), as well as a section of unnamed Council road. Access will be provided via these roads, pending subdivision design.

This Planning Proposal has been prepared in accordance with section 3.33 of the Environmental Planning and Assessment Act 1979 (EPA Act) and with reference to the 'Local Environmental Plan Making Guideline' dated August 2023.

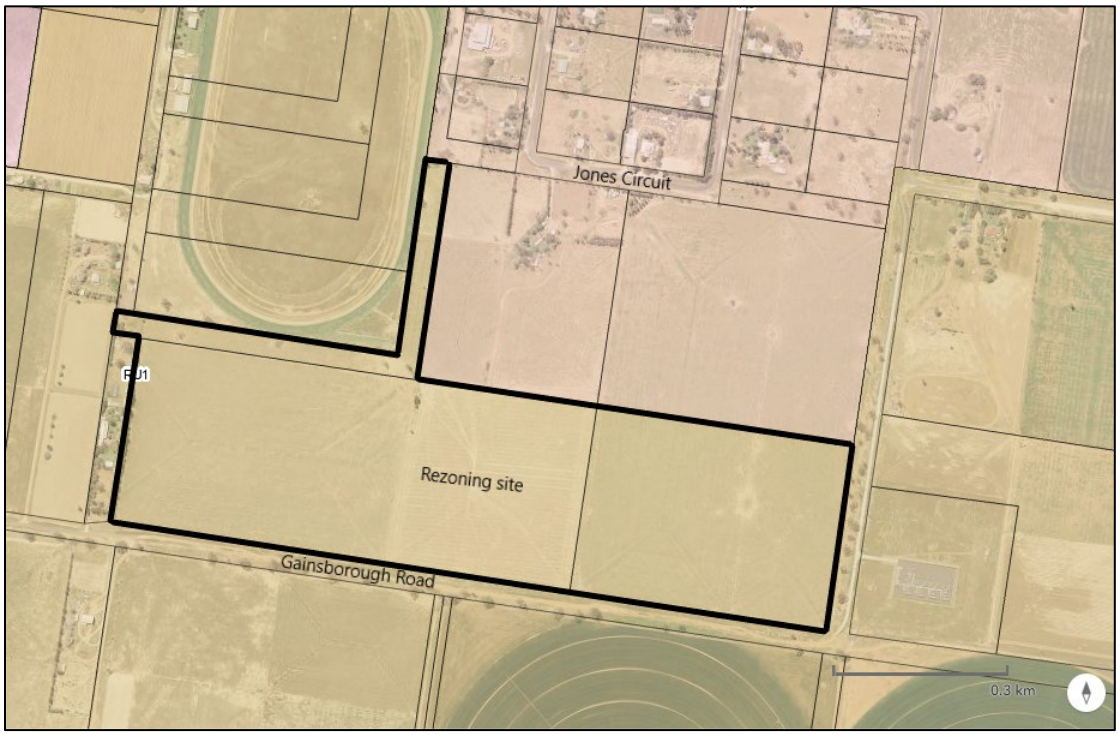


Figure 1: Subject land

1 Objectives or Intended Outcomes of the Planning Proposal

1.1 Description of the Planning Proposal

The Planning Proposal seeks to rezone the land from RU1 Primary Production to R5 Large Lot Residential, matching adjoining land to the north as an extension of the Jones Circuit Estate.

The land also requires a change to the minimum lot size from 400ha to part 1.7ha and part 3.5ha.

The changes will require amendment to the zoning layer on the NSW Planning Portal and new Lot Size Maps to give effect to clause 4.1 of the Narromine Local Environmental Plan 2011. The plan below shows splits of the proposed lot sizes.

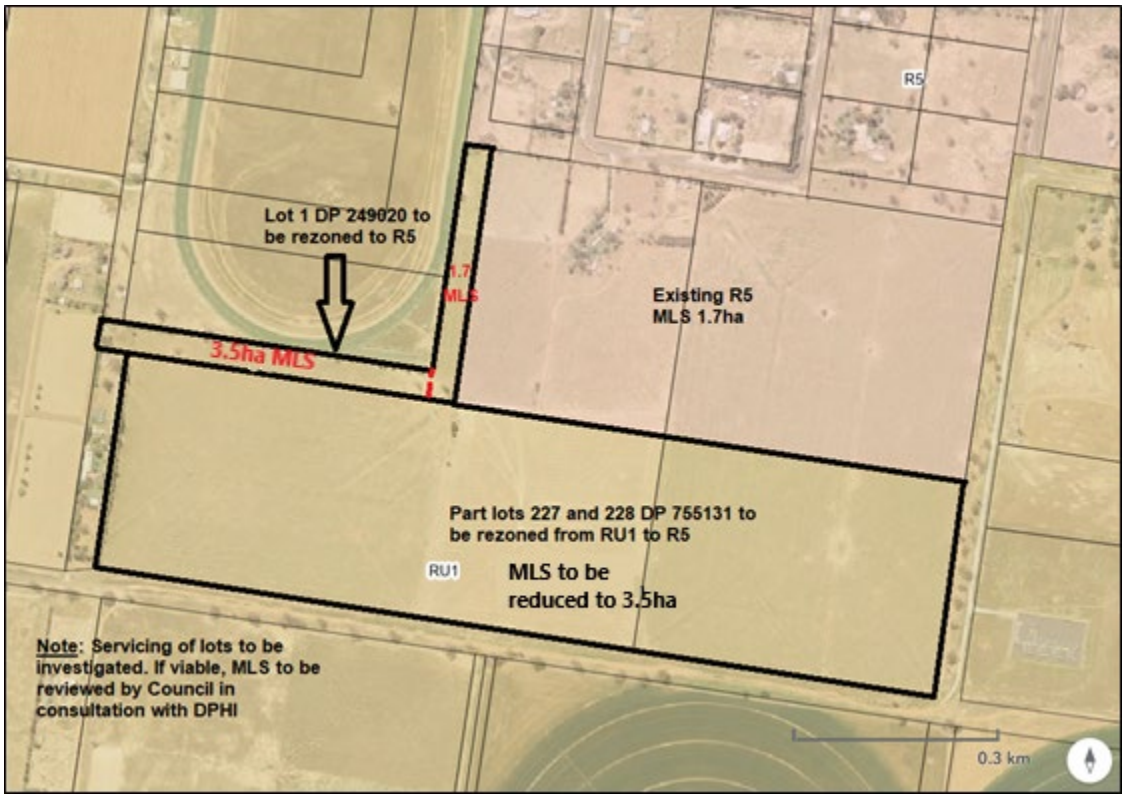


Figure 2: Plan detail of rezoning and MLS changes

1.2 Objectives

The objectives of this Planning Proposal are:

- To provide additional land for housing
- To ensure a mix of lot sizes are available to satisfy housing demand
- To encourage the development of low-density residential housing to meet the needs of the community.

1.3 Intended Outcomes

The intended outcomes for this Proposal are new lands rezoned for housing with local roads appropriately upgraded. Minimum infrastructure outcome is town water supply to all lots and reticulated pressurised sewer following detailed design assessments.

2 Explanation of Provisions

2.1 Intended Provisions

● Amend the Narromine Local Environmental Plan 201 Land Zoning Map as it relates to the subject site from RU1 – Primary Production to R5 – Large Lot Residential; and

● Amend the Narromine Local Environmental Plan 2011 Lot Size Map (Sheet LSZ_004) as it relates to the Subject Site from 400ha to 3.5ha and 1.7ha.

2.2 Mapping extracts

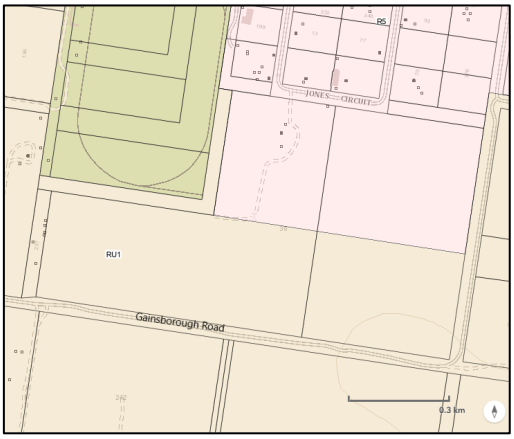


Figure 3: Existing Zoning

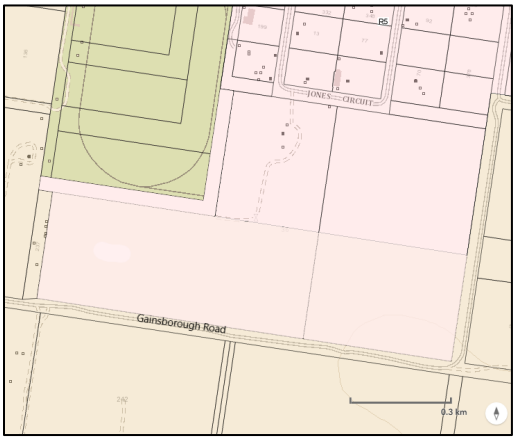


Figure 4: Proposed zoning

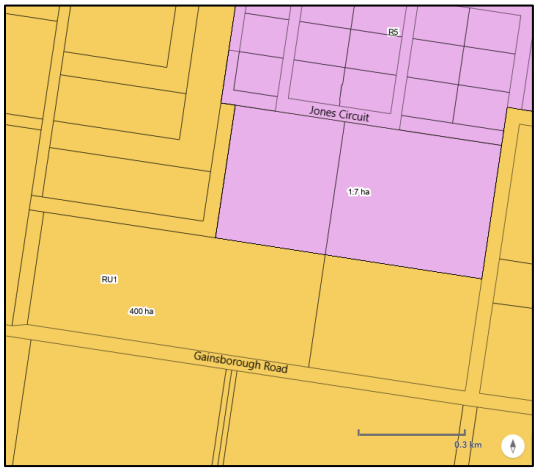


Figure 5: Existing lot size map

Figure 6: Proposed lot size map

3 Justification of strategic and site-specific merit

3.1 The need for the Planning Proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes, the Planning Proposal forms part of the results of an endorsed strategic report, being the Narromine Shire Residential and Large Lot Residential Strategy 2018. This Strategy was adopted by Council in August 2018 and endorsed by the Department of Planning and Environment (as known at the time) in October 2018.

Council staff have recently prepared an update to the above Strategy, revising approval data for dwellings from 2018 to current. This Strategy update was presented to Council at the Ordinary Meeting on 25 June 2025 and placed on public exhibition from 8 July 2025 to 22 July 2025.. A copy of this update is provided as separate supporting document. The Strategy update provides brief analysis of residential supply, take up rates and approvals data to inform timeframes for new housing land supply. This update supports the need for the Planning Proposal.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

To permit more intensive use of this land for housing, there is no other way to enable this change. The Planning Proposal is the best method to achieve the outcomes for this site.

Clause 4.6 of the NLEP also does not apply in this instance as the reduction in minimum lot size is greater than 90% of the MLS for this current zone.

4 Relationship to the Strategic Planning framework

4.1 Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)

The Central West and Orana Regional Plan 2041 includes the following objectives relevant to this proposal.

> ***OBJECTIVE 12: Sustain a network of healthy and prosperous centres***
> *Strategy 12.1 Use local and strategic planning to reinforce the beneficial housing and employment relationships between the regional cities and strategic centres and their surrounding centres.*

Local strategic planning via an endorsed strategy, has been utilized in this formulation of this proposal with direct references to the need for additional and varied housing options as well as catering for housing demand from large-scale infrastructure projects. Narromine Shire Council as landowner, is in a position to facilitate housing land supply and upgrade local infrastructure.

> ***OBJECTIVE 13: Provide well located housing options to meet demand***
> *Strategy 13.1 To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:*
> *• Provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure.*
> *• Identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth.*

This proposal is providing for new housing in an area able to utilize existing infrastructure and provide new legacy infrastructure. Statistics from the updated Residential and Large Lot Residential Strategy 2018 demonstrate higher than anticipated dwelling approvals and uptake of land which spurs the need for additional housing land supply. This proposal is moving forward the identified pipeline of housing supply to meet new community demand.

Strategy 13.3 Use strategic planning and local plans to facilitate a diversity of housing in urban areas by:
• creating flexible and feasible planning controls, including a greater mix of housing in new release areas
• aligning infrastructure and service provision to housing supply needs
• exploring public space improvements to encourage higher densities near town centres and transit orientated development along key passenger transport routes.
• reviewing policies and processes to improve certainty and streamline development processes.

Council is committed to providing a greater mix of housing options for the community – this proposal includes variation in minimum lot sizes for the proposed R5 land and pending costings, will provide at least roads, water and a garbage service to the lots in this resulting subdivision.

OBJECTIVE 14: Plan for diverse, affordable, resilient and inclusive housing
Strategy 14.1 To improve housing diversity, strategic and local planning should:
• allow a diversity of housing, including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on land free from hazards
• improve certainty of development outcomes and streamline development processes.

The planning proposal encourages a greater diversity of housing in a flood-free zone with access to town and related services.

OBJECTIVE 15: Manage rural residential development

Strategy 15.1 When planning for new rural residential development consider: • proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services potential land use conflict with agricultural land, respecting environmental values and encouraging economically efficient use of infrastructure.

• avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to such land

• avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards

• provision of a sustainable water supply through reticulated water supply, roof catchment and/or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000

• impacts on the groundwater system

• future growth opportunities of the closest local centre, nearby urban land uses and any across LGA-boundary landuse compatibility issues

• context in terms of supply and demand across the subregion

• cost effective service supply.

This proposal follows the above rural residential development consideration by:

- Recommending land adjacent to existing zoned R5 land with existing infrastructure also in proximity.
- Although the land is zoned for primary production with some RU1 across Gainsborough Road, land use conflict will be considered.
- The land is free from flooding (as referenced in the Narromine Floodplain Risk Management Study and Plan 2021).
- Reticulated water supply to the resulting lots is proposed pending cost analysis.
- Larger lot sizes will allow for greater area for sanitary waste disposal and limit potential for cross-contamination with water supplies.

OBJECTIVE 16: Provide accommodation options for seasonal, temporary and key workers
Strategy 16.1 Strategic and statutory planning should consider:
• the provision of housing for workers by employers, including state agencies, by providing flexible controls
• the capacity of existing and planned infrastructure to service accommodation for workers
• provision for workers' accommodation sites such as caravan parks, manufactured home estates, tiny homes and manufactured homes on land in or adjoining existing centres, new development areas and publicly owned land.

This objective is included due to the potential of this site to house 500 temporary workers for large infrastructure projects in the LGA. As this is an area already designated for future housing, legacy infrastructure would be utilized in future with the larger land area assisting with buffering from agricultural land and distancing of residents from one another and nearby residents.

4.2 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

RDA Orana Strategic Regional Plan 2023-2026 refers broadly to provision of housing across the region and housing for key and seasonal workers. This Proposal is consistent with this knowledge of housing need.

4.3 Is the Planning Proposal consistent with applicable SEPPs?

Please refer to **Attachment 1** which outlines all the NSW SEPPs, which ones apply and their consistency or otherwise. All SEPPs are broadly consistent with the proposal.

4.4 Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Yes – the Ministerial Directions are assessed for consistency in **Attachment 2**.

A key government priority at present is addressing the housing shortage across NSW. This Planning Proposal complies with this key government priority of rezoning and releasing new land for housing.

5 Environmental, Social and Economic Impact

5.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected because of the proposal?

The site has been cleared of significant vegetation and contains sparse trees and grasslands, being used predominantly for grazing for the last 50 years.

The Biodiversity Values Map (BVM) does not capture this site as subject to the biodiversity offset scheme due to existing significant vegetation or natural features.

Council has verified the above brief desktop analysis with a Biodiversity Constraints Assessment specific to this Planning Proposal (EcoLogical Australia, July 2025). This Assessment is provided as a Supporting Document to the Planning Proposal. The following table outlines the assessment parameters and results.

Table 1: Summary of Biodiversity Constraints Assessment

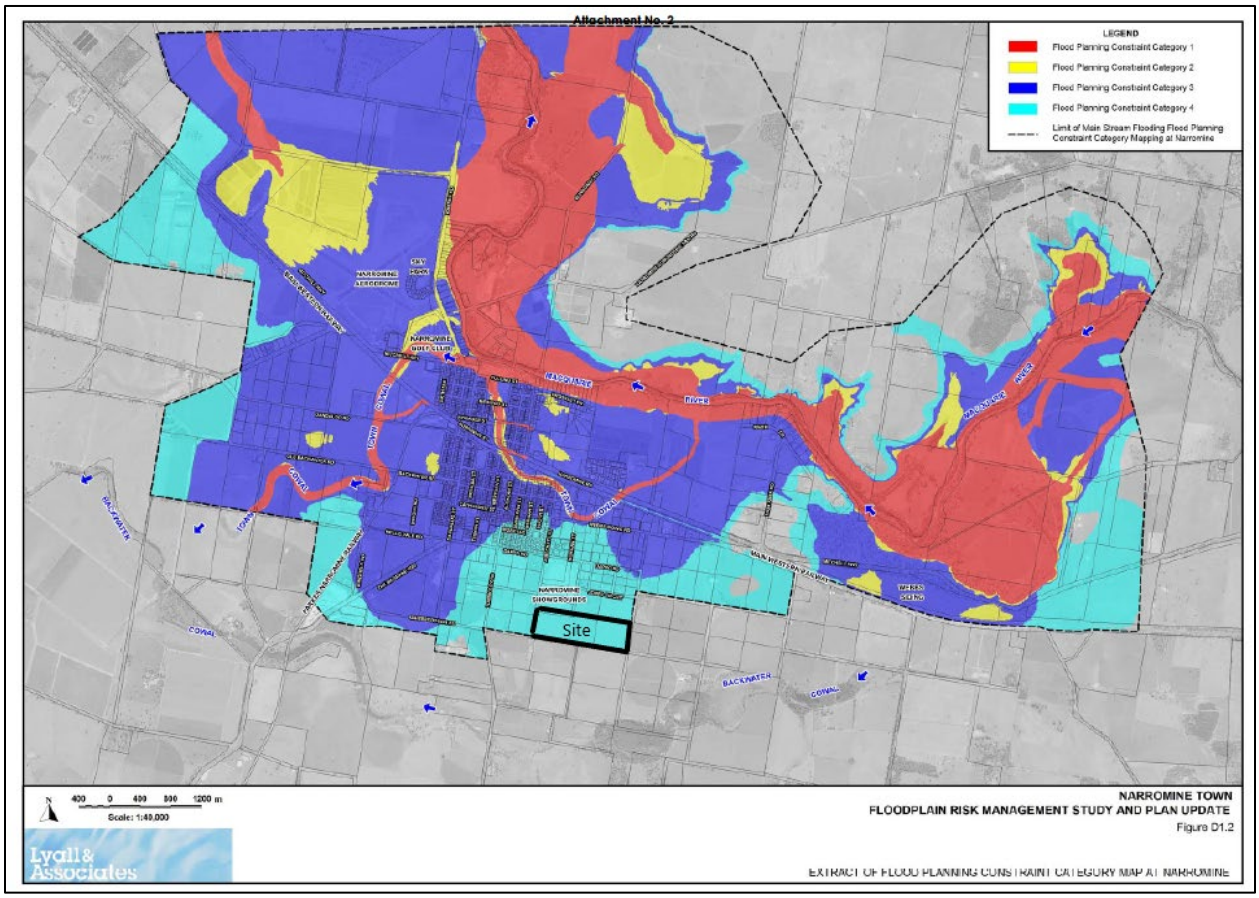
Biodiversity consideration	Discussion	Conclusion
Native vegetation and impacts	Cleared site currently grazed by horses. Vegetation lacks sufficient native floristic composition/structural integrity to be assigned to a native vegetation PCT.	No significant native vegetation on site.
Threatened species	No threatened species listed under the *Biodiversity Conservation (BC) Act 2016* or the *Commonwealth Environment Protection & Biodiversity Conservation (EPBC) Act 1999* were recorded during field surveys.	No threat to threatened species from development on this site.
Potential for threatened species	Significance assessments undertaken under the BC Act and EPBC Act were completed, as well as desktop analysis and site survey.	No impacts to biodiversity as a result of the rezoning.
Clearance threshold under the BC Act for entry into BOS scheme	Estimated area of clearing is 0.87ha which exceeds clearance threshold of 0.5ha. Despite this, vegetation assessment demonstrated no native vegetation in the study area so trigger will not apply.	Clearance threshold will not be triggered as no native vegetation to be cleared as part of rezoning.

Source: Ecological Australia, 2025.

5.2 Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

5.2.1 *Flood*

The site is outside the Flood Planning Area for Narromine and is located within Flood Planning Constraint Category 4 {being land which may experience inundation in the PMF (Probable Maximum Flood)}. It is a low hazard area and not subject to flooding in the 1% AEP (Annual Exceedance Probability) Flood. This is the most preferable precinct for residential development in Narromine. See plan below.



5.2.2 *Bushfire*

The site is bushfire prone (vegetation category 3 and vegetation buffer), based on the recently revised bushfire prone land map updated on 7 March 2025. In accordance with Planning for Bushfire Protection 2019, Council is required as part of this PP to ensure compliance with the EP&A Act 1979, section 9.1(2) regarding compliance with Ministerial Directions. For ease of reference, the following is reproduced from **Attachment 2** (Ministerial Directions) regarding bushfire planning.

Ministerial Direction 4.3

Planning for Bushfire Protection

Objectives

The objectives of this direction are to:

(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and

(b) encourage sound management of bush fire prone areas.

Application

This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land.

This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the EP&A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.

Direction 4.3

(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.

Comment: Noted.

(2) A planning proposal must:

a) *have regard to Planning for Bushfire Protection 2019,*
b) *introduce controls that avoid placing inappropriate developments in hazardous areas, and*
c) *ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).*

Comment: The Planning Proposal has regard for PFBP 2019.

The Planning Proposal involves rezoning and a reduced minimum lot size to enable future large lot residential subdivision and associated dwellings. The areas of hazard on site are shown below.

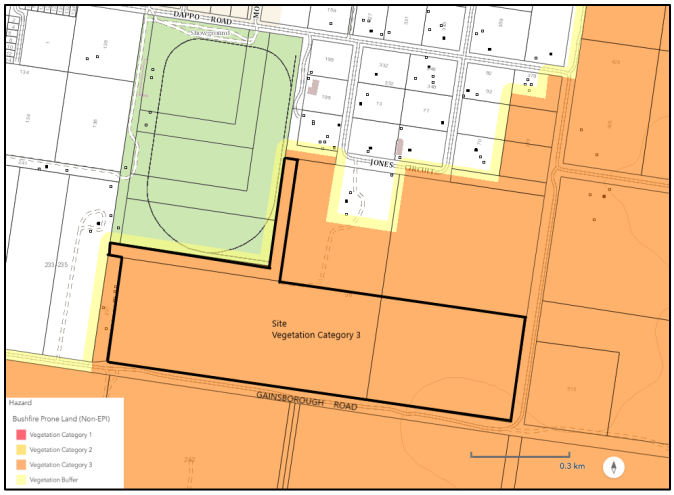


Figure 3: Bushfire Prone land map of site. Source: NSW Planning Portal, with annotations

**Quoting from the NSW RFS Guide for bushfire prone land mapping, '*Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as dark orange on a Bush Fire Prone Land map and will be given a 30 metre buffer. This category consists of:*

*- Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands'.***

This planning proposal will introduce controls which ensure inappropriate developments are prohibited in this area considering bushfire risk. APZ's in accordance with Planning for Bushfire Protection will be shown on final plans of survey which protect life and property surrounding large lot residential dwellings. The R5 zoning table ensures development is limited to that permissible in the R5 zone and the lot sizes proposed for the resulting subdivision are large enough to cater for outer and inner protection areas within allotments.

Bushfire hazard reduction will not be prohibited in the asset protection zones for each of the lots.

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(3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:

- *a) provide an Asset Protection Zone (APZ) incorporating at a minimum:*
  - *i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and*
  - *ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,*
- *b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard,*

in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,

c) *contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,*
d) *contain provisions for adequate water supply for firefighting purposes,*
e) *minimise the perimeter of the area of land interfacing the hazard which may be developed,*
f) *introduce controls on the placement of combustible materials in the Inner Protection Area.*

Comment: An APZ will be provided for all of the lots within the subdivision resulting from this proposal. The site naturally has a perimeter road in Gainsborough Road which will act as a buffer between the newly rezoned lots and adjoining lands containing category 3 vegetation. See the concept plan below for bushfire management within the proposed subdivision area. Note, in accordance with PBP 2019, outer protection areas are only applicable in forest vegetation. Outer Protection Areas are therefore not included as part of the APZ's in this proposal.

Additionally, the following grassland deeming provisions from PBP apply to the development. Because the vegetation type of risk close to the site is grassland, there are provisions which apply to ensure bushfire risk can be appropriately managed without a full analysis of the particulars of APZ's.

In accordance with PBP, an APZ of at least 50m can be provided on site, therefore no further bushfire protection measures are required.

Council will ensure the following requirements can be met in accordance with the grassland deeming provisions.

Table 7.9a

Grassland Deeming Provisions

BUSH FIRE PROTECTION MEASURE	GRASSLAND DEEMING PROVISIONS
APZ	› limited to a maximum of 15 degrees downslope; › minimum APZ of 20m is provided between the building and the hazard; › the APZ is wholly within the boundaries of the development site; and › the APZ is maintained as a mown area with grass heights less than 100mm.
Construction	› construction in accordance with BAL-12.5 of AS 3959 and section 7.5 of PBP.
Access	› comply with the property access provisions in Table 5.3b.
Water supply	› comply with the water supply provisions in Table 7.4a.
Landscaping	› comply with the relevant provisions in Appendix 4, noting that other vegetation bush fire hazards cannot be present if these provisions are to apply.

The proposal includes provision of reticulated water to each of the lots which satisfies the need for adequate supply of water for firefighting purposes.

The perimeter of the land is proposed to have buffers to separate adjoining land used for primary production from this land used for large lot residential. This will also assist with separating the subject land from bushfire attack.

During DA assessment, Council can impose controls on combustible materials in the inner protection areas of the APZs.

Consistency

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the council has obtained written advice from the Commissioner of the NSW Rural Fire Service to the effect that, notwithstanding the non- compliance, the NSW Rural Fire Service does not object to the progression of the planning proposal.

Comment: The Planning Proposal is consistent with this Ministerial Direction.

5.2.3 Groundwater Vulnerability

The land is groundwater vulnerable under the Narromine LEP. The township of Narromine is mapped groundwater vulnerable and as such, care is given to proposals where a potential risk to groundwater is present.

To limit potential impacts and to lessen potential cumulative impacts, Council intends to service the lots with both reticulated water and sewerage services.

Servicing the lots with reticulated sewerage will have positive effects on groundwater quality for the area including:

- reduced nutrient load from septic systems,
- reduced cumulative nutrient loads from future onsite system installations,
- ability for existing and potentially non-compliant systems to connect to reticulated sewerage, further lessening impacts
- greater accountability with Council as sewerage system manager for a larger area.

Servicing of the lots also eliminates the need for rigorous soil capability studies and analysis of minimum distances between water and septic systems. This section also complies with the recently revised Onsite Wastewater Management Guidelines (OLG, 2025).

The council adopted a policy regarding the implementation of pressure sewer systems at the August 2025 Ordinary meeting of the Council. The policy provides clear guidance on when and how pressure sewer systems may be used as an alternative to gravity sewerage. Overall, with servicing, groundwater impacts are not envisaged with this Proposal.

5.2.4 Contamination

Relevantly qualified Council staff have completed a Preliminary Site Assessment of the site to determine the likelihood of any prior contaminating uses and threats to development from past uses. The assessment has been drafted in accordance with the Managing Land Contamination Planning Guidelines (DUAP, 1997) and SEPP (Resilience & Hazards) 2021.

In conclusion:

- The Preliminary site assessment provided no indication that the land is unsuitable for future R5 Large Lot Residential development. No issues are raised for proceeding with a Planning Proposal of remaining RU1 Primary Production zoned land.
- Future redevelopment of localised farm building sites for residential development should consider possible chemical storage.
- No trigger for further formal Preliminary Site Investigation at this stage.

5.3 Has the Planning Proposal adequately addressed any social and economic effects?

Positive social effects will result from an increase in the amount and size of housing lots in the Narromine area due to a current lack of available vacant housing land, especially in the R5 zone. This need for housing was identified in the LSPS and the Central West and Orana Regional Plan.

No adverse economic impacts are envisaged from this Proposal. Economic impacts, as defined through court determinations, must be significant enough to impact an entire sector of the local economy. Economic impacts from this Proposal will positively contribute to local building contractors and associated workers.

6 Infrastructure

6.1 Is there adequate public infrastructure for the Proposal?

Public infrastructure provided by Council includes water, sewerage, roads and waste collection services. All of these services are able to be extended/upgraded to cope with this proposal, with pressurised sewer pending a detailed design and assessment.

Water Reticulation

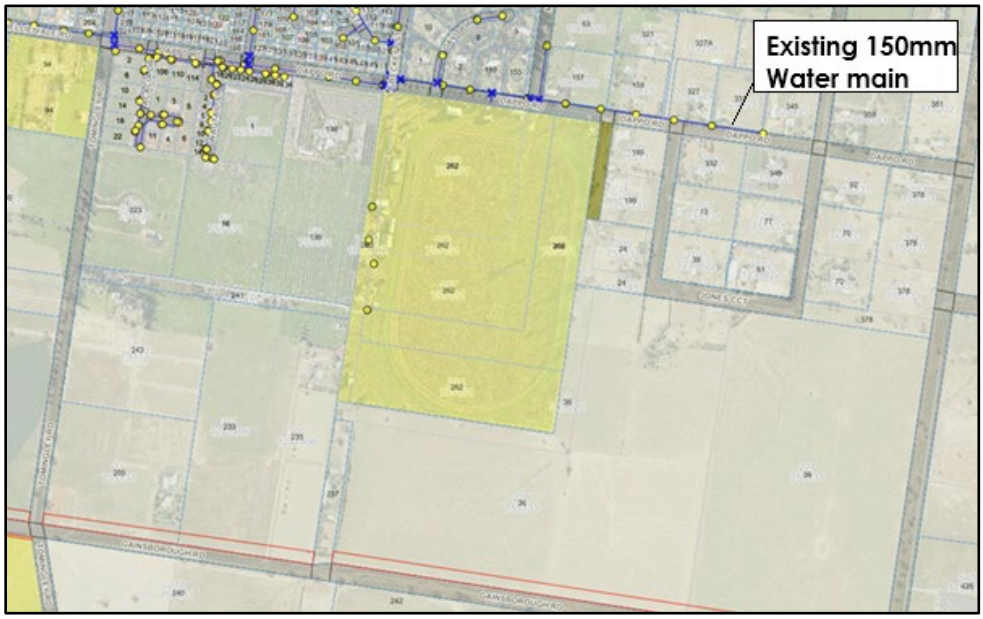


Figure 4: Narromine GIS System Water Reticulation Layer.

Extensions to the water network are feasible with existing water mains and hydrants in Dappo Road. The Narromine Servicing Strategy (July 2024) noted that upgrades were underway by Council to install two booster water pump stations in Duffy Street and Nymagee Street reservoir zones, which caters for additional developments.

Fire flows are also considered adequate in the southern section of Narromine.

Water reticulation to the site can be delivered via an extension of the existing 150 mm main in Dappo Road. The development will require reticulation mains with a minimum size of 150mm to provide the minimum level of service required for residential development and to meet fire-fighting standards. No other points of connection to the system are within the vicinity of the proposed development.

To ensure drinking water quality and safety is maintained along with adequate head the design of mains within the development will be checked and tested prior to any construction by addition to and checking with the existing Narromine water reticulation hydraulic model. This is routinely done to prevent the creation of dead ends and to ensure correct circulation and head to each of the individual property connections. Each lot will be individually serviced and metered in accordance with Councils Water Service Connections and Backflow Prevention Policy.

The council's water and sewer development procedures are intended to ensure that developments are designed and constructed to comply with industry standards and best practice. This is achieved by following WSSA NSW Regional Water and Sewer Codes and compliance with Councils Water and Sewer Policies.

Sewerage

Servicing the site with sewer will be based on options including reticulated pressurised sewer. Pressurised sewer involves directing sanitary waste from individual lots/dwellings to a boundary pit which is then pumped into Council mains. This is an option in areas where adequate fall to sewer is difficult due to flat land.

Previously the only sewer servicing option Councils policies deemed an acceptable solution was a conventional gravity sewer system. This has now changed with the adoption by Council at the July 2025 meeting of a Pressure Sewer Systems policy. This policy has set the rules for the design and construction of low pressure, pressure sewer systems. These systems provide a practical and affordable alternative to the traditional gravity systems which when used in an area of adverse topography i.e. (flat lands) such as Narromine. In these types of areas sewer reticulation mains become very deep and expensive to fund for new developments.

The proposed development is suitable for a pressure sewer system. This system will be more cost effective than a typical gravity sewer system will still provide the same benefits. The proposed discharge location of the pressure sewer (into the existing gravity network) is the existing pump station at the Wentworth Parklands Estate (Dappo Road).

Feasibility of this option will be explored by Council as part of its larger sewer network upgrades. As an alternative (not preferred option) at DA stage, it is considered that lots in this subdivision can be serviced with aerated wastewater treatment systems. This involves secondary treatment of sanitary waste on site which is preferable in groundwater vulnerable areas.

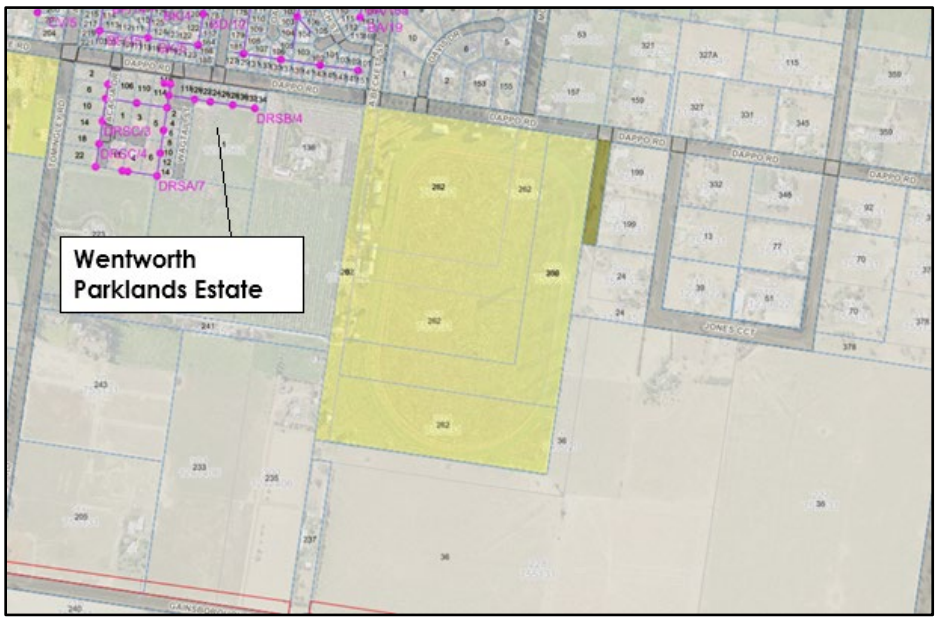


Figure 5: Existing pump station location(approx) at Wentworth Parklands

Roads

The existing road network is adequate for development without creating new roads. The standard of existing roads will be upgraded to conform with the accepted hierarchy of roads in the adopted engineering standards.

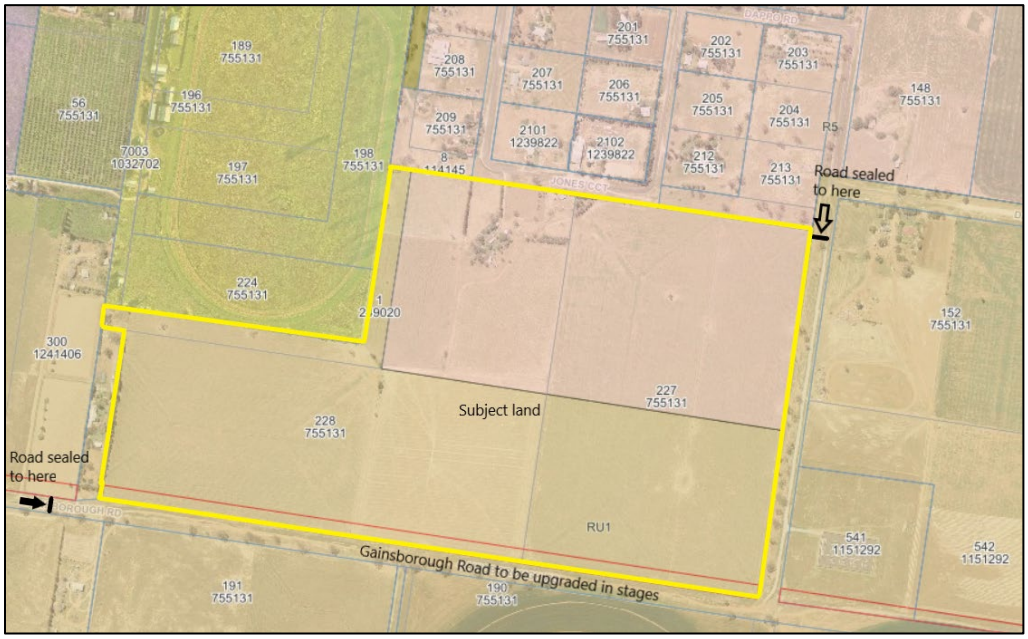


Figure 6: Roads to be formed & sealed. Source: Intramaps, NSC.

Figure 7: Gainsborough Road sealed western section with high pressure gas line on southern side of road reserve

Figure 8: Gainsborough Road eastern section showing unsealed road and site in background behind fence

Council intends to utilise existing roads and road reserves to service the area for rezoning (see Figure above). Gainsborough Road is currently unsealed from the west of the site to the northern extension near the Dappo Road intersection. These roads are to be sealed in accordance with Council's Engineering Standards and the Narromine DCP for rural roads.

Waste Collection

Domestic waste collection services are currently available in Jones Circuit and through negotiation with the contractor, are able to be extended to service new lots in future subdivisions of this land.

6.2 Commonwealth and State interests

Relevant commonwealth and state agencies will be consulted regarding this planning proposal in accordance with any gateway determination issued by the Department of Planning, Housing and Infrastructure. It has been identified that formal consultation with the following agencies would be carried out post Gateway Determination:

NSW Rural Fire Service;

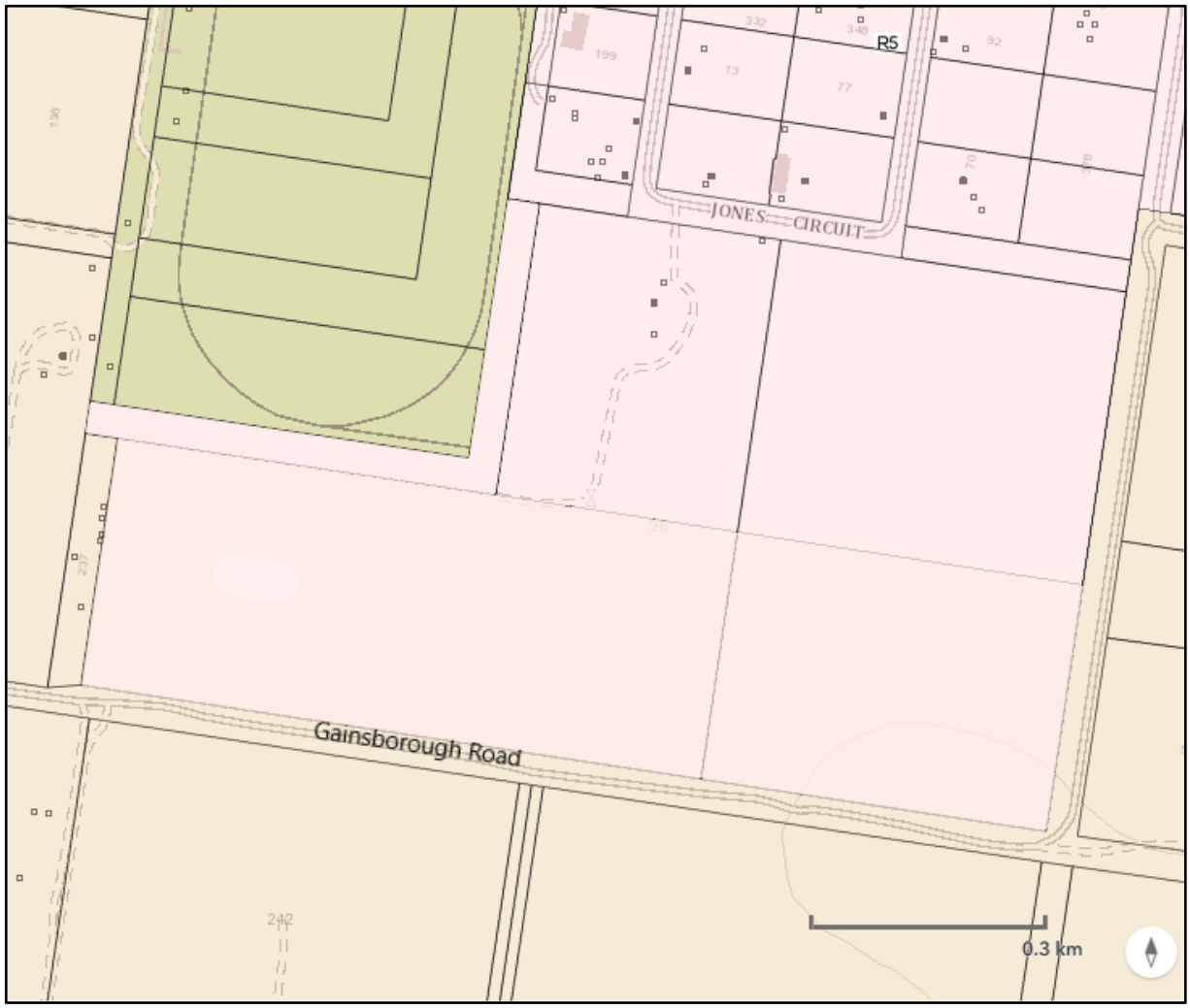
Jemena (gas asset) and

Essential Energy (132kv Electricity line and neighbouring substation).

7 Maps

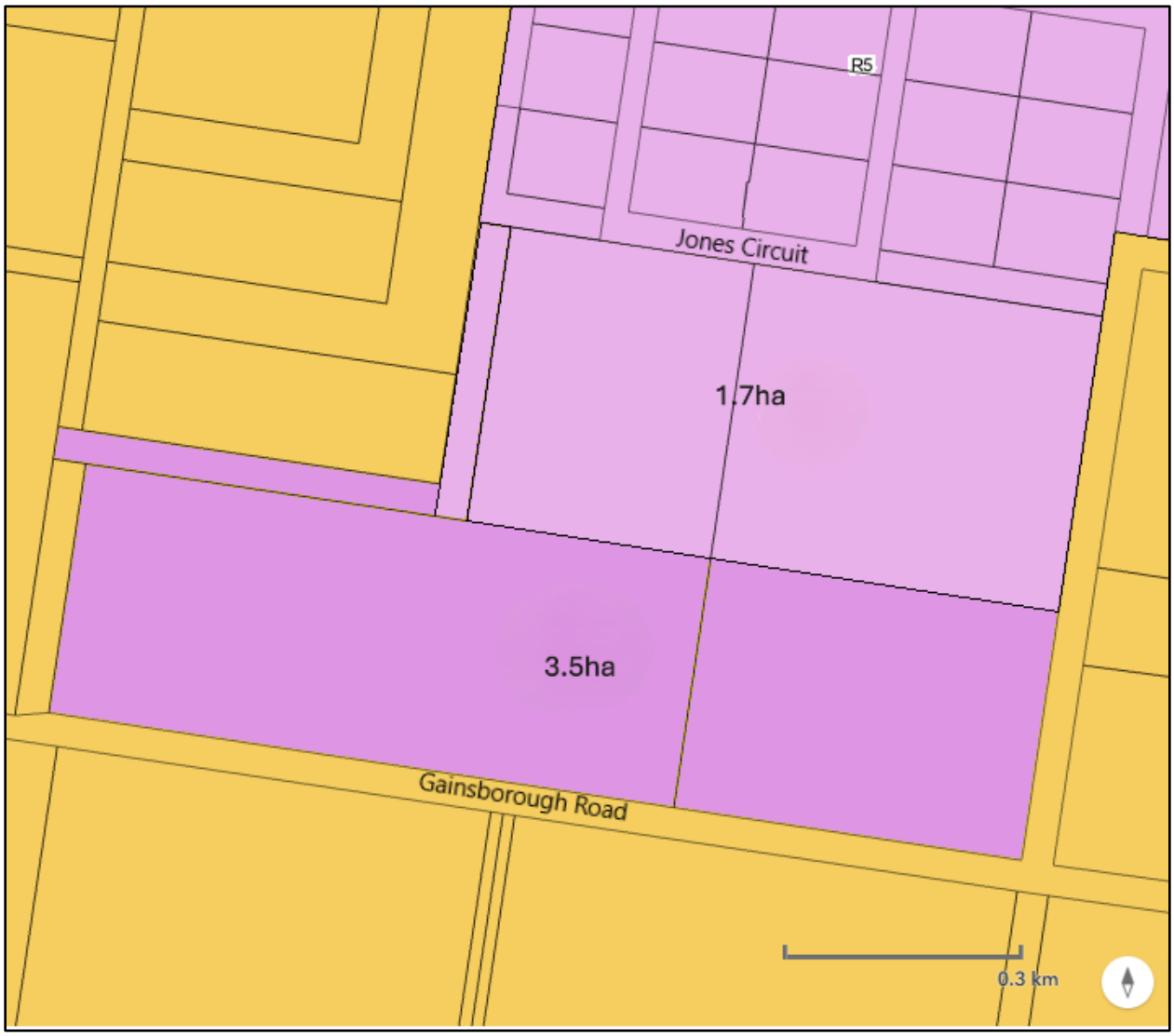
The Proposal requires an amendment to the Narromine Local Environmental Plan 2011 Land Use Zone maps and Lot Size maps. Maps of the changes to these are shown below.

Land Use Zone



Source: NSW Planning Portal with annotations

Lot Size map



8 Community Consultation

As this is a Council-led proposal, consultation will be carried out in accordance with the Community Engagement Strategy and minimum requirements of the EP&A Act and Regulations.

Transparency has been a priority and at each stage of the process, the whole Council has viewed the progress of the proposal and resolved to proceed.

Initial engagement with adjoining owners commenced in August 2025 to seek feedback on Council's intent to progress with a Planning Proposal to rezone the subject land to large lot residential. Feedback received by Council staff as part of this informal process has been incorporated into the Land Use Conflict Risk Assessment (LUCRA).

In accordance with the Community Engagement Strategy and the Act, the Council will ensure this Proposal is placed on public exhibition for at least 28 days and otherwise in accordance with the gateway determination. Targeted consultation with adjoining landowners may be carried out.

9 Project Timeline

Stage	Timeframe
Council endorsement to send PP to DPHI	September 2025
Gateway determination	October 2025
Compliance with gateway conditions	November-December 2025
Public Exhibition & agency consultation	February 2026
Post-exhibition summaries and consideration of submissions	March 2026
Report to Council for final adoption	April 2026
Finalization and making of LEP	May-June 2026

Conclusion

Narromine Shire Council is seeking to rezone and reduce the minimum lot size on Lot 1 DP 249020 and Part Lots 227 & 228 DP 755131to permit development of large lot residential land. There are no other methods available to effect this change and Council supports the proposal.

Council staff have prepared an update to the Residential and Large Lot Residential Strategy 2018 which recommends this site for rezoning. Further, the development of this site will release additional land for housing, which is currently in undersupply as identified in the Narromine LSPS and the Central West and Orana Regional Plan.

Positive cumulative environmental effects are envisaged from this planning proposal with new sewerage infrastructure providing additional connections to the reticulated system and improving environmental outcomes with additional sewer connections.

Council is committed to ensuring transparency throughout this process and welcomes feedback from the community during the public exhibition period and throughout. Additionally, the LUCRA strengthens the planning proposal by proactively identifying potential areas of conflict between land uses and providing strategies that support sustainable development and cohesion.

Overall, this Planning Proposal provides flood-free housing options in a location conducive to infrastructure expansion with limited environmental and social impacts.

Attachment 1
State Environmental Planning Policies

SEPP	Chapters	Consistency	Discussion
SEPP (Biodiversity and Conservation) 2021			
	Chapter 2 Vegetation in non-rural areas	N/A	The land in question is rural – not applicable.
	Chapter 3 Koala Habitat Protection 2020	Yes	The steps to determine koala habitat in this chapter relate to development applications. Lodgment of this Planning Proposal does not impact on this process.
	Chapter 4 Koala Habitat Protection 2021	Yes	The steps to determine compliance with koala plans of management in this chapter relate to development applications. Lodgment of this Planning Proposal does not impact on this process.
	Chapter 5 River Murray lands	N/A	N/A
	Chapter 6 Water catchments	N/A	N/A
	[Chapters 7-12 repealed]		
	Chapter 13 Strategic conservation planning	Yes	Clearing as part of this Planning Proposal has been assessed under the Biodiversity Constraint Assessment. Refer to Report provided as supporting document to the Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008		N/A	This SEPP is not applicable to this planning proposal.
SEPP (Housing) 2021		Yes	This Proposal supports the Chapter 1 principles of this policy in the provision of additional and varied housing.

SEPP (Industry & Employment) 2021		N/A	N/A at Planning Proposal stage. This SEPP will not apply to the land post-rezoning.
SEPP (Planning Systems) 2021			
	Chapter 2 State and regional development	Yes	This Planning Proposal allows subsequent developments to be assessed under this Chapter.
	Chapter 3 Aboriginal land	N/A	The land the subject of this proposal is not owned by an Aboriginal Land Council.
	Chapter 4 Concurrences and consents	Yes	This Planning Proposal allows subsequent developments to be assessed under this Chapter.
SEPP (Precincts – Regional) 2021		N/A	This site is not state significant, forms part of an Activation Precinct, not in the Alpine Region, and is not in the land application map as defined in the SEPP.
SEPP (Primary Production) 2021	Chapter 2 Primary Production and rural development	Yes	The Subject Site is currently zoned RU1 but is not identified as State significant agricultural land. The Planning Proposal does not prevent the application of this chapter to future development.
	Schedules 2-4	N/A	N/A
SEPP (Resilience and Hazards) 2021	Chapter 2 Coastal Management	N/A	N/A
	Chapter 3 Hazardous and offensive development	Yes	The Planning Proposal does not prevent the application of this chapter to future development. Council is not aware of any intended uses of the land which would be classified as hazardous or offensive development and being landowner, has control over this.
	Chapter 4 Remediation of land	Yes	A Preliminary contamination assessment has been conducted in accordance with this Chapter (see from page 20). The conclusion states:

			• This Preliminary site assessment provides no indication that the land is unsuitable for future R5 Large Lot Residential development. No issues are raised for proceeding with a Planning Proposal of remaining RU1 Primary Production zoned land.
SEPP (Resources and Energy) 2021	Chapter 2 Mining, petroleum production and extractive industries	N/A	It is not anticipated this section will apply to this proposal.
SEPP (Sustainable Buildings) 2022		Yes	This policy will apply at subsequent DA stages. Complies.
SEPP (Transport and Infrastructure) 2021		Yes	This policy will apply at subsequent DA stages. Complies.

Attachment 2
Local Planning Directions

Direction	Response
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	
Objective The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The Planning Proposal is consistent with the *Central West and Orana Regional Plan 2041*. Refer to section 4.1 for further detail.
Application This direction applies to a relevant planning authority when preparing a Planning Proposal for land to which a Regional Plan has been released by the Minister for Planning.	
Direction 1.1 (1) Planning Proposals must be consistent with a Regional Plan released by the Minister for Planning.	
Consistency A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary), that: (a) the extent of inconsistency with the Regional Plan is of minor significance, and (b) the Planning Proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan's vision, land use strategy, goals, directions or actions.	

1.3 Approval and Referral Requirements	
Objective The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not include any provisions requiring the concurrence of, consultation with, or referral to, a Minister or public authority. The Planning Proposal does not identify future development on the subject land as Designated Development. The Planning Proposal is substantially consistent with the terms of this direction.
Application This direction applies to all relevant planning authorities when preparing a Planning Proposal.	
Direction 1.3 1. A Planning Proposal to which this direction applies must: a. minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and b. not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: i. the appropriate Minister or public authority, and ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act, and c. not identify development as designated development unless the relevant planning authority: i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act.	
Consistency A Planning Proposal must be substantially consistent with the terms of this direction.	

1.4 Site Specific Provisions	
Objective	
The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal seeks to rezone and reduce the minimum lot size of land to mimic that of adjoining land zoning and lot size. The Planning Proposal is not imposing additional development standards to those already in the Narromine LEP. Any drawings included in the PP are for reference purposes only and are not representative of final plans of survey. The Planning Proposal is consistent with the terms of this direction with one minor inconsistency being the inclusion of draft subdivision plans. This is included for ease of reference and is considered insignificant to the overall proposal.
Application	
This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.	
Direction 1.4	
1. A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: a. allow that land use to be carried out in the zone the land is situated on, or b. rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or c. allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. 2. A planning proposal must not contain or refer to drawings that show details of the proposed development.	
1.4A Exclusion of Development Standards from Variation	
Objective	
The objective of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.	This Planning Proposal does not propose to introduce or alter an existing inclusion to clause 4.6 of a Standard Instrument LEP. The PP is consistent with the terms of this direction.
Application	

This direction applies when a planning proposal authority prepares a planning proposal that proposes to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.	
Direction 1.4A	
1. In preparing a planning proposal the planning proposal authority must have regard to the Guide to exclusions from clause 4.6 of the Standard Instrument. 2. A planning proposal to which this direction applies must: (a)minimise the exclusion of development standards from variation under clause 4.6 of a Standard Instrument LEP, or an equivalent provision of any other environmental planning instrument; and (b) not propose to exclude a development standard from variation under clause 4.6 of a Standard Instrument LEP, or an equivalent provision of any other environmental planning instrument unless the exclusion is consistent with the criteria in Part 2 of the Guide to exclusions from clause 4.6 of the Standard Instrument.	
Consistency	
A planning proposal may be inconsistent with the terms of this direction only if the planning proposal authority satisfies the Secretary (or an officer of the Department nominated by the Secretary) that it is inappropriate in the circumstances to allow flexibility in the application of the development standard.	

Focus Area 1: Planning Systems – Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.14 Implementation of Greater Macarthur 2040	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A
1.16 North West Rail Link Corridor Strategy	N/A
1.17 Implementation of the Bays West Place Strategy	N/A
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A
1.19 Implementation of the Westmead Place Strategy	N/A
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A
1.21 Implementation of South West Growth Area Structure Plan	N/A
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A
Focus Area 2: Design and Place [This Focus Area was blank when the Directions were made]	

Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	
Objective	
The objective of this direction is to protect and conserve environmentally sensitive areas.	The site is captured as groundwater vulnerable. Protection measures included in the proposal are the provision of reticulated water and sewerage services which will limit additional nutrient load and infiltration of sanitary waste to groundwater. The Proposal is consistent with this direction.
Application	
This direction applies to all relevant planning authorities when preparing a planning proposal.	
Direction 3.1	
1. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. 2. A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands".	
Consistency	
A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy approved by the Planning Secretary which: i. ii. gives consideration to the objectives of this direction, and identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or (d) is of minor significance.	
3.2 Heritage Conservation	
Objective	
The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	An Aboriginal Cultural Survey was completed for the site which concluded:

Application This direction applies to all relevant planning authorities when preparing a planning proposal. Direction 3.2 (1) A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	*Nothing of significance was found bearing in mind that this area has been farmed for many years.* Council, as proponent, will enforce "stop work" orders if any chance find objects are located during survey/construction works however it is noted this will occur at subsequent stages. The proposal is consistent with this direction.
Consistency A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that: (a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or (b) the provisions of the planning proposal that are inconsistent are of minor significance.	
3.3 Sydney Drinking Water Catchments	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3.5 Recreation Vehicle Areas	N/A
3.6 Strategic Conservation Planning	N/A – the land is not captured as 'avoided land' under the SEPP (Biodiversity and Conservation) 2021.
3.7 Public Bushland	N/A
3.8 Willandra Lakes Region	N/A

3.9 Sydney Harbour Foreshores and Waterways Area	N/A
3.10 Water Catchment Protection	N/A – not in George's River or Hawkesbury-Nepean catchment.

Focus Area 4: Resilience and Hazards	
4.1 Flooding	
Objectives	
The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	The land the subject of this Planning Proposal is in Flood Planning Constraint Category 4, being the least-risk flood precinct (PMF). This land is higher and affords a greater level of flood protection. The FPCC 4 derives from the Narromine Floodplain Risk Management Study and Plan 2021, which considers and was drafted in accordance with the Floodplain Development Manual 2005 and the NSW Flood Prone Land Policy. The Proposal is consistent with this direction.
Application	
This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	
Direction 4.1	
1) A planning proposal must include provisions that give effect to and are consistent with: a. the NSW Flood Prone Land Policy, b. the principles of the Floodplain Development Manual 2005, c. the Considering flooding in land use planning guideline 2021, and d. any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council. 2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose Zones. 3) A planning proposal must not contain provisions that apply to the flood planning area which: a. permit development in floodway areas, b. permit development that will result in significant flood impacts to other properties,	

c. permit development for the purposes of residential accommodation in high hazard areas, d. permit a significant increase in the development and/or dwelling density of that land, e. permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, f. permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent, g. are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or h. permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event. 4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which: a. permit development in floodway areas, b. permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, c. permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, d. are likely to affect the safe occupation of and efficient evacuation of the lot, or	

e. are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. 5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.	
Consistency	
A planning proposal may be inconsistent with this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that: (a) the planning proposal is in accordance with a floodplain risk management study or plan adopted by the relevant council in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or (b) where there is no council adopted floodplain risk management study or plan, the planning proposal is consistent with the flood study adopted by the council prepared in accordance with the principles of the Floodplain Development Manual 2005 or (c) the planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements, or (d) the provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority.	
4.2 Coastal Management	N/A
4.3 Planning for Bushfire Protection	Refer to the Ministerial Direction assessment within this Proposal.

4.4 Remediation of Contaminated Land	
Objective	
The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	
Application	
This direction applies when a planning proposal authority prepares a planning proposal that applies to: a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997, b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out, c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land: (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).	Refer to the Preliminary Site Assessment for potential contamination discussion, provided as a supporting document to the Planning Proposal.
Direction 4.4	
1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless: a. the planning proposal authority has considered whether the land is contaminated, and b. if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after	Council has considered whether the land is contaminated with a Preliminary Site Assessment. The Assessment concluded that no prior uses indicate potential for land contamination and risk of occupation. The assessment was carried out in accordance with the Contaminated Land

remediation) for all the purposes for which land in the zone concerned is permitted to be used, and c. if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan. 2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.	Planning Guidelines with regard given to Council's Contaminated Land Policy. Complies.
4.5 Acid Sulfate Soils	N/A
4.6 Mine Subsidence and Unstable Land	N/A

Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	N/A
5.2 Reserving Land for Public Purposes	N/A
5.3 Development near Regulated Airports and Defence Airports	N/A
5.4 Shooting Ranges	N/A
5.5 High pressure dangerous goods pipelines	
Objectives	
The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring high pressure dangerous goods pipelines (relevant pipelines) are considered by planning proposal authorities.	
Application	
This direction applies when a planning proposal authority prepares a planning proposal that would permit development for one or more of the specified uses in the application area of relevant pipelines.	The proposal adjoins land occupied by the Jemena gas pipeline. See plan below from Before you Dig Australia.
Direction 5.5	
(1) A planning proposal authority must consider risks to the integrity of relevant pipelines, human health and the environment when preparing a planning proposal that would permit development for one or more of the specified uses in the application area of relevant pipelines. (2) When considering the risks in (1), the planning proposal authority must consider the pipeline guidelines.	This planning proposal will not permit most of the sensitive land uses listed in the planning direction including correctional centre, centre-based childcare, health services facility (if using general anaesthetic), school, seniors housing as these are prohibited in the R5 zone. Despite this, Council has considered the risks associated with the adjoining gas pipeline and confirms that any lots permitting dwellings will be distanced at least 200m from the southern and eastern lot boundaries. The Planning proposal is consistent with this direction.
Consistency	

A planning proposal may be inconsistent with the terms of this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that the provisions of the planning proposal that are inconsistent are: (a) justified by a study or strategy prepared in support of the planning proposal which gives consideration to the objective of this direction, or (b) of minor significance.	

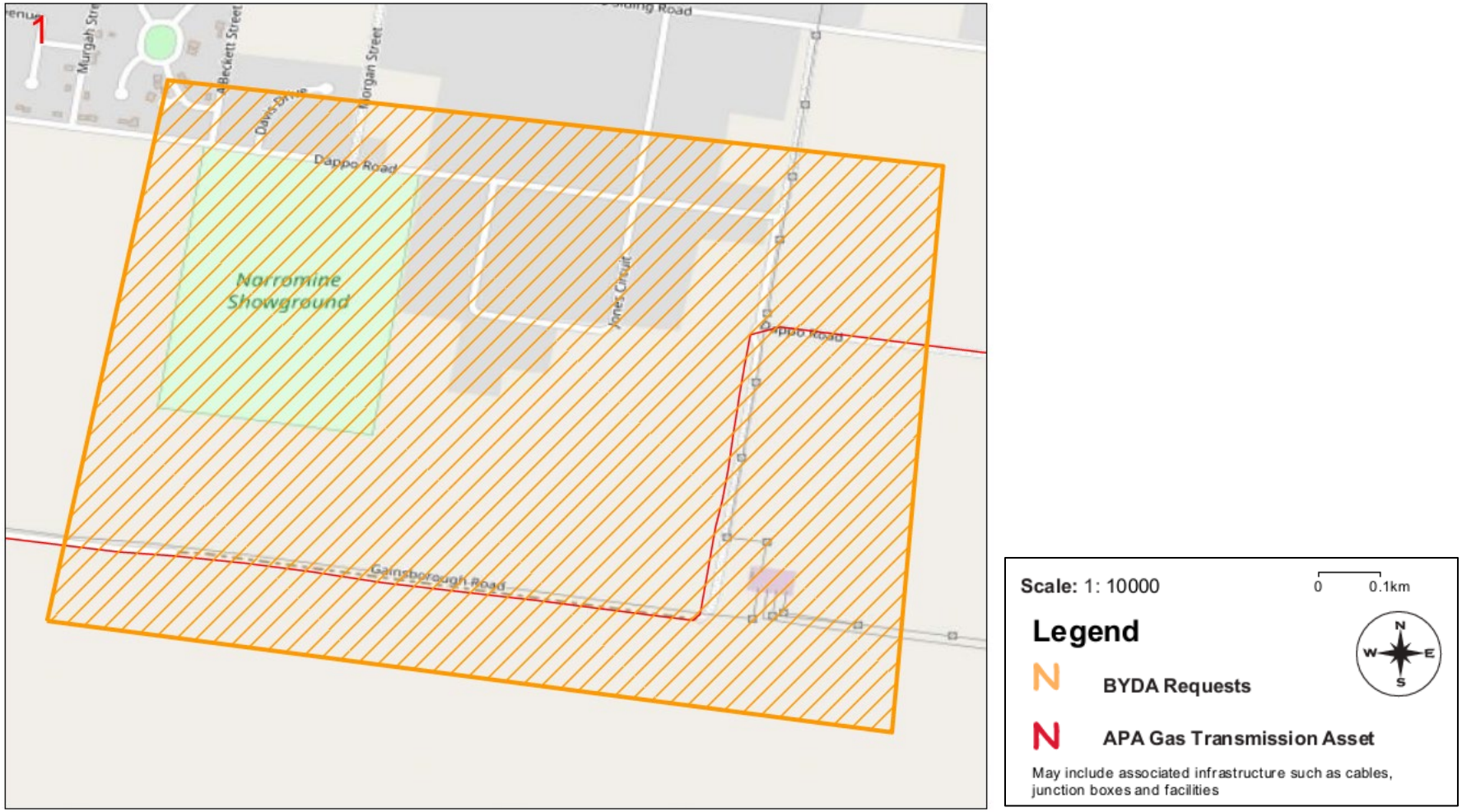


Figure 9: Before you Dig Australia approximate diagram of Jamena gas pipeline. Note: verified on site pipeline is not within boundaries of Lot 227. See image below.

Figure 10: High pressure gas line on eastern side of Lot 227

Focus Area 6: Housing	
6.1 Residential zones	
Objectives	
The objectives of this direction are to: (a) encourage a variety and choice of housing types to provide for existing and future housing needs, (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential development on the environment and resource lands.	
Application	
This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.	
Direction 6.1	
Direction 6.1 (1) A planning proposal must include provisions that encourage the provision of housing that will: i. broaden the choice of building types and locations available in the housing market, and ii. make more efficient use of existing infrastructure and services, and iii. reduce the consumption of land for housing and associated urban development on the urban fringe, and iv. be of good design. (2) A planning proposal must, in relation to land to which this direction applies: i. contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and ii. not contain provisions which will reduce the permissible residential density of land.	The Planning Proposal will include provisions that encourage greater choice of housing in a location previously identified in a Residential Strategy. The Proposal intends to improve servicing of lands in the vicinity of the rezoning and service the land with at least water, possibly pressurised sewer as well. The proposal is for additional large lot residential land on the urban fringe and adjoining existing R5 land which is appropriate. The proposal increases the density of residential development in the area.

	Complies.
Consistency	
A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are: a) justified by a strategy approved by the Planning Secretary which: i. gives consideration to the objective of this direction, and ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or b) justified by a study prepared in support of the planning proposal which gives consideration to the objective of this direction, or c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or d) of minor significance.	The Proposal is consistent with this direction.
6.2 Caravan Parks and Manufactured Home Estates	N/A

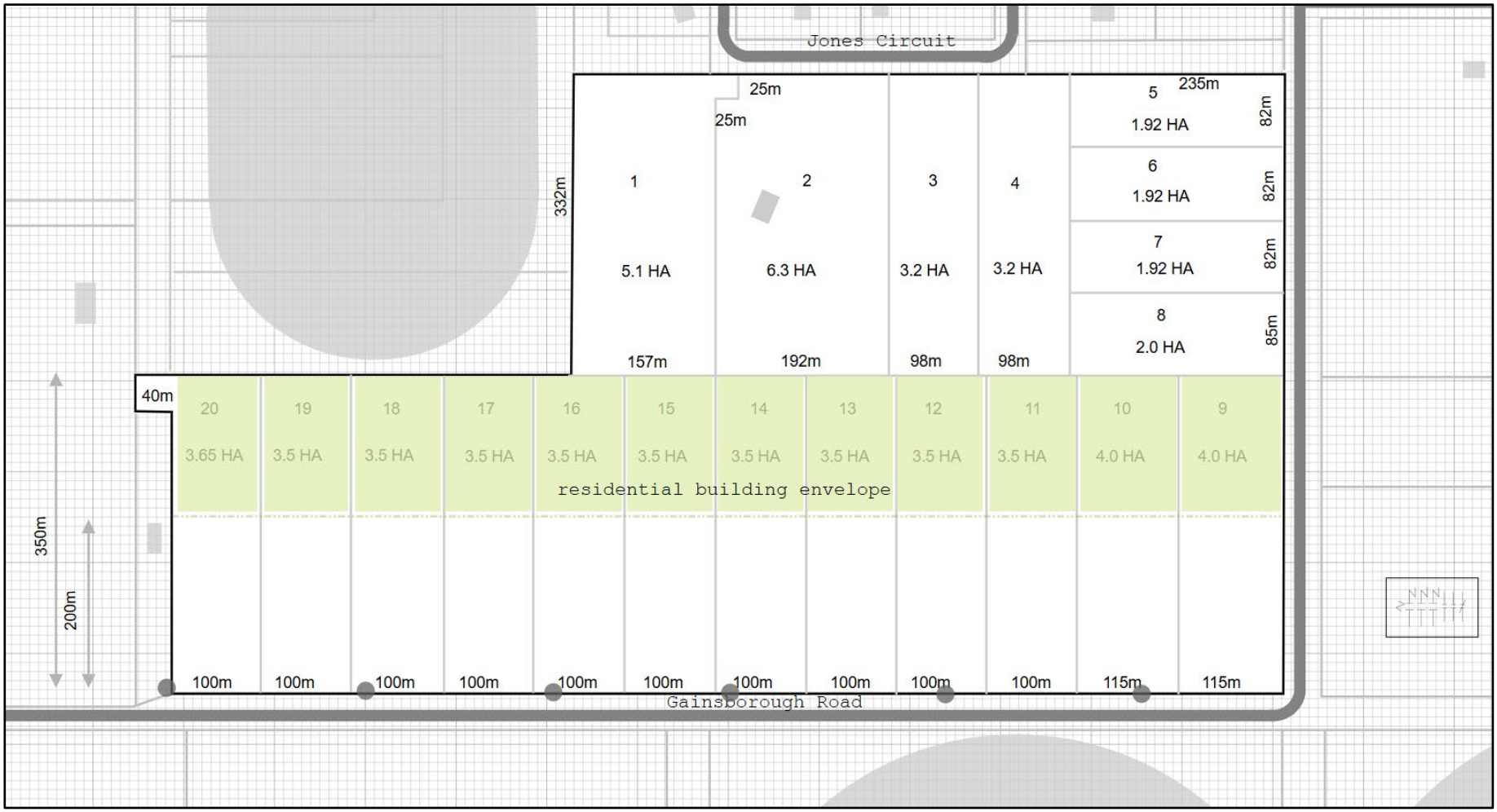
Focus Area 7: Industry and Employment	
7.1 Employment zones	N/A
7.2 Reduction in non-hosted short-term rental accommodation period	N/A
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
Focus Area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	N/A
Focus Area 9: Primary Production	
9.1 Rural zones	
Objective	
The objective of this direction is to protect the agricultural production value of rural land.	
Application	
This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). Direction (1)(a) applies to all relevant planning authorities. Direction (1)(b) only applies in the following local government areas: Ashfield Auburn Bankstown Baulkham Hills Blacktown Blue Mountains Botany Bay Burwood Camden Campbelltown Direction 9.1 Canada Bay Canterbury City of Sydney Fairfield Gosford Hawkesbury Holroyd Hornsby Hunters Hill Hurstville Kogarah Ku-ring-gai Lake Macquarie Lane Cove Leichhardt Liverpool Manly Marrickville Mosman Newcastle North Sydney Parramatta Sutherland Warringah Waverley Willoughby Wollondilly Woollahra Wollongong Wyong	
Direction 9.1	
1) A planning proposal must: a) not rezone land from a rural zone to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, village or tourist zone. b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).	The proposal is changing land from a rural zone to a residential zone and increasing permissible density. Justification of the inconsistency below.
Consistency	
A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the	The Planning Proposal seeks to rezone land to R5 from RU1. This land was identified in

Department nominated by the Secretary that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy approved by the Planning Secretary which: i. gives consideration to the objectives of this direction, and ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or (b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or (c) in accordance with the relevant Regional Strategy, Regional Plan or District Plan prepared by the Department of Planning and Environment which gives consideration to the objective of this direction, or (d) is of minor significance.	the Narromine Residential and Large Lot Residential Strategy 2018 for future R5. The inconsistency is justified.
9.2 Rural Lands	
Objective	
The objectives of this direction are to: a) protect the agricultural production value of rural land, b) facilitate the orderly and economic use and development of rural lands for rural and related purposes, c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State, d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses, e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land, f) support the delivery of the actions outlined in the NSW Right to Farm Policy.	
Application	
This direction applies when a relevant planning authority prepares a planning proposal for land outside the local government areas of lake Macquarie, Newcastle, Wollongong and LGAs in the Greater Sydney Region (as defined in the Greater Sydney Commission Act 2015) other than Wollondilly and Hawkesbury, that:	This Planning Proposal affects land within an existing rural zone.

(a) will affect land within an existing or proposed rural or conservation zone (including the alteration of any existing rural or conservation zone boundary) or (b) changes the existing minimum lot size on land within a rural or conservation zone. Note: Reference to a rural or conservation zone means any of the following zones or their equivalent in a non Standard LEP: RU1, RU2, RU3, RU4, RU6, C1, C2, C3, C4.	
Direction 9.2	
1) A planning proposal must: i. be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement ii. consider the significance of agriculture and primary production to the State and rural communities iii. identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources iv. consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions v. promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities vi. support farmers in exercising their right to farm vii. prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use viii. consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land b) (i) consider the social, economic and environmental interests of the community. (2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it: (a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses	This Planning Proposal is consistent with the Narromine Residential and Large Lot Residential Strategy 2018 with recent updates confirming the future use of this land for large lot residential. THE LUCRA has considered the significance of adjoining agricultural land and its viability. The Biodiversity Constraints Assessment has considered environmental values on the site and protection of unique and sensitive resources. This land is not recognized as state significant agricultural land as identified in chapter 2 of the SEPP (Primary Production) 2021. The proposal has considered the proposed minimum lot sizes and has prioritized minimizing fragmentation of rural land. Minimum lot sizes are in accordance with lot sizes in the vicinity of the land and take into account the need for buffering from adjoining agricultural land uses.

(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains (c) where it is for rural residential purposes: i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres ii. is necessary taking account of existing and future demand and supply of rural residential land.	The land will have connections to utilities, transport and the nearby centre of Narromine. The rezoning is considered necessary due to unavailability developed lots from recently zoned R5 land. Council is attempting to stimulate development of a variety of dwellings in residential zones to satisfy demand.
Consistency	
A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy approved by the Planning Secretary and is in force which: i. ii. gives consideration to the objectives of this direction, and identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), or (b) is of minor significance.	
9.3 Oyster Aquaculture	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A

Attachment 3
Concept Plan for future Subdivision



CONCEPT PLAN FOR FUTURE SUBDIVISION –

PROPOSED SUBDIVISION OF LOT 227 AND 228 DP755131; & LOT 1 DP249020, 36 JONES CIRCUIT NARROMINE

Narromine
SHIRE COUNCIL

RESIDENTIAL AND LARGE LOT RESIDENTIAL UPDATE

NARROMINE SHIRE COUNCIL

2025

Contents

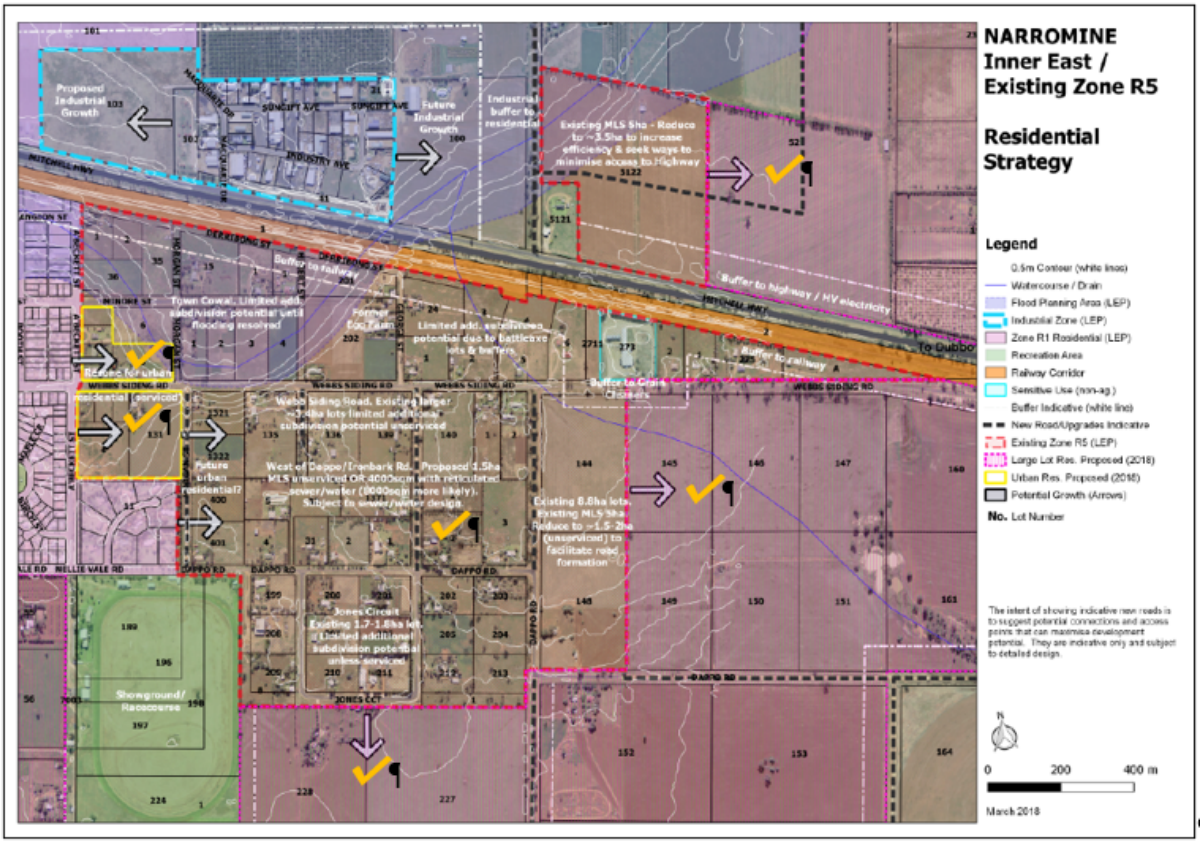
1.0 Introduction

Since adoption of the Residential and Large Lot Residential Strategy in 2018, a number of identified sites have been rezoned and minimum lot sizes changed. These changes have stimulated development in some precincts with dwelling approvals demonstrating this take-up. With new population estimates showing potential increases with renewable and larger projects in the region, it is timely that Council now review whether any short term viable areas for housing can be activated.

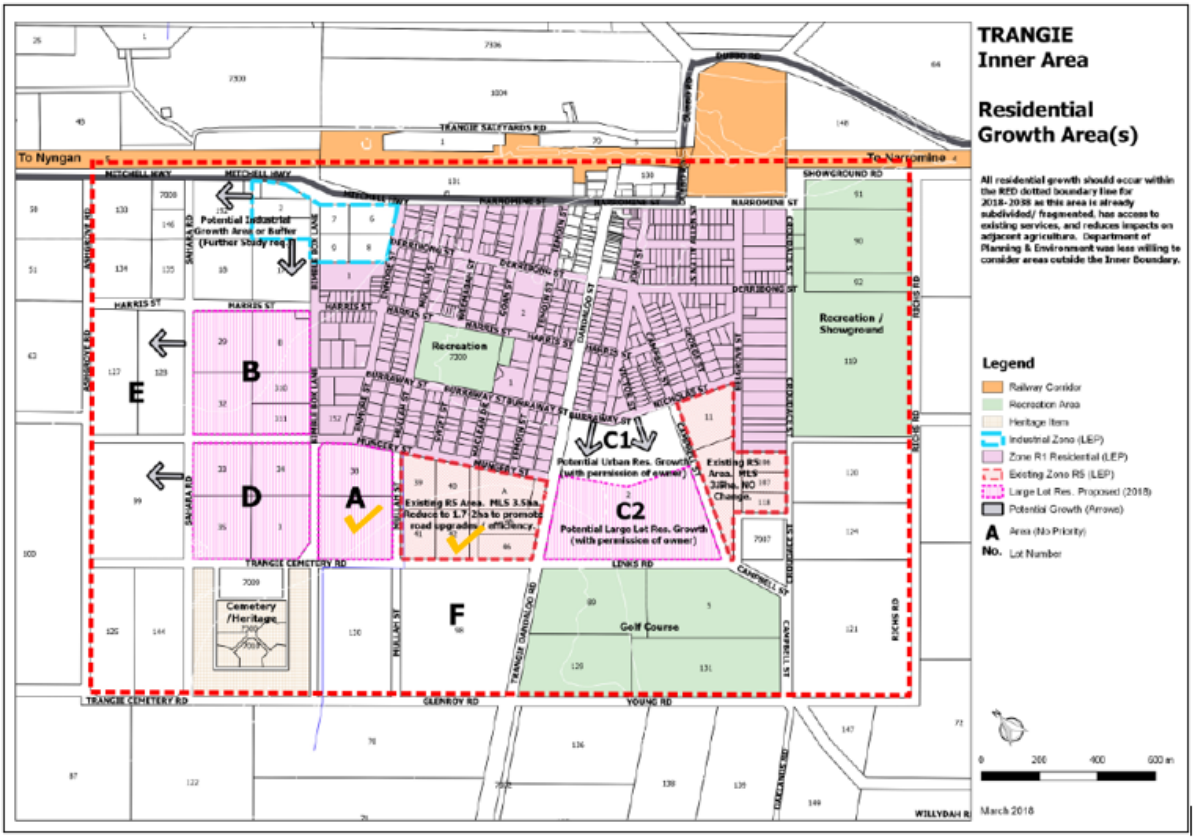
This document updates the progression of the above Strategy – lands which have and have not progressed with changes, supply and demand analysis, new priorities/development opportunities and updates on the lifetime of the 2018 strategy. This update will also provide direction on additional work to be completed.

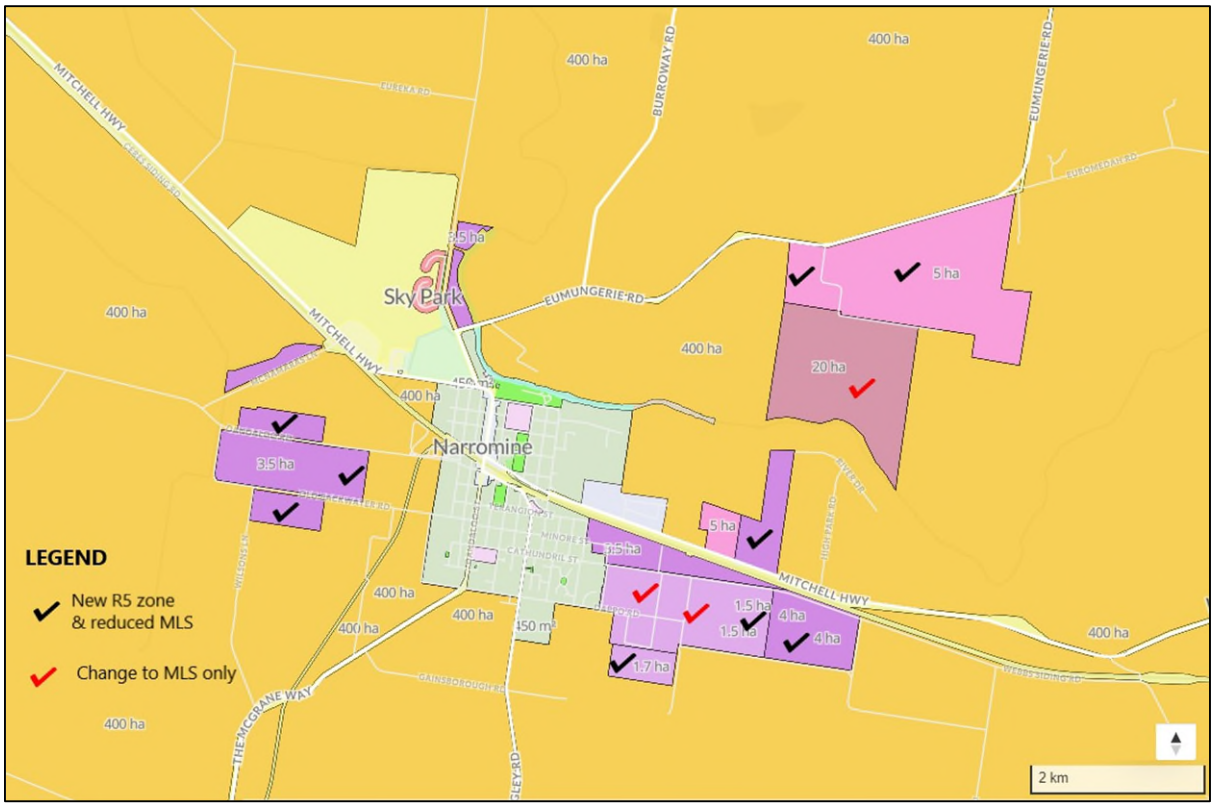
2.0 Actioned areas - Supply

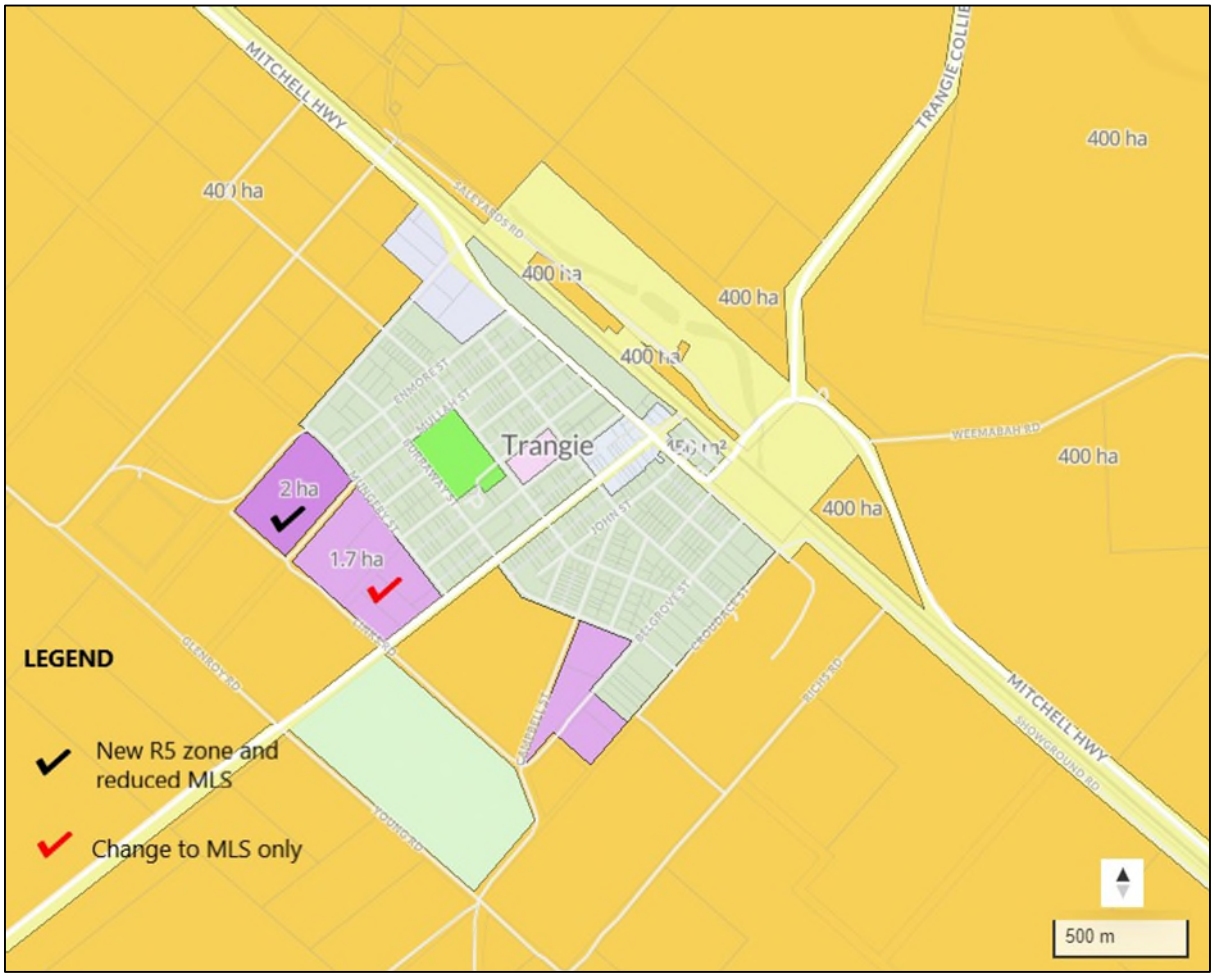
Since the adoption of the above Strategy in 2018 a number of areas have been brought forward and rezoned and had minimum lot sizes altered. Maps below taken from the adopted Strategy show the changes made ✓ with a corresponding & completed LEP amendment.



NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL UPDATE







It can be seen from the adopted Strategy maps above that not all areas recommended for changes were rezoned or reduced MLS due to owners at the time not in favour of amendments. Also of note is that even though sites have had zoning and minimum lot sizes changed, this does not mean they will automatically be offered for sale as vacant and developable lots. This is a factor limiting the supply of our land for housing.

3.0 Demand update

The above maps show broad changes in zoned supply of LLR & Residential land in the LGA over time. Demand has also changed over the lifetime of the Strategy.

Below is an extract from the 2018 Strategy relating to dwelling demand stemming from DA approval data.

> *Annual demand:*
>
> *a) 4-5 new dwellings around the Town of Narromine;*
>
> *b) 1-2 new dwellings around Trangie;*
>
> *c) 1-2 new dwellings around Tomingley.*

Council records since the above strategy was adopted have shown below the actual approvals for new R1 & R5 dwellings in each of the towns.

Table 1: Dwelling Approvals by Type/Year/Locality

Year	New R1 dwelling approvals Narromine	New R1 dwelling approvals Trangie	New R5 dwellings (LGA) – note all Narromine	New RU1 dwellings & towns
2018	5	0	3	2 Narromine 1 Tomingley
2019	7	2	1	2 Narromine 1 Tomingley
2020	14 + 31 aged care units	1	1	3 Narromine 1 Tomingley
2021	7	1	3 (1 of these 3 Tomingley)	3 Narromine 4 Tomingley
2022	9	7	2	0
2023	11 + 4 units	4	0	1 Trangie 2 Tomingley
2024	22	0	2	2 Narromine
2025 (Jan-Mar)	3	9	0	0
TOTAL	113 incl units	24	9	22
Average per year	14	3	1.3	3.1

Source: Narromine Shire Council DA register

Based on the above actuals, dwelling demand since the Strategy has increased to **14-15** dwellings per year on average. Points to note from the above data:

- Narromine R1 dwelling approvals in 2024 include fourteen (14) residential group home dwellings
- Trangie 2025 R1 figures include an 8-unit approval in Mullah St, to be staged
- At the time of writing, there are fourteen (14) vacant residential lots for sale in Narromine and two (2) in Trangie
- R5 dwellings slow due to very limited vacant lots available/for sale & limited interest from current owners to develop/subdivide, apart from small-scale 2 lot subdivisions.

From the above data, the following table projects average lot numbers required for residential and LLR for the long term (10-15 years), incorporating supply and revised demand.

Table 2: R1 Residential land supply to 2040

Area	5 year demand (no. lots)	Total supply (lots avail)	Lots remaining at period end			Additional supply needed by
			2025-2030	2030-2035	2035-2040	
Narromine						
Zoned and serviced	70	66	0	0	0	2029
Zoned and unserviced	70	7	0	0	0	2026
Trangie						
Zoned and serviced	15	21	6	0	0	2030
Zoned and unserviced	15	2	0	0	0	2029

Source: Narromine Shire Council.
Note, 'serviced' in the above data means provided with at least sewerage services.

Table 3: R5 Large Lot Residential land supply to 2040

Area	5 year demand (no. lots)	Total supply (lots avail)	Lots remaining at period end			Additional supply needed by
			2025-2030	2030-2035	2035-2040	
Narromine						
Zoned and serviced	7	0	0	0	0	2025
Zoned and unserviced	7	31	24	17	10	2040
Trangie						
Zoned and serviced	7	0	0	0	0	2025
Zoned and unserviced	7	7	0	0	0	2030

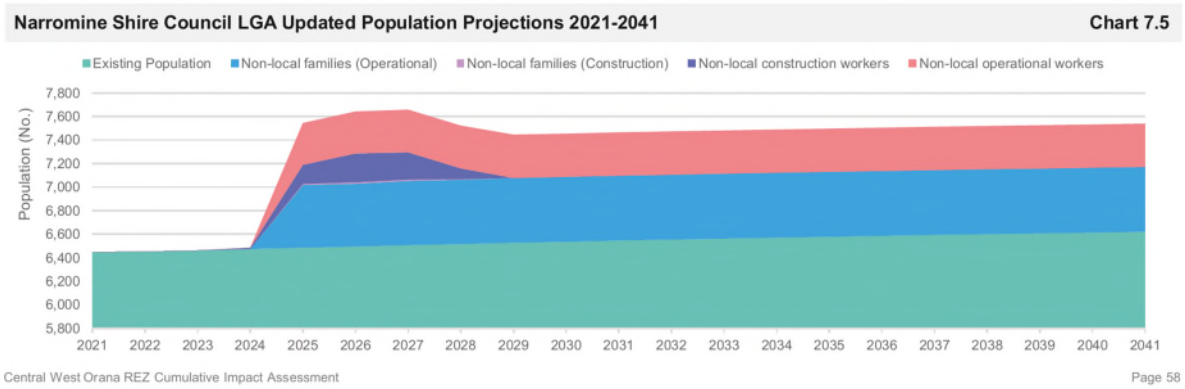
Source: Narromine Shire Council

The above tables demonstrate a lack of supply from 2025-2030 onwards based on housing demand data. The following points summarise key issues from the above data:

- More unserviced land is available than serviced. This is not Council's preferred option and moving forward, ease of infrastructure provision forms part of the reasonings for activating identified sites.
- A rolling supply of various R1 and R5 lands cannot be provided at present and new sites need to be activated.
- The above data is using averages from prior years where additional pressure for housing renewable project workers is not accounted for, as explored below.

3.1 Population projections due to worker housing demand

Coupled with the above increases in dwellings approvals, demand for housing is expected to rise locally with the Central West & Orana REZ developments. The Department of Planning REZ team is currently assessing the cumulative impact of housing demand in the REZ, with updated population projections showing increases. Chart 7.5 below from the Draft Cumulative Impact Assessment outlines estimates for additional worker housing demand.



Although the above is an estimate, predictions are that the LGA's population will grow by just over 1000 people during the lifetime of the REZ construction phase. Planning for this surge is required now to ensure that residential land is available and serviceable.

4.0 Prioritized options – what do we do?

Meeting housing need requires a multi-faceted approach including efficient use of existing residential land and appropriate hazard-free & serviceable fringe expansion.

4.1 Infill Options

As shown above, Council has already amended the Narromine LEP (Amendment no 11) which in part included increasing density in the R1 and R5 zones in certain hazard free precincts. These changes were worthwhile, however do rely on a committed owner to sell or bring this change to fruition.

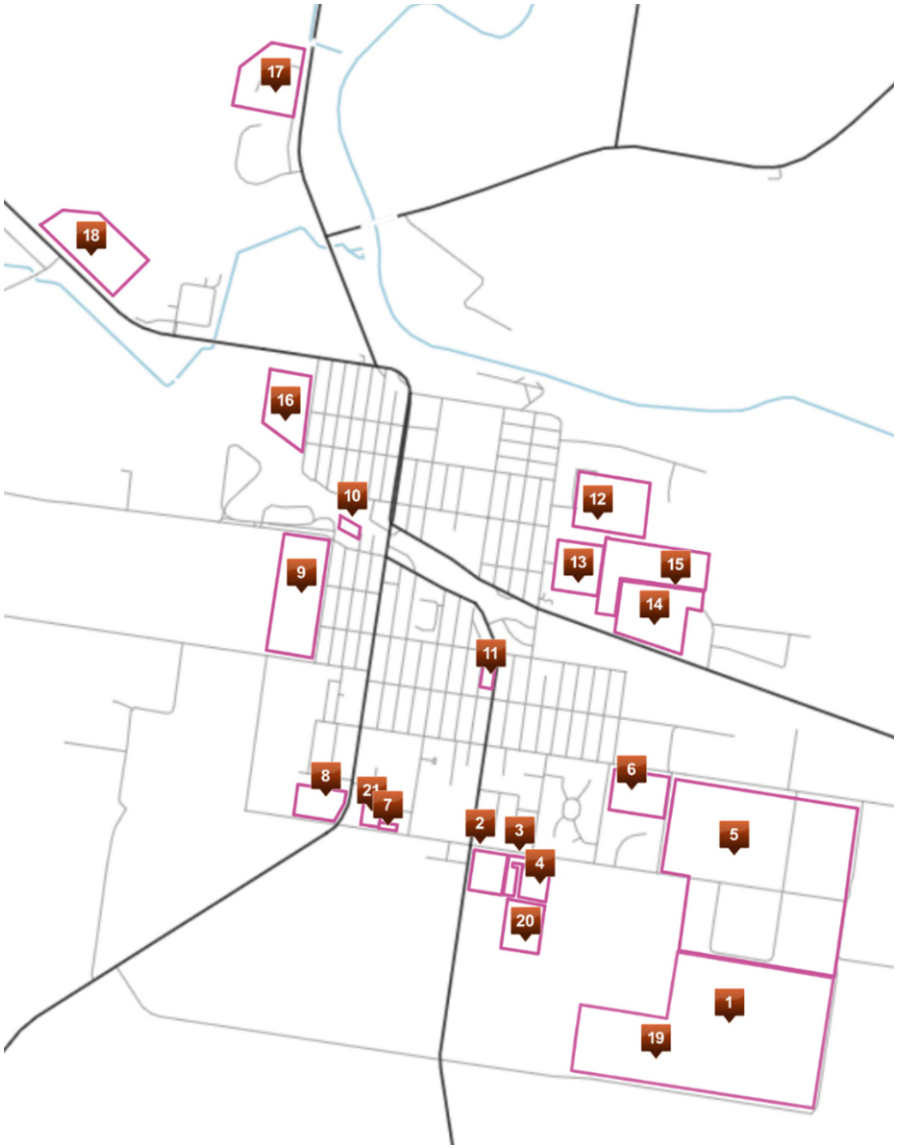
At this stage no further infill sites are recommended for density changes. The LEP notes a minimum lot size for dual occupancy and multi dwelling housing and residential flat buildings of 800m2 in the R1 and RU5 (Village) zones. Most residential lots for infill can meet this minimum and Council has not received many requests for lots smaller than this size to house additional dwellings.

There is also the option to infill with housing via residential subdivision. The minimum lot size for subdivision in the R1 zone is 450m2. This is also considered adequate and does not in itself deter development.

Council will continue to support developers and any enquiries for subdivision of existing R1 land. This is Council's first preference however when these sites are not forthcoming, new lands need to be brought forward.

4.2 Greenfield sites

The plan & table below shows Narromine infill as well as greenfield options available, with priority greenfield sites highlighted.



No.	Description
1	Jones Circuit 18 residential lots R5, future development NSC owned. Already zoned R5.
2	Dappo Road 15 lots constructed, 11 lots vacant, NSC owned
3	Dappo Road 16 lots constructed, 14 lots vacant
4	Aged Care over 55's 31 units DA approved
5	R5 Residential land not subdivided not serviced. Infill potential if serviced 4000m2
6	R1 Residential land not subdivided not serviced
7	R1 Residential development 7 lots DA approved not subdivided, not serviced
8	R1 Residential land not subdivided not serviced 15 lots
9	Fifth Ave R1 Residential land not subdivided not serviced 40 lots
10	Residential development 6 units DA approved
11	Residential development 16 units DA approved CC approved, under construction
12	R1 Residential development 77 lots DA approved, not yet under construction, not serviced
13	R1 Residential land not serviced
14	Industrial development 22 lots DA approved, not yet under construction, not serviced
15	R1 Residential land not subdivided not serviced
16	Sixth Ave R1 Residential land not subdivided not serviced 50 lots
17	'Skypark' residential land 27 lots constructed; 16 lots not developed
18	'Industrial'? development 22 lots constructed, 20 lots not developed, NSC owned
19	Potential Workers camp 500 beds. Earmarked for future R5 in Strategy.
20	Residential land not subdivided not serviced DA approved 15 lots
21	R1 potential 14 residential lots, not serviced

4.2.1 Jones Circuit

Jones Circuit (Lots 227 and 228 DP 755131 - **Area D** from the Strategy and **19** in the map below) is a medium-term site adjoining existing R5 land.

Narromine LEP Amendment No 11, which rezoned a number of residential and large lot residential lands, did not rezone all of Lots 227 and 228 to R5 partly due to timing of land release and to distance the residential land from intensive agriculture on Gainsborough Road. Council considers it now worthy to bring forward the southern portions of Lots 227 and 228 with a rezoning from RU1 to R5.

This site has been recently acquired by Council and can partly cater for the upcoming surge in population, providing all the land is appropriately zoned.

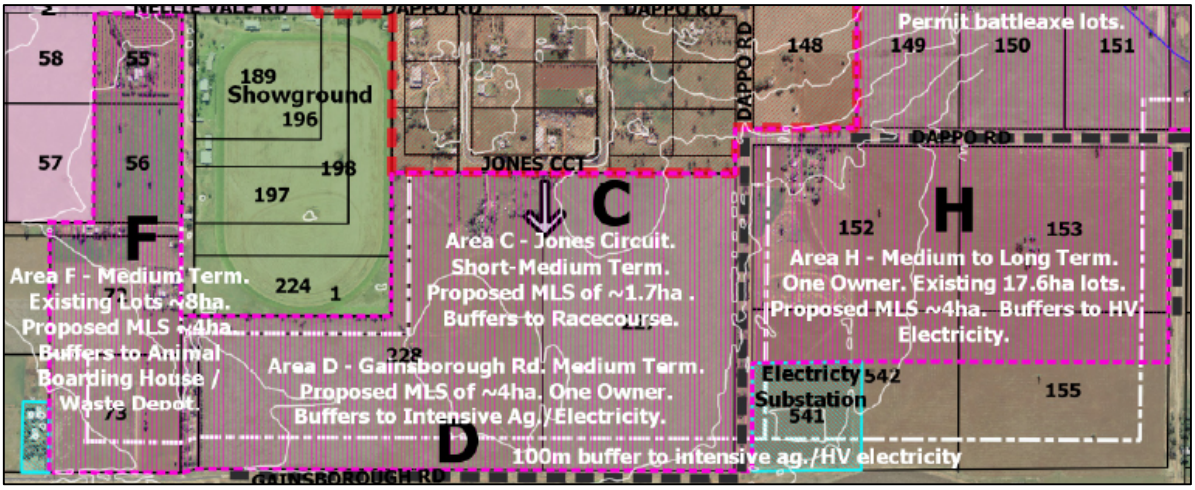


Figure 1: Extract from Residential and Large Lot Residential Strategy 2018

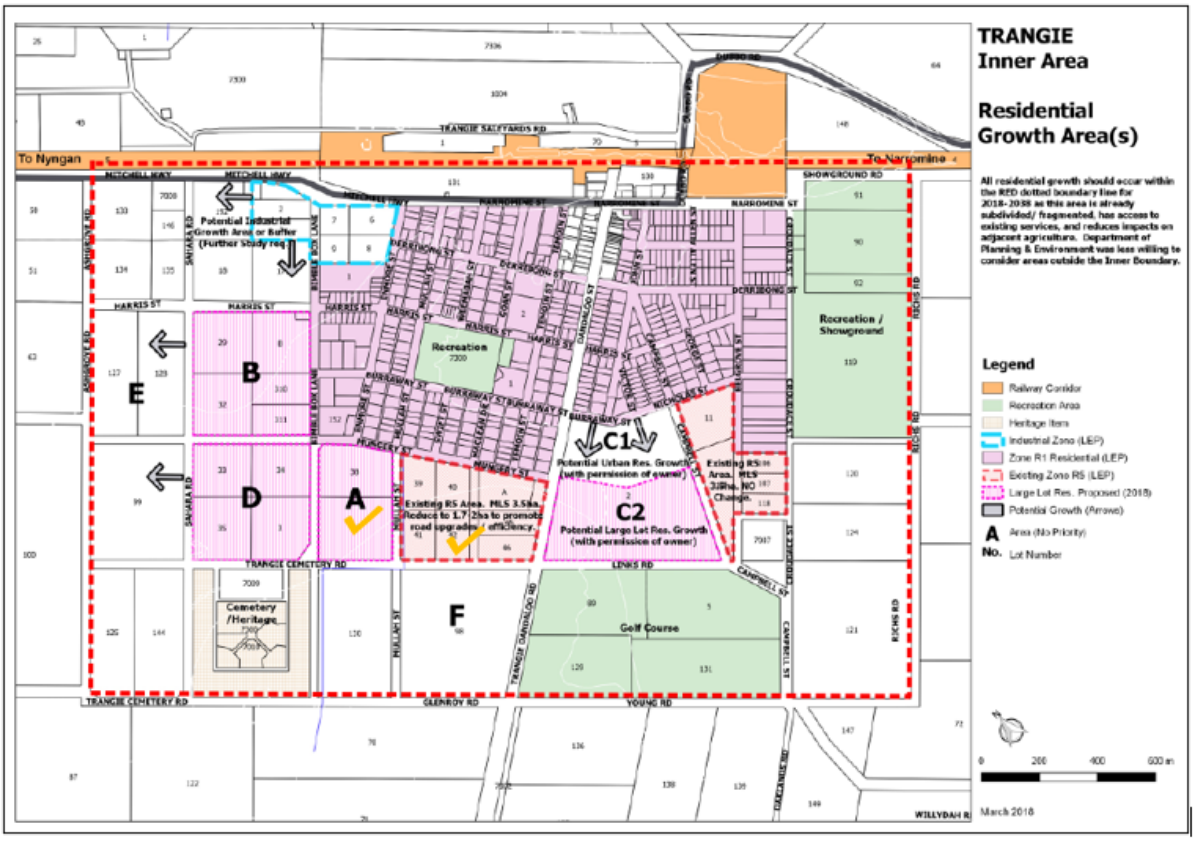
It is also acknowledged that Areas F and H from the Strategy are not likely to be developed for Large Lot Residential in the medium term due to existing extensive olive plantations (Area F) and passive grazing (Area H). With these areas moved to long term, this gives Area D greater importance for short term housing delivery. Area D is also on higher ground and unlike other sites, enjoys the benefit of limited flood risk controls.

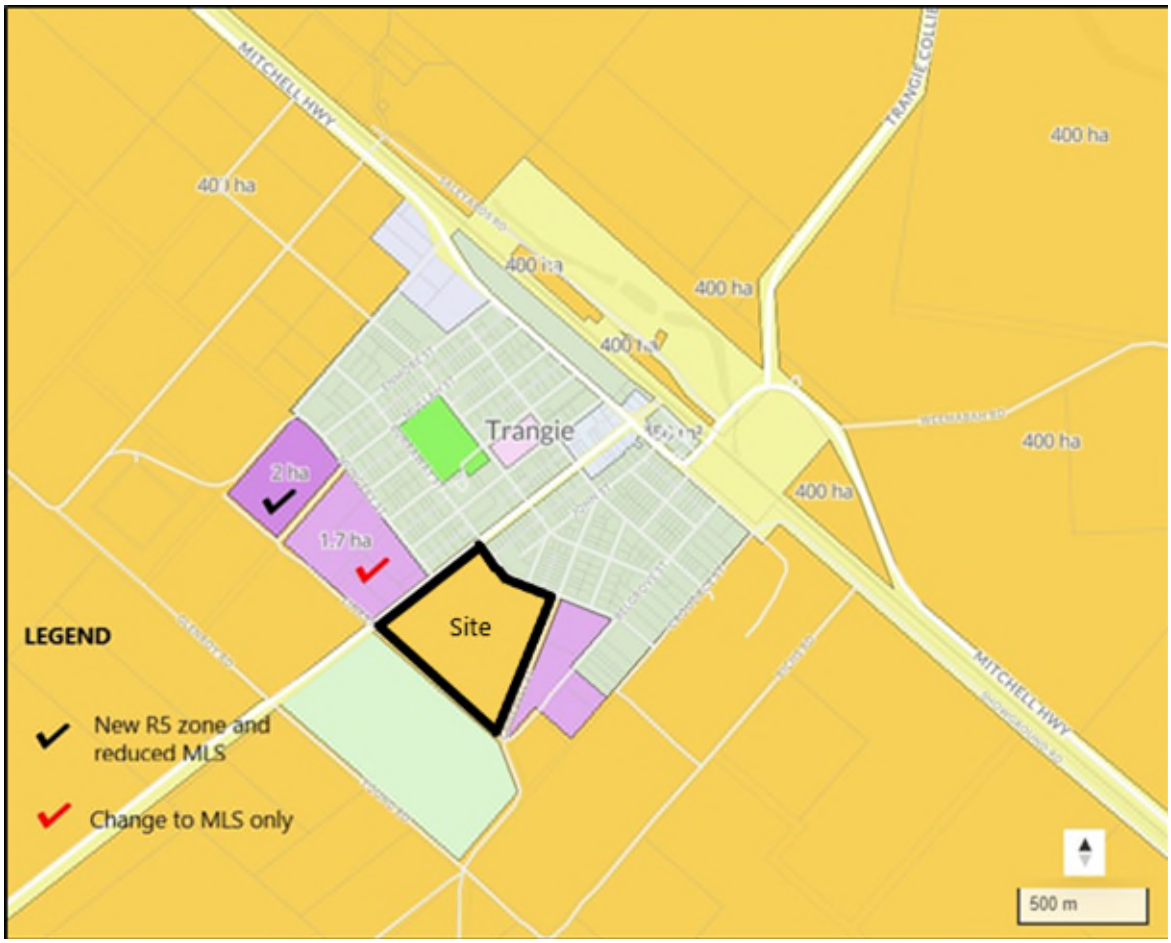
The minimum lot size recommended in the Strategy was 1.7ha for Area C (rezoning finalised) and 4ha for lands adjoining Gainsborough Road. Existing lots in the Jones Circuit subdivision are 1.5ha with these existing lots also able to subdivide down to 4000m2 if they connect to services (reticulated water and sewerage). This is legislated in the LEP lot size map as 'Area A'. It is proposed that Area C also have the ability to subdivide down to 4000m2 with servicing as this replicates development controls within Jones Circuit.

Area D is proposed to be rezoned to R5 (it is currently RU1 Primary Production) with a minimum lot size of 4ha. Council has the option to consider a smaller minimum lot size for this portion if servicing proves economically viable and buffering from adjoining land uses can be appropriately considered and designed.

4.2.2 Trangie Nicholas Street

Trangie has a greenfield site recommended for future R1 land in our current Strategy. The land is bordered by Burraway St/Nicholas St/Campbell St/Links Road and the Trangie Dandaloo Road. See plan below from the Strategy which shows the sites as C1 & C2.





This site was earmarked for future R1 with the Sub-Regional Land Use Strategy in 2009 and has remained a future residential site in subsequent strategies. It is now appropriate to bring this land forward for rezoning to residential.

This site borders existing water and sewerage infrastructure with extensions requiring further design as well as stormwater management options.

4.3 Justification for the above sites

With data analysis revealing a short-term need for residential (R1) land in Narromine, justification is needed to explain the sites put forward for changes, noting one is for R5 land in Narromine and the other, R1 land in Trangie.

- Council has permitted increased density in existing R5 lands in Narromine with Amendment No 11. Whilst this has been a worthwhile change, it relies on committed owners to come forward and develop their land. This is a long-term change and will produce sporadic R5 land supply for housing.
- Constrained R5 land supply is most likely contributing to low approval numbers. At the time of writing, two (2) large lot residential lots are for sale in Narromine.
- Council already has a residential (R1) subdivision underway on Dappo Road.
- The Trangie Nicholas St site has been recommended for rezoning for a long time. No other larger greenfield sites in Trangie are being subdivided at present for R1 land supply.

5.0 Additional work to be completed

To ensure the lands are appropriate for future residential and large lot residential, the following plans/reports will be required.

a) Subdivision plans including lot layout, roads and drainage,
b) Servicing plans which includes water main extensions as a minimum and sewerage options,
c) Preliminary Contamination Investigation – including desktop historical site use & further analysis where required,
d) Bushfire Assessment Report - the sites are bushfire prone (Vegetation Category 3) - a Bushfire Assessment Report is required,
e) Land Use Conflict Risk Assessment (LUCRA) which assesses potential conflicts from adjoining land uses with Area D (Jones Circuit) and Nicholas St in Trangie.

Separate to the above site-specific work, the Residential and Large Lot Residential Strategy requires a comprehensive review to update all contributing data including sites which are now viable/unviable due to major projects whose boundaries are now defined (such as Inland Rail). See Inland Rail route below.

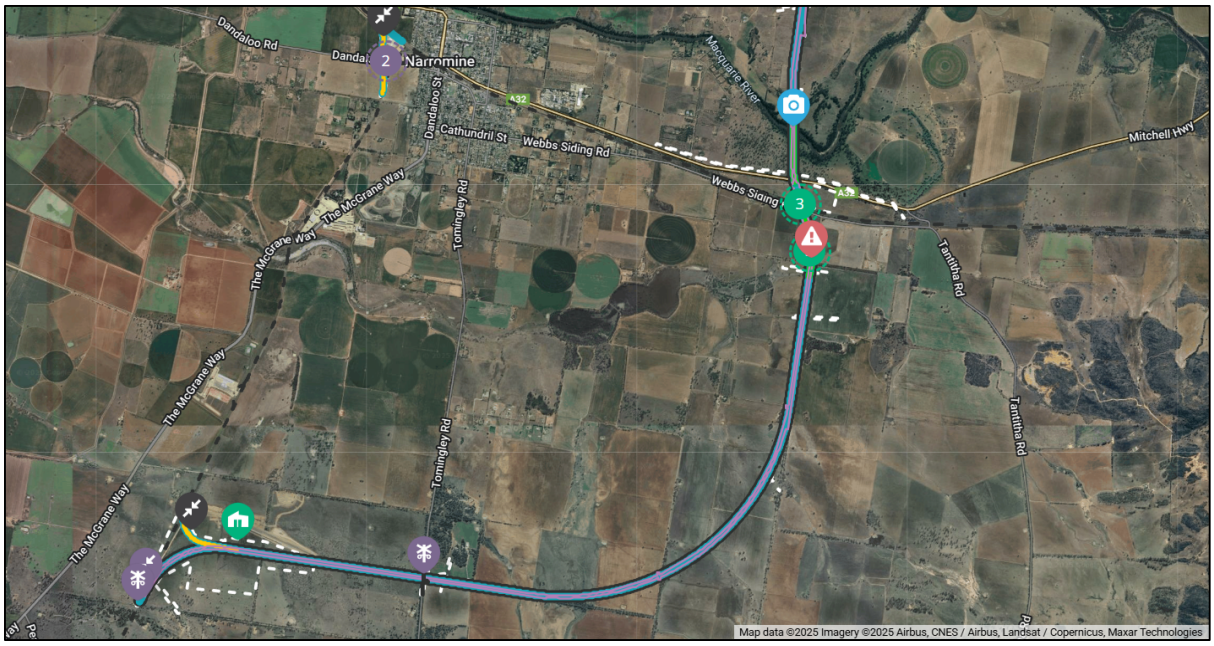


Figure 2: Inland Rail route south of Narromine. Source: www.inlandrail.com.au

In the context of the comprehensive process of future Strategic planning for housing, Council recognises Narromine and Trangie are surrounded by fertile agricultural land. The current development pattern appears to be sustainable in the short to medium term, however, continued expansion options for low density residential development and large lot residential in the longer term, require further assessment of impact on agriculture and the environment.

6.0 Conclusions and Recommendations

It is concluded that additional land supply within the Residential and LLR zones is required to meet current demand for serviced land.

It is recognised that there are two key sites previously identified in the Strategy (2018) that are able to be focus of future development proposals to meet the needs for additional land supply.

Site description and recommendation:

1. Rezone part Lots 227 and 228 DP 755131 (Jones Circuit) from RU1 to R5 and amend the minimum lot size on these lots to 1.7ha to match existing part-zoned portions;
2. Extend 'Area A' on the lot size maps to permit subdivision of the Jones Circuit land down to 4000m2 if connected to reticulated water and sewerage services;
3. Rezone Lot 2 DP 329094 (Nicholas St Trangie) from RU1 to R1 and reduce the minimum lot size from 400ha to 450m2;

Notations to these amendments:

- The minimum lot size of 450m2 in Trangie is contingent on water and sewer connections to resulting lots.
- Jones Circuit minimum servicing includes water infrastructure, pressurized sewerage, sealed public roads.

To clarify the status of recommendations in the Residential and Large Lot Residential Strategy adopted in 2018, it is recommended that the findings of this update be recognised by Council - to be referred to as the "Residential and Large Lot Residential Update" (2025).

Biodiversity Constraints Assessment - 36 Jones Circuit, Narromine

Rezoning Proposal

Narromine Shire Council

Document Tracking

Project Name: Rezoning proposal - 36 Jones Circuit, Narromine

Project Number: 600-25MUD11179

Project Manager: Natalie De Losa

Version	Prepared by	Reviewed by	Approved by	Status	Date
v0c	Natalie De Losa	Cheryl O'Dwyer	Kalya Abbey	Final	22/07/2025

This report should be cited as 'Eco Logical Australia 2025, Rezoning proposal - 36 Jones Circuit, Narromine, Prepared for Narromine Shire Council.'

Acknowledgements

This document has been prepared by Eco Logical Australia Pty Ltd with support from Narromine Shire Council.

Abbreviations

Abbreviation	Description
AG DCCEEW	Australian Government Department of Climate Change, Energy, the Environment & Water
BAM	Biodiversity Assessment Method
BC Act	*Biodiversity Conservation Act 2016*
BDAR	Biodiversity Development Assessment Report
BMAT	NSW Biodiversity Values Map and Threshold Tool
BOS	Biodiversity Offset Scheme
BS Act	*Biosecurity Act 2015*
BV	Biodiversity Values
DA	Development Application
DPI	Department of Primary Industries
DPIE	Department of Planning, Housing and Infrastructure
DPIE	NSW Office of Environment & Heritage
DPIRD	Department of Primary Industries and Regional Development
DSEWPC	Department of Sustainability, Environment, Water, Population and Communities
ELA	Eco Logical Australia
EP&A Act	*Environmental Planning and Assessment Act 1979*
EPBC Act	*Environmental Protection and Biodiversity Conservation Act 1999*
HBTs	Hollow-bearing Trees
IBRA	Interim Biogeographic Regionalisation for Australia
LEP	Local Environmental Plan
LGA	Local Government Area
LWD	Large Woody Debris
MNES	Matters of National Environmental Significance
NSC	Narromine Shire Council
NSW DCCEEW	New South Wales Department of Climate Change, Energy, the Environment & Water
NVACE	Native Vegetation Area Clearing Estimate
PCT	Plant Community Type
PMST	Protected Matters Search Tool
RSWMP	Regional Strategic Weed Management Plans
SEED	Sharing and Enabling Environmental Data
SEPP	*State Environmental Planning Policy*
SVTM	State Vegetation Type Mapping
TECs	Threatened Ecological Communities

Executive Summary

Eco Logical Australia (ELA) was engaged by Narromine Shire Council (NSC) to prepare a Biodiversity Constraints Assessment for the proposed rezoning of 36 Jones Circuit, inclusive of Lot 227 DP 755131, Lot 228 DP 755131 and Lot 1 DP 249020, in Narromine, NSW. At present the northern portion of the study area is zoned as R5: Large Lot Residential and the southern portion is zoned as RU1: Primary Production. This assessment supports a planning proposal for the rezoning of the entire study area as R5: Large Lot Residential, this being approximately 68.7 ha (the study area). Whilst the northern portion is already zoned as R5 the entire study area was included in this assessment to ensure thoroughness and provide information for future land use

Biodiversity values were assessed through a desktop review and an ecological field survey. The study area is highly disturbed, historically cleared, and currently grazed by horses. The vegetation across the study area was dominated by exotic weed species, native grasses and naturalised legumes. The vegetation within the study area is degraded and lacks sufficient native floristic composition or structural integrity to be assigned to a native vegetation Plant Community Type (PCT). This is further evidenced by the mapping for the study area as predominately Category 1 (exempt) under the NSW Draft Native Vegetation Regulatory Map and the State Vegetation Type Mapping (SVTM), which classifies the area as non-native vegetation.

No threatened species listed under the *Biodiversity Conservation Act 2016* (*BC Act*), or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (*EPBC Act*) were recorded during field surveys. Twenty-four threatened fauna species and two threatened flora species were identified as having the potential to occur within the study area. Significance assessments under the *BC Act* and *EPBC Act* were completed for all species with potential to occur. Based on survey results, the desktop assessment and assessments of significance of impact undertaken, there will be no impacts to biodiversity as a result of the proposed rezoning.

An assessment against the triggers for entry into the Biodiversity Offset Scheme (BOS) under the BC Act was undertaken for potential future development (subdivision), using the NSW Biodiversity Values Map and Threshold Tool Report (Appendix A). The report indicates that the estimated area of native vegetation which would require clearing is 0.87 ha, which exceeds the clearing threshold of 0.5 ha for R5 zoned land. At the time of this biodiversity constraints assessment, it has been confirmed that no native vegetation is present in the study area and therefore this trigger will not apply.

It is recommended that a further assessment is undertaken prior to subdivision to confirm the status of native vegetation, as regeneration and changes to native species composition may occur over time, especially if current agricultural (grazing) land management is not continued. However, under the current provisions, entry into the BOS would be at the discretion of the Narromine Shire Council (NSC).

Key findings:

- The study area is highly disturbed from historical management as farmland.
- A PCT could not be assigned to vegetation within the study area, and therefore it is not considered native vegetation.
- Twenty-four threatened fauna and two threatened fauna species were identified as having the potential to occur within the study area, although none were recorded during the site survey.
- Further assessment has concluded that no significant impacts will occur to threatened species or their habitat due to the proposed rezoning.

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1. Introduction

1.1. Project description

Eco Logical Australia (ELA) was engaged by Narromine Shire Council (NSC) to prepare a Biodiversity Constraints Assessment for the proposed rezoning of 36 Jones Circuit, inclusive of Lot 227 DP 755131, Lot 228 DP 755131 and Lot 1 DP 249020, in Narromine, NSW. The combined area of these lots, totalling 68.7 ha, will henceforth be referred to as the study area. At present the northern portion of the study area is zoned as R5: Large Lot Residential and the southern portion is zoned as RU1: Primary Production. This assessment supports a planning proposal for the rezoning of the entire study area as R5: Large Lot Residential. Whilst the northern portion is already zoned as R5 the entire study area was included in this assessment to ensure thoroughness and provide information for future land use.

The key objectives of this assessment are to:

- Identify and describe ecological values within the study area, including potential habitat for threatened species and ecological communities listed under the Biodiversity Conservation Act 2016 (*BC Act*) and/or the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*).
- Assess the significance of potential impacts in accordance with Section 7.3 of the *BC Act* and the *EPBC Act* Significant Impact Guidelines 1.1 – Matters of National Environmental Significance (AG DCCEEW 2013).
- Recommend further assessment pathways if required.

1.2. Study area

The proposed development study area is approximately 68.7 ha and encompasses Lot 227 DP 755131, Lot 228 DP 755131 and Lot 1 DP 249020, collectively referred to as 36 Jones Circuit, located in Narromine, NSW (Figure 1). The study area is in the NSC Local Government Area (LGA) within the Darling Riverine Plains Interim Biogeographic Regionalisation for Australia (IBRA) Region and Bogan-Macquarie IBRA Subregion.

Currently the northern portion of the study area is zoned as R5: Large Lot Residential, and the southern portion is zoned as RU1: Primary Production (Figure 2). As such, the area primarily consists of historically cleared land, used for mixed farming. The area is currently being grazed by horses. There is an existing house and associated yards present in the northern portion of the study area (Plate 1). The proposed 36 Jones Circuit residential lot zoning is presented in Figure 3.

Figure 1: Site context

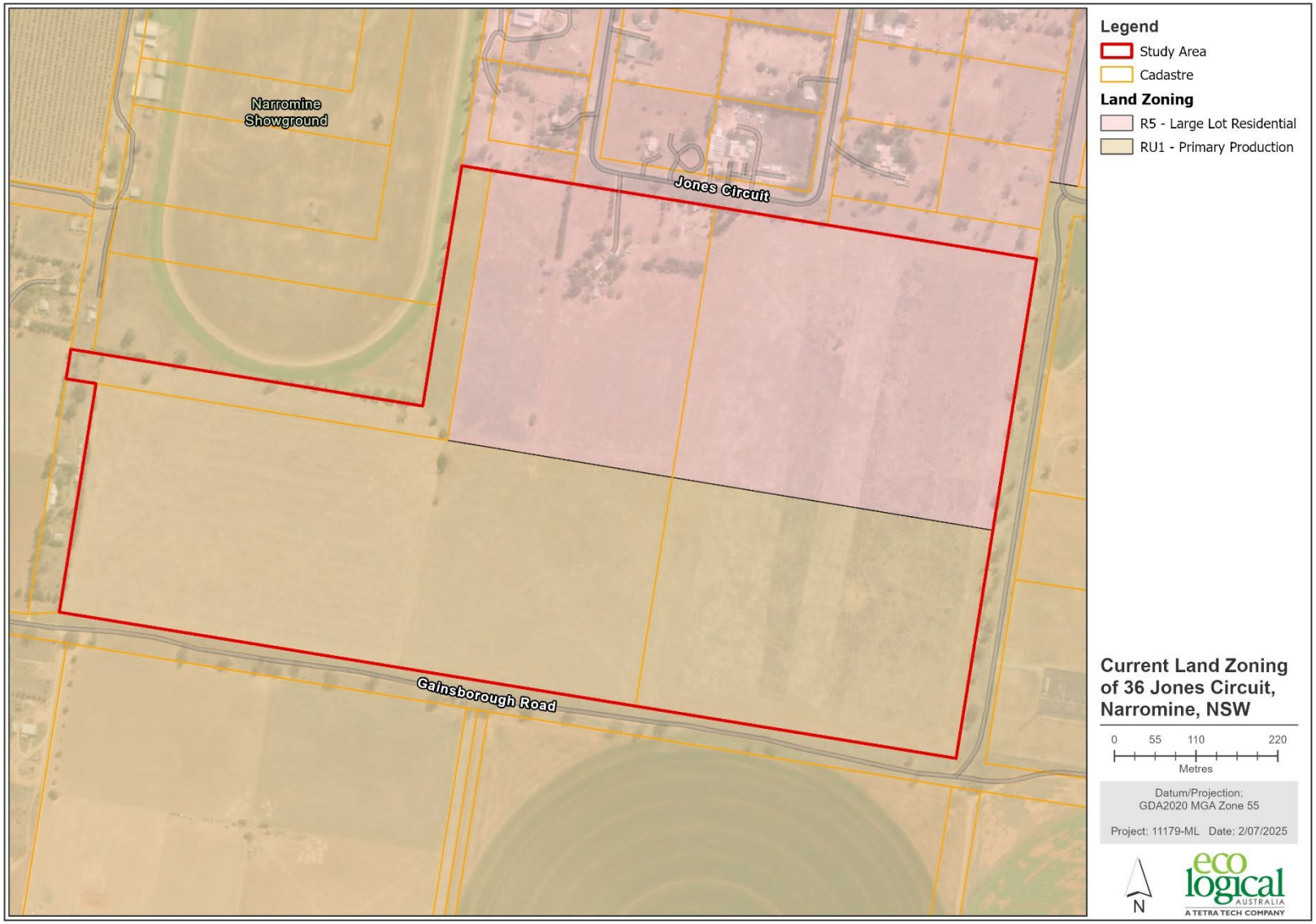

Figure 2: Current land zoning of 36 Jones Circuit, Narromine, NSW

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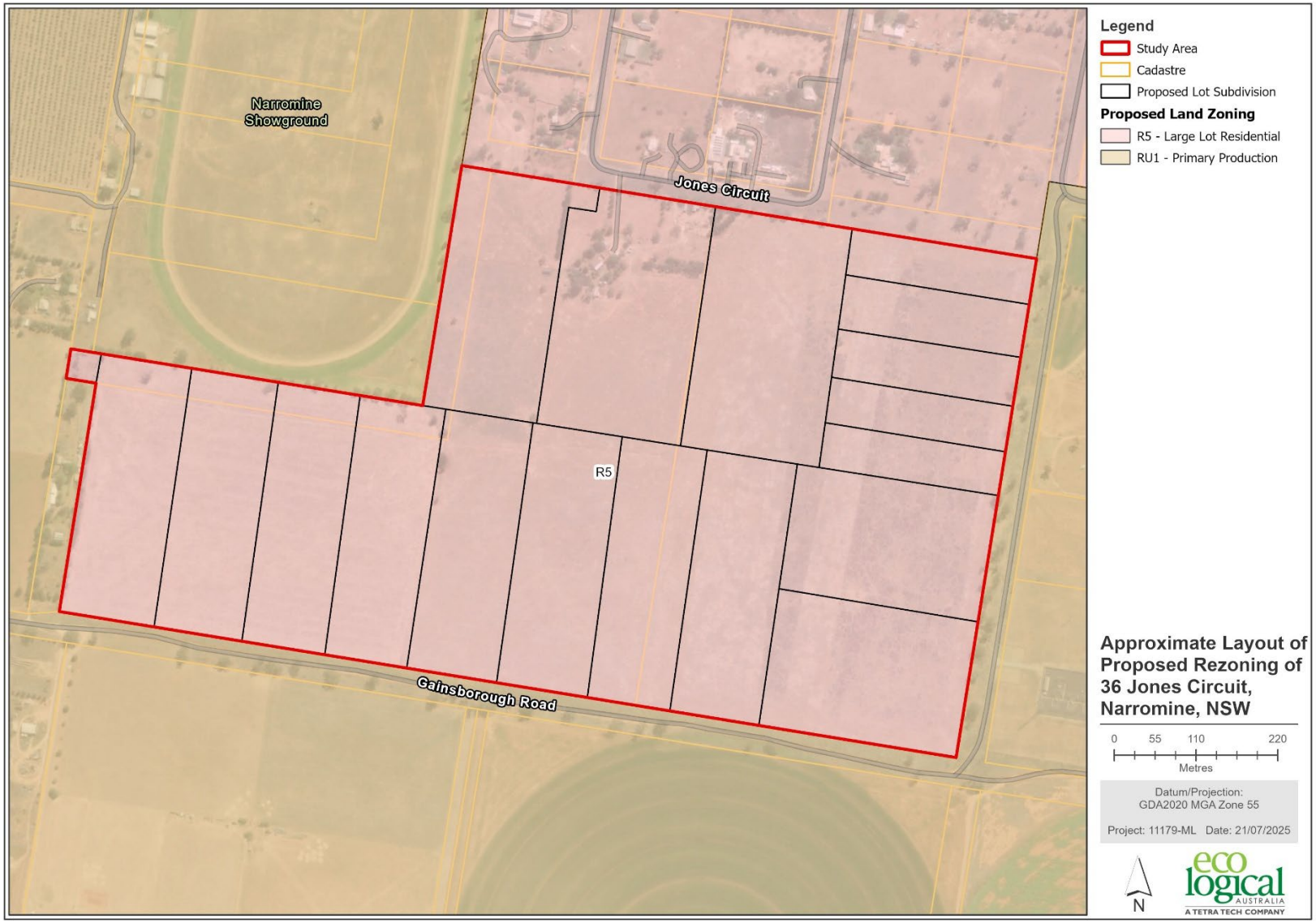

Figure 3: Approximate layout of proposed rezoning of 36 Jones Circuit, Narromine, NSW

Plate 1: Existing house and associated yards in north of study area

1.3. Legislative context

Relevant legislation is identified below

Table 1: Legislative context of works

Name	Relevance to proposed works
Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)	The *EPBC Act* aims to protect Matters of National Environmental Significance (MNES) including wetlands of international importance, threatened species and communities and listed migratory species. An action that may or is likely to have a significant impact on MNES should be referred to the Commonwealth to determine whether it is a Controlled Action that requires approval from the Commonwealth. An assessment of potential presence and the significance of impacts to MNES is provided in this report.
Environmental Planning and Assessment Act 1979 (EP&A Act)	Part 4 of the *EP&A Act* applies to activities requiring consent. A determining authority must consider to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity. An assessment of potential presence and significance of impacts to threatened species is included in this report.
Biodiversity Conservation Act 2016 (BC Act)	The purpose of the *BC Act* is to maintain a healthy and productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. An assessment of potential presence and significance of impacts to *BC Act* threatened species is included in this report.
State Environmental Planning Policy (SEPP) – Biodiversity and Conservation Chapter 3&4 Koala Habitat Protection 2020/21	Core Koala habitat means an area with a resident population of koalas, evidenced by attributes such as breeding females, recent sightings, and historical records. Potential Koala habitat means areas of native vegetation where the trees of the types listed in Schedule 2 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component. No core koala habitat is located in the study area. Given the presence of *Eucalyptus populnea* (Bimble box) as paddock trees and in the surrounding landscape the area is classified as potential koala habitat.
Biosecurity Act 2015 (BS Act)	The *Biosecurity Act (BS Act) 2015* provides a framework for the prevention, elimination and minimisation of biosecurity risks posed by biosecurity matter, dealing with biosecurity matter, carriers and potential carriers, and other activities that involve biosecurity matter, carriers, or potential carriers. Whilst the *BS Act* provides for all biosecurity risks, implementation of the *BS Act* for weeds is supported by Regional Strategic Weed Management Plans (RSWMP) developed for each region in NSW. Two weed of National Significance were identified within the study area, *Lycium ferocissimum* (African boxthorn) and *Salix spp.* (Willow). Control of this weed will need to be implemented during the development stage.

2. Methodology

2.1. Desktop assessment

A desktop assessment was undertaken to identify the potential presence of any threatened species, populations and ecological communities listed under the *BC Act* and/or the *EPBC Act*, likely to occur in the study area. The following databases were reviewed prior to conducting the field survey:

- NSW Biodiversity Values Map and Threshold Tool (BMAT; Appendix A; NSW DCCEEW 2025)
- NSW BioNet Wildlife Atlas Search for threatened species, population and ecological communities that may have previously been recorded and are listed under the NSW *BC Act* within a 10km radius of the study area (Appendix B; DPIE 2025a)
- Commonwealth *EPBC Act* Protected Matters Search Tool (PMST), within a 10km radius of the study area (Appendix C; AG DCCEEW 2025a)
- State Vegetation Type Mapping (SVTM; DPIE 2025b)
- Department of Primary Industries (DPI) Key Fish Habitat Mapping (DPIRD 2025)
- 1:25,000 hydroline data: watercourses and waterbodies of NSW (DPIE 2018)
- Native Vegetation Regulatory Map (DPIE 2024) and Aerial imagery
- *Narromine Local Environmental Plan (LEP) 2011* (NSC 2011)
- *State Environment Planning Policy (SEPP) Biodiversity and Conservation 2021*
- NSW Threatened Species Profiles and Threats Database (DPIE 2025c)
- Other relevant Commonwealth, NSW and local legislation and planning instruments.

Appendix D identifies the threatened flora, fauna and ecological communities (TECs) returned by database searches as well as the likelihood of occurrence within the study area.

Likelihood of occurrence was determined by reviewing records of the area returned by the database searches, consideration of habitat available and habitat quality given in-field surveys and using expert knowledge of species' ecology.

Five terms for the likelihood of occurrence of species are used, as defined below:

- 'yes': the species was or has been previously recorded within the study area
- 'likely': medium to high probability that a species utilises the study area
- 'potential': suitable habitat exists for a species, but there is insufficient information to categorise the species as likely or unlikely to occur
- 'unlikely': a very low to low probability that a species utilises the study area
- 'no': habitat within the study area and immediately adjacent to the study area is non-existent or otherwise unsuitable for a species.

2.2. Site assessment

A field assessment was conducted by an ELA ecologist on 3 July 2025 to identify the ecological values present within the study area. Photographs were taken to document the general site condition, and opportunistic recordings of flora and fauna as well as weeds of significance were made. The entire study area was traversed either by vehicle or on foot.

Potential habitat for threatened and migratory species fauna species identified during the desktop review was assessed.

A list of opportunistically recorded flora and fauna species from the study area is provided in Appendix E.

2.2.1. Vegetation mapping

Native vegetation occurring within the study area was assessed with the aim of mapping to NSW Plant Community Types (PCTs) using the dominant species within each stratum present at the time of the survey and data pertaining to topography, soil type and geology. Vegetation within the study area was recorded during the field survey using Collector for ArcGIS. Data was collected to assess the following:

- Vegetation condition
- Potential corresponding PCTs using BioNet Vegetation Classification database (DPIE 2025d)
- Assessment against the listing criteria for TECs listed under the *BC Act* and/ or the *EPBC Act*.

2.3. Assessments of significance

Utilising the likelihood of occurrence table (Appendix D) completed using data from the desktop review and field assessment, assessments of significance were conducted under the Section 7.3 of the *BC Act* (Appendix F) and *EPBC Act* Significant Impact Guidelines 1.1 (Appendix G).

3. Results

3.1. Vegetation results

Aerial imagery and regional vegetation mapping assessed as part of the data review indicated that the study area consists of grassland with historical vegetation disturbance from mixed farming practices evident. The study area is currently mapped as PCT 0 under the SVTM which indicates that vegetation within the study area is not native and cannot been assigned to a PCT, likely due to the highly modified nature of the area (Figure 4). Outside of the study area, the SVTM shows the presence of PCT 82 (Western Grey Box - Poplar Box - White Cypress Pine tall woodland on red loams) on the eastern and southern borders of the study area.

Most of the study area is mapped as Category 1 (exempt) under the NSW Draft Native Vegetation Regulatory Map (DPIE 2024), indicating that it is substantially cleared of native vegetation, further evidence that the area is of low quality (Figure 5). Some small spots of Category 2 land remain on the western end of Lot 1 DP 249020, these being paddock trees and several *Atriplex nummularia* (Old man salt bush) plants. A map was created of the study area highlighting points of interest such as paddock trees, planted trees etc (Figure 6).

Located on the Marra Creek Formation, the study area has soils that are moderate in depth (50-500 cm). Classified as Dermosols, these soils are quaternary alluvial in nature and medium of texture (DPIE 2025e). Due to their high inherent fertility, these soils have been historically used in agricultural production. Surface soils of the study area were observed to be red silty-clays.

The vegetation across the study area was dominated by exotic weed species, native grasses and naturalised legumes (Plates 2-5). The most dominant species included *Carthamus lanatus* (saffron thistle), *Arctotheca calendula* (capeweed), *Sisymbrium irio* (London rocket), *Marrubium vulgare* (white horehound) as well as *Chloris truncata* (windmill grass), *Bothriochloa macra* (red grass), *Austrostipa verticillata* (slender bamboo grass), *Trifolium subterraneum* (sub-clover) and *Medicago arabica* (spotted medick). Densities of specific species varied across the study area. Two weeds of concern were noted, being *Lycium ferocissimum* (African boxthorn; Plate 6-7) and *Salix spp.* (willow). Several paddock trees exist across the study area including *Eucalyptus populnea* (Plate 8-9) and *Callitris glaucophylla* (white cypress pine) as well as some small areas of planted trees, predominantly *Allocasuarina gymnanthera* (she-oak; Plate 10).

Of the 59 plant species recorded, 30 were native or naturalised and 29 were exotic (Appendix E). The field survey did not identify any threatened flora or vegetation communities as occurring within the study area.

Figure 4: Current SVTM of study area and immediate surroundings

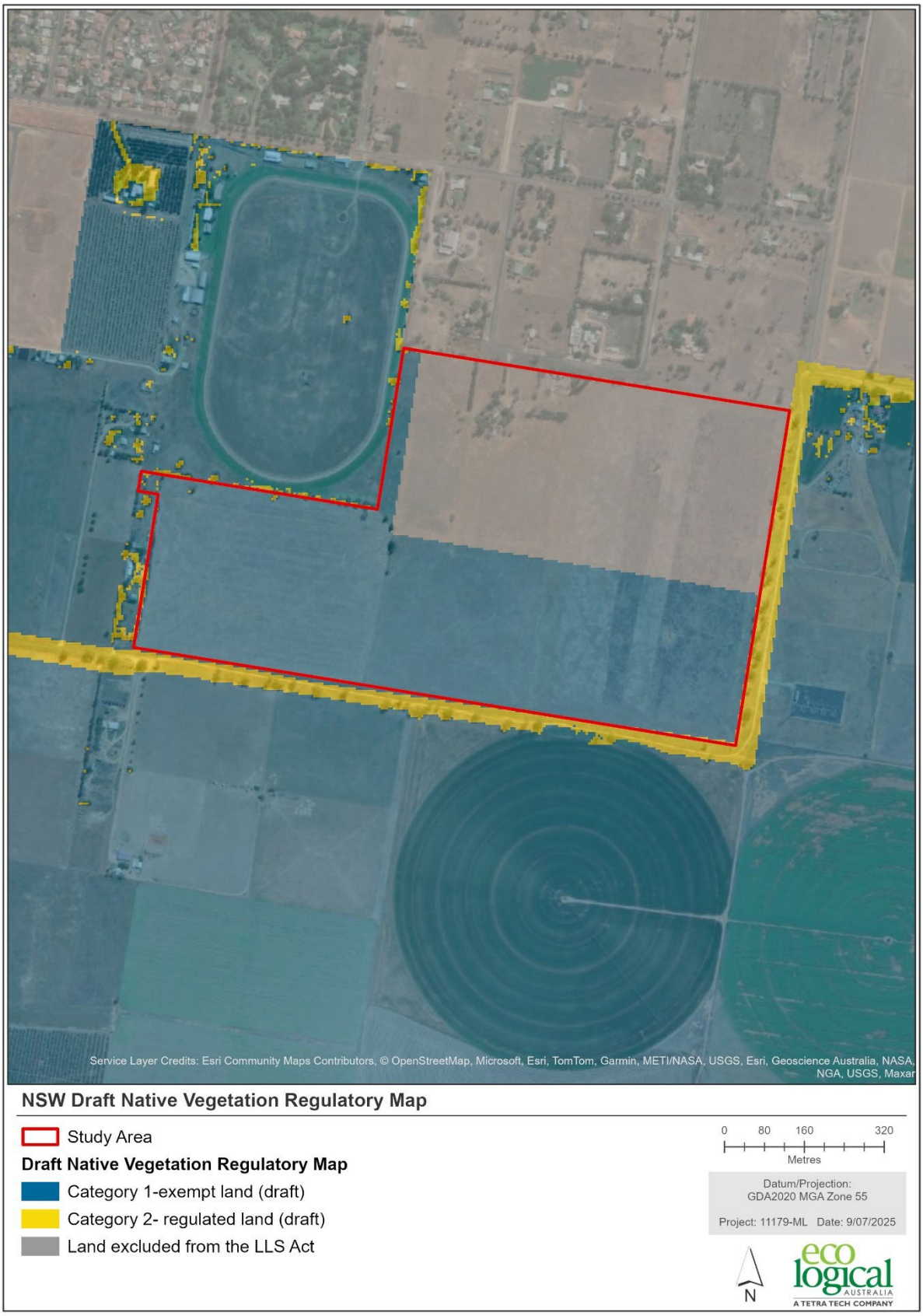

Figure 5: Draft Native Vegetation Regulatory Map

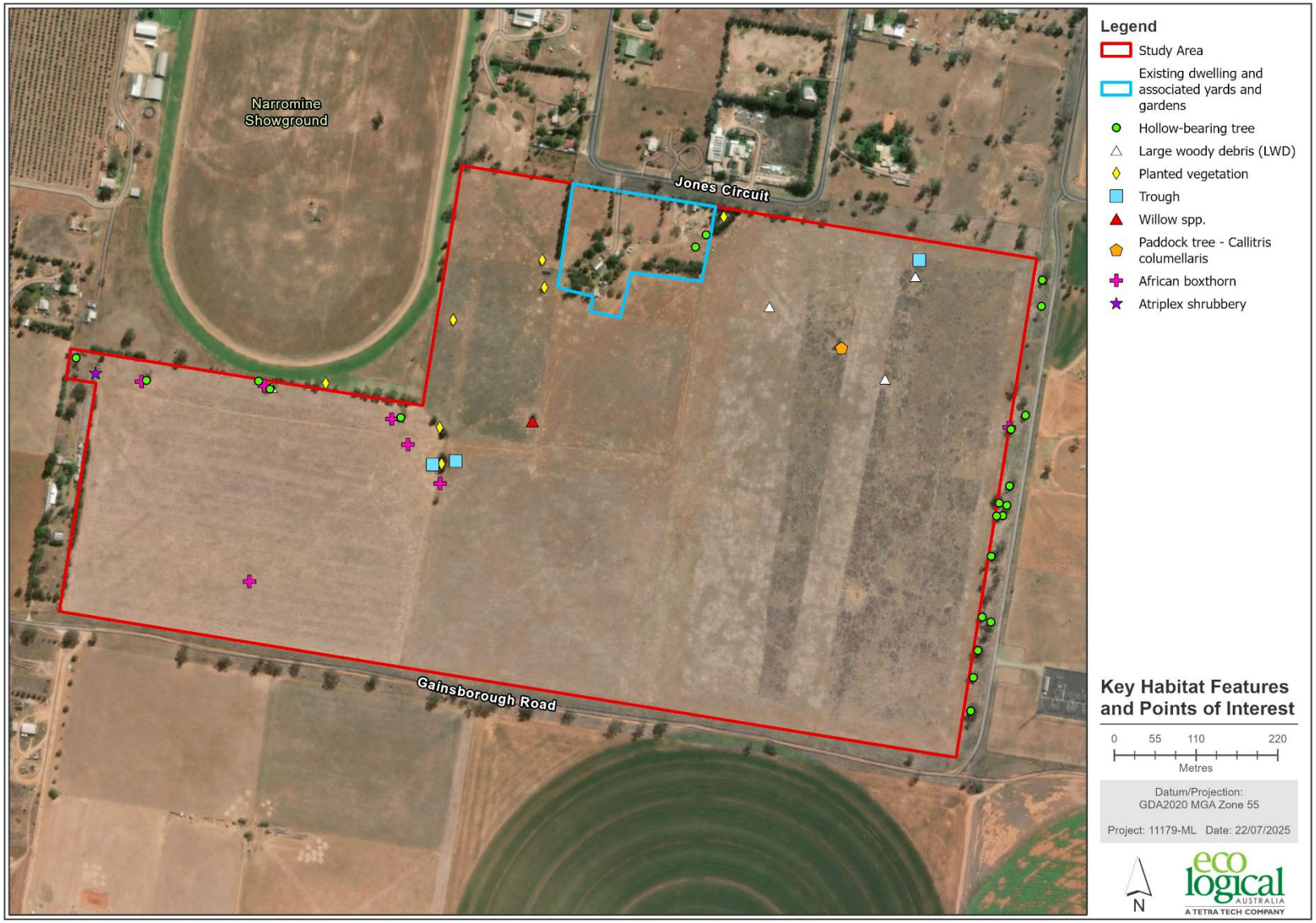

Figure 6: Site assessment map, indicating points of interest.

Plates 2-5: Representative images from area

Plate 6-7: *Lycium ferocissimum* (African boxthorn)

Plate 8-9: *Eucalyptus populnea* paddock tree and close-up of hollow

Plate 10: Area of planted *Allocasuarina gymnanthera*

3.2. Attempted PCT Assignment

A number of rapid vegetation assessments were conducted across the study area during the field survey, to identify existing key species and general vegetation formation. Under Section 4.2 of the Biodiversity Assessment Method (BAM) 2020 (p.10), all vegetation must be assigned to a PCT using the BioNet Vegetation Classification. Where this is not possible due to a lack of native species or degraded condition, the vegetation is typically considered exotic (not native) and is not assessed under the BAM.

An attempt was made to consign a PCT to the currently unassigned study area following the field survey, utilising data collected in the field and reviewal of vegetation classifications in the surrounding landscape. Whilst the study area may once have been PCT 82 like the adjacent remnant vegetation, historical management of the site has degraded the native vegetation. PCT 82 is a TEC, which would influence development of the area. Utilising the "*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*" (DSEWPC 2012), it was determined that the study area could not be classified as PCT 82. At present, no TECs were identified within the study area. The inability to assign a PCT is also supported by the State Vegetation Type Mapping (SVTM, Figure 4), which classifies the area as non-native vegetation.

Native vegetation composition may be influenced in future by seasonal changes and altered management. Further assessment may be required prior to subdivision to confirm this assessment.

3.3. Biodiversity Offset Scheme

The Biodiversity Offset Scheme (BOS) applies to proposed development that is likely to impact native vegetation, threatened species, or their habitats.

Entry into the BOS is triggered when a development proposal impacts either one of the following:

- mapped biodiversity values on the Biodiversity Values (BV) Map
- exceeds the area clearing threshold (based on lot size)
- or is likely to significantly impact threatened species or ecological communities listed under the BC Act.

A review of the Biodiversity Values Map and Area Threshold (BMAT) tool was undertaken for the study area, which confirmed that the study area does not intersect with the BV Map (Figure 7; NSW DCCEEW 2025). To assess the significance of impacts to threatened species or ecological communities, a desktop assessment and field survey were undertaken to determine the habitat potential, confirm presence or absence and assess the significance of any impacts which may occur.

At present, the land within the study area zoned as R5 has a minimum lot size of 1.7 ha in the *Narromine Shire Council LEP* (2011), which would apply across the entire study area following rezoning. Whilst not relevant for the planning proposal, it may be relevant for future development that the Native Vegetation Area Clearing Estimate (NVACE) generated in the BMAT Report was 0.87 ha (Appendix A). This exceeds the area clearing threshold of 0.5 ha for the minimum lot size of R5 zoned land (1.7 ha), indicating that clearing and development of the study area would trigger entry into the BOS (DPIE 2025f). At the time of this biodiversity constraints assessment, it has been confirmed that no native vegetation is present in the study area and therefore this trigger will not apply.

It is recommended that a further assessment is undertaken prior to subdivision to confirm the status of native vegetation, as regeneration and changes to native species composition may occur over time, especially if current agricultural (grazing) land management is not continued. However, under the current provisions entry into the BOS would be at the discretion of NSC.

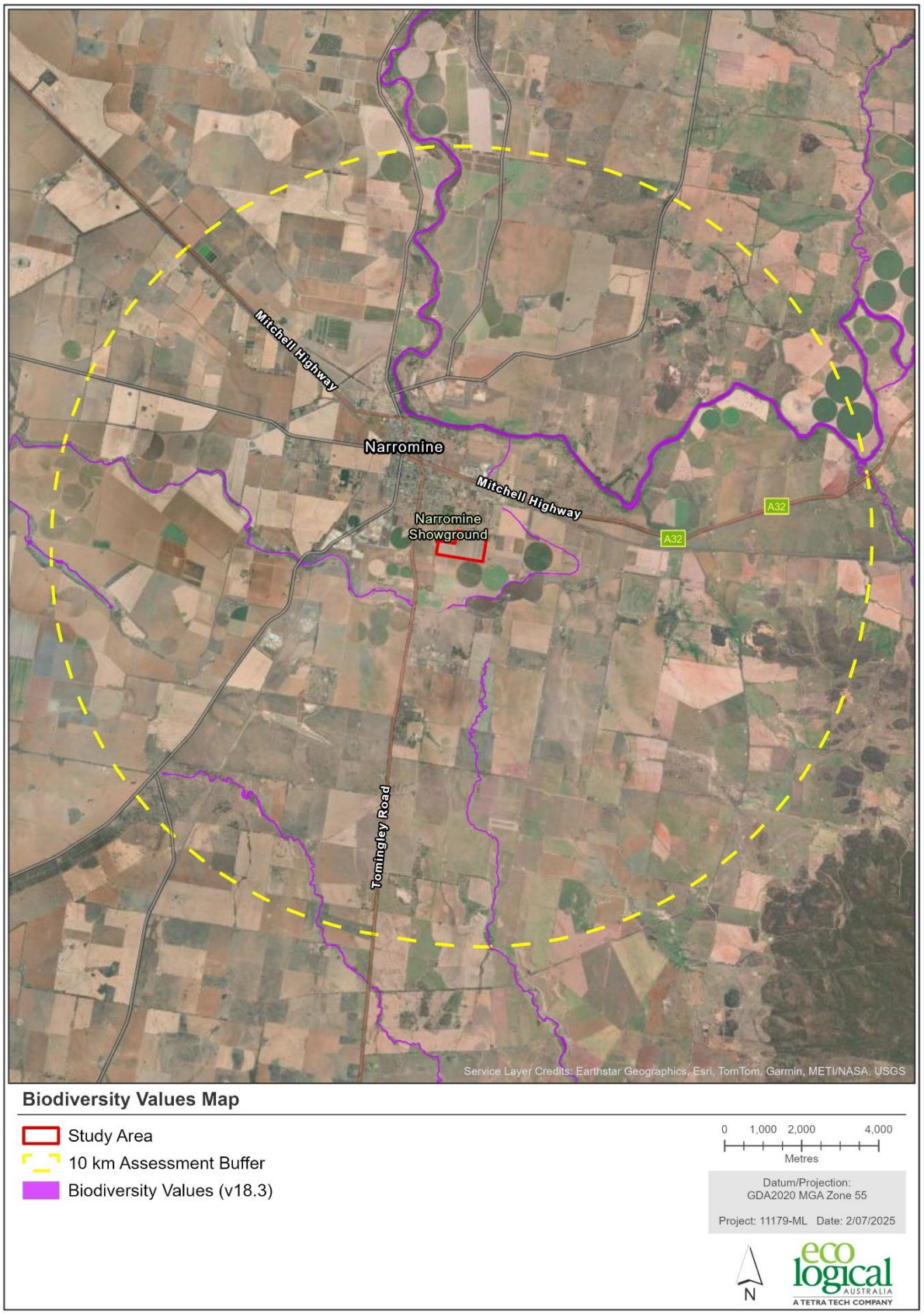

Figure 7: Biodiversity values map

3.4. Threatened flora

No threatened flora species listed under the *BC Act* and/ or *EPBC Act* were identified during the field survey, and none have previously been recorded within the study area. The desktop assessment identified 12 threatened flora species as previously recorded and/ or having potential habitat within a 10 km radius of the study area (Figure 6). Two of these species were determined to have potential to occur within the study area based on habitat characteristics and likelihood of occurrence:

- *Dichanthium setosum* (bluegrass)
- *Swainsona recta* (small purple-pea).

These species are known to persist in degraded grasslands and therefore were unable to be ruled out without additional targeted surveys. As such presence was assumed for the purpose of this report. An assessment of the significance of potential impacts associated with the proposed development on the above threatened flora species was therefore undertaken in accordance with Section 7.3 of the *BC Act* and/or the Significant Impact Guidelines 1.1 – Matters of National Environmental Significance under the *EPBC Act* (AG DCCEEW 2013) and is included in Appendix F and Appendix G respectively.

A full list of flora species identified in the study area during the field survey is provided in Appendix E.

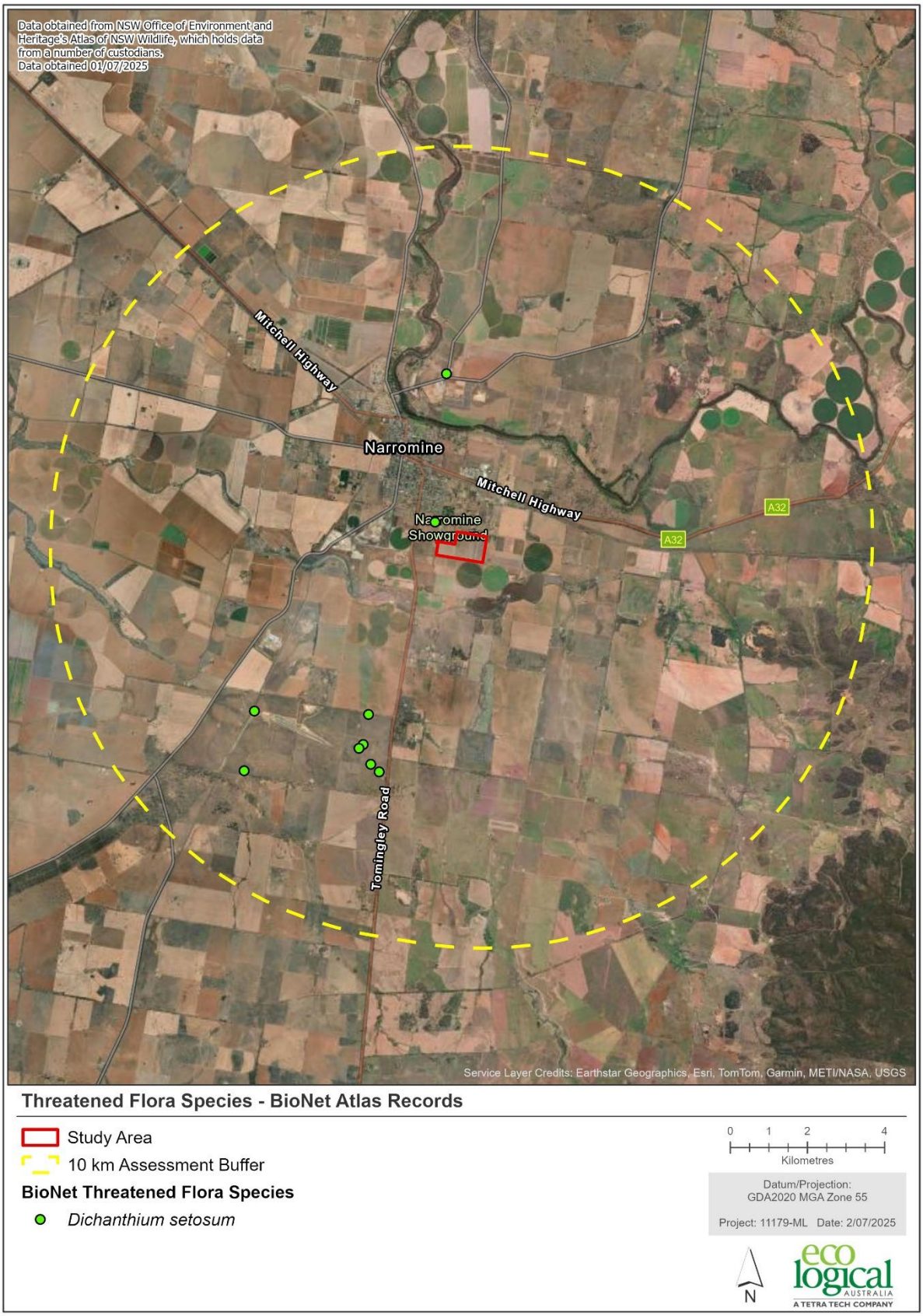

Figure 8: BioNet Atlas search results for threatened flora within 10 km of study area

3.5. Threatened fauna

No threatened fauna species were recorded during the field survey, and none have previously been recorded within the study area. Potential habitat for threatened fauna species within the study area is of low to moderate quality given the historic disturbance levels, including clearing, cultivation and grazing. Available fauna habitat within the study area was limited and consisted primarily of disturbed grassland, one *Callitris glaucophylla* paddock tree, five hollow-bearing *Eucalyptus populnea* paddock trees, two hollow-bearing stags (dead trees), four segments of large woody debris (LWD; identified as *C. glaucophylla and E. populnea*), a small area of *Atriplex nummularia* (old man salt bush) and several areas of planted vegetation which are predominantly *Allocasuarina gymnanthera* (she-oak). In particular, the hollow-bearing trees (HBTs) have the potential to act as nesting and/ or roosting habitat for several native bat and bird species. A summary of the paddock trees is given in Table 2.

Table 2: Summary of paddock trees within study area

Tree species	No/ of individual trees	Number of hollows			Total hollows
		Small (<100 mm diameter)	Medium (100-200 mm diameter)	Large (>200 mm diameter)	
Callitris glaucophylla (White cypress pine)	1	-	-	-	0
Eucalyptus populnea (Bimble box)	5	6	5	3	14
Dead tree (stag)	2	1	3	-	4
TOTAL	8	7	8	3	18

A total of 52 fauna species were identified from the data review as being recorded (Figure 9) and/or having potential habitat within a 10 km radius of the study area. Upon review of the literature and historical records for these species, as well as field habitat assessment, 24 of these species were deemed as potentially occurring within the study area, and included:

- *Aphelocephala leucopsis* (southern whiteface)
- *Apus pacificus* (fork-tailed swift)
- *Ardeotis australis* (Australian bustard)
- *Artamus cyanopterus cyanopterus* (dusky woodswallow)
- *Calyptorhynchus lathami lathami* (glossy black-cockatoo (southeast))
- *Circus assimilis* (spotted harrier)
- *Falco hypoleucos* (grey falcon)
- *Falco subniger* (black falcon)
- *Haliaeetus leucogaster* (white-bellied sea-eagle)
- *Hieraaetus morphnoides* (little eagle)
- *Hirundapus caudacutus* (white-throated needletail)
- *Lophochroa leadbeateri leadbeateri* (pink cockatoo (eastern))
- *Neophema chrysostoma* (blue-winged parrot)

- *Neophema pulchella* (turquoise parrot)
- *Ninox connivens* (barking owl)
- *Petroica phoenicea* (flame robin)
- *Polytelis swainsonii* (superb parrot)
- *Pomatostomus temporalis temporalis* (grey-crowned babbler (eastern subspecies))
- *Pyrrholaemus sagittatus* (speckled warbler)
- *Stagonopleura guttata* (diamond firetail)
- *Tyto novaehollandiae* (masked owl)
- *Chalinolobus picatus* (little pied bat)
- *Saccolaimus flaviventris* (yellow-bellied sheathtail-bat)
- *Phascolarctos cinereus* (koala).

Whilst no threatened fauna species were recorded during the field survey, given the presence of suitable habitat, assessments of significance were carried out for each of the species deemed to have potential presence, under both the *BC Act* (Appendix F) and *EPBC Act* provisions (Appendix G). Given the degraded condition of the study area and the fragmented nature of the habitat features, the likelihood of most threatened fauna species persisting within the study areas is low. A full list of fauna species opportunistically recorded in the study area during the field survey is presented in Appendix E.

It should be noted that the roadside area that borders the eastern edge of the study area contains 15 HBTs (Figure 6). Whilst not within the study area, they do provide potential habitat for fauna, particularly threatened birds. This may influence the presence of threatened fauna species within the study area and as such have been taken into consideration when assessing the likelihood of occurrence of threatened species. Consideration should be made of these habitat features if the adjacent road is to be widened in future development.

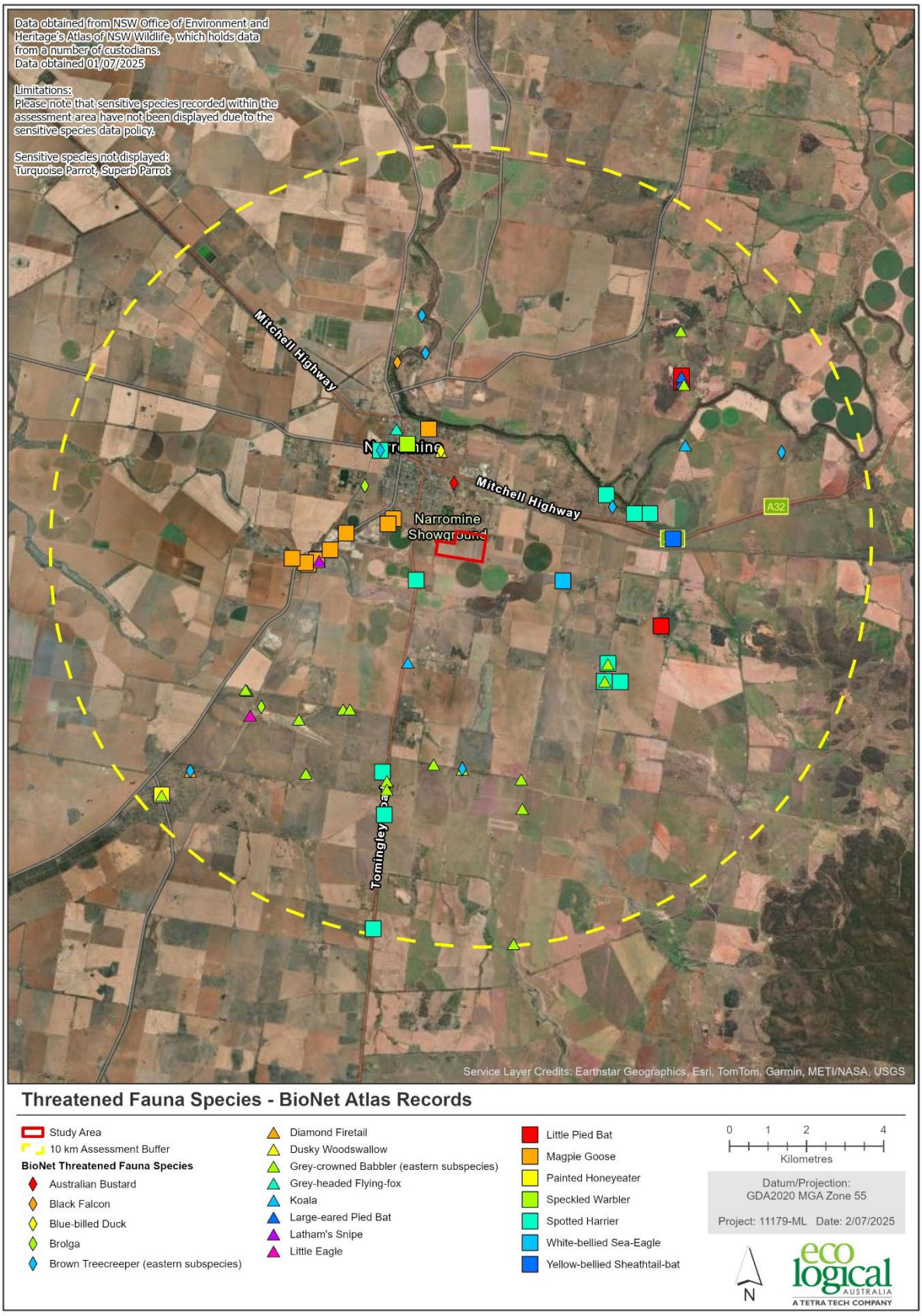

Figure 9: BioNet Atlas search results for threatened fauna within 10 km of study area

4. Constraints assessment

This biodiversity constraints assessment was undertaken in accordance with Part 5 of the *EP&A Act* and in accordance with Part 7 of the *BC Act*. Relevant MNES listed under the *EPBC Act* were also assessed within this report. The biodiversity values of the study area were identified through a comprehensive data review and ecological field survey. The data review included searches of the relevant threatened species databases, whilst the field survey included vegetation validation, vegetation mapping, targeted flora surveys, opportunistic fauna surveys and threatened fauna habitat mapping.

The vegetation within the study area is highly degraded and lacks sufficient native floristic composition or structural integrity to be assigned to a PCT at the current time. Future management and seasonal changes could influence the ability to classify the area.

No threatened species have previously been recorded within the study area, and none were identified from the field survey. Assessments of significance were undertaken for 24 fauna and two flora species listed as threatened under the *BC Act* (Appendix F) and/ or the *EPBC Act* (Appendix G) that were identified as having potential to occur in the study area due to records in the surrounding area or presence of suitable habitat (although limited). Due to the historical management of the study area, the degraded condition in terms native vegetation, the fragmented nature of the remaining habitat features as well as the absence of records within the study area the assessments of significance concluded that the proposed rezoning will not result in a significant impact to these threatened fauna or flora species. Please note whilst the northern portion is already zoned as R5 the entire study area was included in this assessment to ensure thoroughness of information and provide information for future land use.

The three BOS entry triggers were assessed and are detailed below.

- The study area is not mapped on the BV map (Figure 7, above (NSW DCCEEW 2025)).
- The study area does not contain native vegetation and therefore does not exceed the area clearing thresholds for minimum lot size, although this may change over time and reassessment should be considered prior to subdivision.
- The proposed rezoning will not significantly impact threatened species or ecological communities listed under the *BC Act*.

5. References

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Appendix A : NSW Biodiversity Values Map and Threshold Tool Report

NSW GOVERNMENT Department of Planning and Environment

Biodiversity Values Map and Threshold Report

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

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

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

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

Biodiversity Values Map and Threshold Report

Date of Report Generation		04/07/2025 12:37 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	**Does the development Footprint intersect with BV mapping?**	no
1.2	**Was ALL BV Mapping within the development footprinted added in the last 90 days?** (dark purple mapping only, no light purple mapping present)	no
1.3	**Date of expiry of dark purple 90 day mapping**	N/A
1.4	**Is the Biodiversity Values Map threshold exceeded?**	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	**Size of the development or clearing footprint**	680,399.7 sqm
2.2	**Native Vegetation Area Clearing Estimate (NVACE)** (within development/clearing footprint)	8,705.2 sqm
2.3	**Method for determining Minimum Lot Size**	LEP
2.4	**Minimum Lot Size** (10,000sqm = 1ha)	17,000 sqm
2.5	**Area Clearing Threshold** (10,000sqm = 1ha)	5,000 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**

Page 1 of 4

NSW GOVERNMENT Department of Planning and Environment

What do I do with this report?

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

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

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

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

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

Review Options:

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

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

Acknowledgement

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

Signature: _____ Date: _____

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

04/07/2025 12:37 PM

NSW GOVERNMENT Department of Planning and Environment

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.

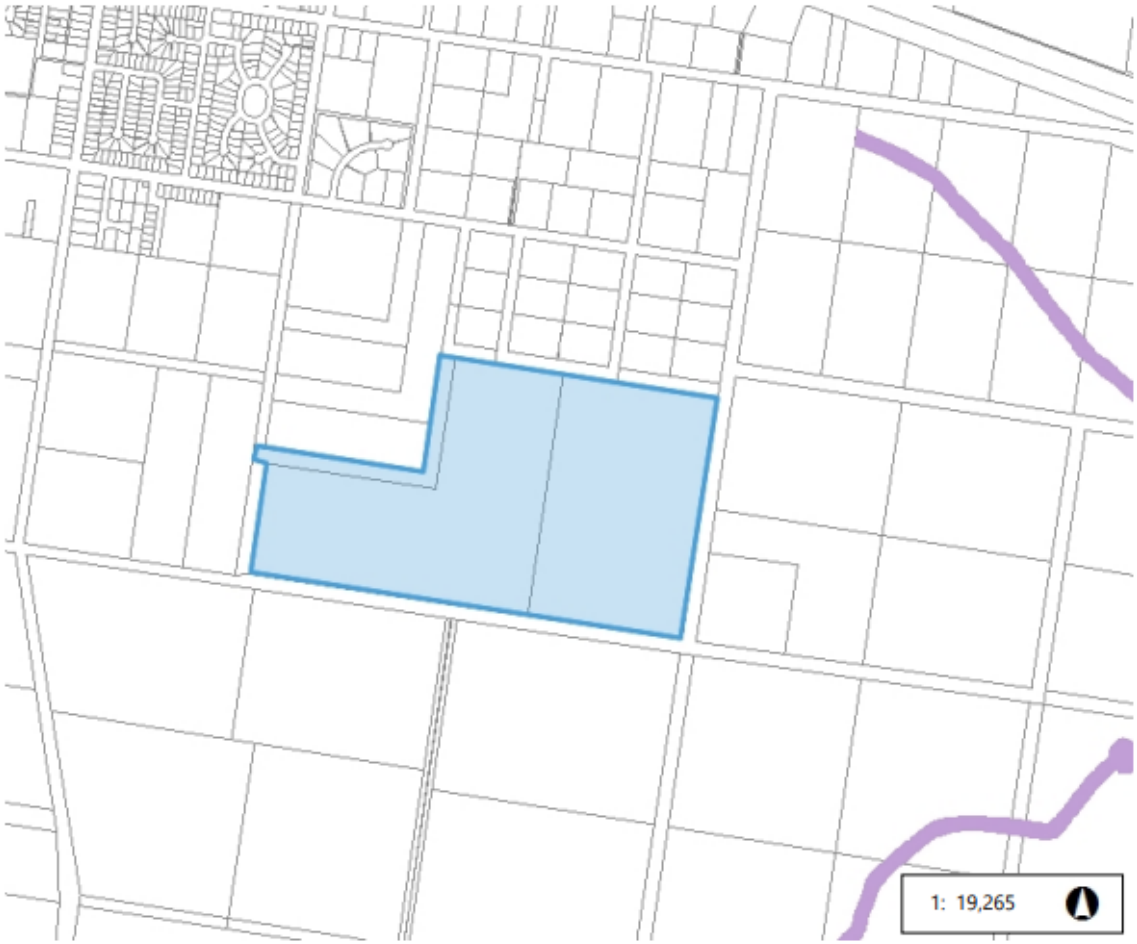
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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



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

Legend

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

07/07/2025 05:07 PM

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

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

Appendix B : NSW BioNet Wildlife Atlas Search Results

Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Licensed Report of all Valid Records of Threatened (listed on BC Act 2016) ,Commonwealth listed ,CAMBA listed ,JAMBA listed or ROKAMBA listed Entities in selected area [North: -32.22 West: 148.22 East: 148.32 South: -32.32] returned a total of 56 records of 17 species.

Report generated on 30/06/2025 3:12 PM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Aves	Anseranatidae	0199	*Anseranas semipalmata*		Magpie Goose	V,P		6	
Animalia	Aves	Anatidae	0216	*Oxyura australis*		Blue-billed Duck	V,P		1	
Animalia	Aves	Accipitridae	0218	*Circus assimilis*		Spotted Harrier	V,P		12	
Animalia	Aves	Accipitridae	0226	*Haliaeetus leucogaster*		White-bellied Sea-Eagle	V,P		1	
Animalia	Aves	Gruidae	0177	*Antigone rubicunda*		Brolga	V,P		1	
Animalia	Aves	Otididae	0176	*Ardeotis australis*		Australian Bustard	E1,P		2	
Animalia	Aves	Psittacidae	0302	*Neophema pulchella*		Turquoise Parrot	V,P,3		1	
Animalia	Aves	Psittacidae	0277	*Polytelis swainsonii*		Superb Parrot	V,P,3	V	3	
Animalia	Aves	Climacteridae	8127	*Climacteris picumnus victoriae*		Brown Treecreeper (eastern subspecies)	V,P	V	3	
Animalia	Aves	Acanthizidae	0504	*Pyrrholaemus sagittatus*		Speckled Warbler	V,P		1	
Animalia	Aves	Pomatostomidae	8388	*Pomatostomus temporalis temporalis*		Grey-crowned Babbler (eastern subspecies)	V,P		12	
Animalia	Aves	Artamidae	8519	*Artamus cyanopterus cyanopterus*		Dusky Woodswallow	V,P		1	
Animalia	Mammalia	Phascolarctidae	1162	*Phascolarctos cinereus*		Koala	E1,P	E	2	
Animalia	Mammalia	Pteropodidae	1280	*Pteropus poliocephalus*		Grey-headed Flying-fox	V,P	V	2	
Animalia	Mammalia	Emballonuridae	1321	*Saccolaimus flaviventris*		Yellow-bellied Sheathtail-bat	V,P		1	
Animalia	Mammalia	Vespertilionidae	1352	*Chalinolobus picatus*		Little Pied Bat	V,P		1	
Plantae	Flora	Poaceae	4895	*Dichanthium setosum*		Bluegrass	V	V	6	

Appendix C : Protected Matters Search Tool Results

Australian Government

Department of Climate Change, Energy, the Environment and Water

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: 30-Jun-2025

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	4
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	6
Listed Threatened Species:	44
Listed Migratory Species:	8

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:	3
Commonwealth Heritage Places:	None
Listed Marine Species:	16
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:	None
EPBC Act Referrals:	4
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
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	700 - 800km upstream from Ramsar site	In feature area
Riverland	600 - 700km upstream from Ramsar site	In feature area
The coorong, and lakes alexandrina and albert wetland	800 - 900km upstream from Ramsar site	In feature area
The macquarie marshes	100 - 150km 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
Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions	Endangered	Community may occur within area	In feature area
Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	Endangered	Community likely to occur within area	In feature area
Natural grasslands on basalt and fine-textured alluvial plains of northern New South Wales and southern Queensland	Critically Endangered	Community may occur within area	In buffer area only
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community likely to occur within area	In feature area
Weeping Myall Woodlands	Endangered	Community likely to occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area	In feature area

Community Name	Threatened Category	Presence Text	Buffer Status

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 likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat known 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 may occur within area	In feature area
Leipoa ocellata Malleefowl [934]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lophochroa leadbeateri leadbeateri Major Mitchell's Cockatoo (eastern), Eastern Major Mitchell's Cockatoo, Pink Cockatoo (eastern) [82926]	Endangered	Species or species habitat likely to occur within area	In feature area
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In feature area
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
FISH			
Bidyanus bidyanus Silver Perch, Bidyan [76155]	Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Maccullochella macquariensis			
Trout Cod [26171]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Maccullochella peelii			
Murray Cod [66633]	Vulnerable	Species or species habitat known to 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 may occur within area	In feature area
MAMMAL			
Chalinolobus dwyeri			
Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat known to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population)			
Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat 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 likely to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
Pteropus poliocephalus			
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area	In feature area
PLANT			
Androcalva procumbens			
[87153]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Austrostipa wakoolica [66623]	Endangered	Species or species habitat may occur within area	In buffer area only
Homoranthus darwinioides [12974]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Lepidium aschersonii Spiny Peppercress [10976]	Vulnerable	Species or species habitat may occur within area	In feature area
Lepidium monoplocoides Winged Pepper-cress [9190]	Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum petilum Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum sp. Wybong (C.Phelps ORG 5269) a leek-orchid [81964]	Critically Endangered	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 likely to 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 feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area
Vincetoxicum forsteri listed as Tylophora linearis [92384]	Endangered	Species or species habitat may occur within area	In feature area
REPTILE			
Anomalopus mackayi Five-clawed Worm-skink, Long-legged Worm-skink [25934]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	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
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

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

Commonwealth Land Name	State	Buffer Status
Communications, Information Technology and the Arts - Australian Postal Corporation		
Commonwealth Land - Australian Postal Commission [14064]	NSW	In buffer area only
Communications, Information Technology and the Arts - Telstra Corporation Limited		
Commonwealth Land - Australian Telecommunications Commission [14066]	NSW	In buffer area only
Unknown		
Commonwealth Land - [14065]	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
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Chalcites osculans as Chrysococcyx osculans			
Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Gallinago hardwickii			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Haliaeetus leucogaster			
White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Lathamus discolor			
Swift Parrot [744]	Critically Endangered	Species or species habitat may 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 known to occur within area overfly marine area	In feature area
Neophema chrysostoma			
Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area

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

Extra Information

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Narwonah Materials Distribution Centre	2022/09226		Completed	In buffer area only
Wallaby Creek Wind Farm Project	2023/09676		Assessment	In feature area
Controlled action				
Parkes to Narromine Section Inland Rail, NSW	2016/7731	Controlled Action	Post-Approval	In buffer area only
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

Bioregional Assessments			[Resource Information]
SubRegion	BioRegion	Website	Buffer Status
Central West	Northern Inland Catchments	BA website	In buffer area only

Appendix D : Likelihood of Occurrence Table

Table 3: Likelihood of occurrence of relevant *BC* and/ or *EPBC Act* listed threatened communities and species

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
THREATENED ECOGLOICAL COMMUNITIES							
Weeping Myall Woodlands			E	Occurs on the inland alluvial plains west of the Great Dividing Range in NSW and Queensland. It occurs in the Riverina, NSW South Western Slopes, Darling Riverine Plains, Brigalow Belt South, Brigalow Belt North, Murray-Darling Depression, Nandewar and Cobar Peneplain IBRA Bioregions. The ecological community currently occurs in small pockets throughout this range. Occur in a range from open woodlands to woodlands, generally 4-12 m high, in which Weeping Myall (Acacia pendula) trees are the sole or dominant overstorey species.	No	Not identified during field survey.	No
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland			CE	Occurs in an arc along the western slopes and tablelands of the Great Dividing Range from Southern Queensland (QLD) through NSW into central VIC. In NSW, it occurs in the Brigalow Belt South, Nandewar, New England Tableland, Sydney Basin, NSW North Coast, South Eastern Highlands, South East Corner, NSW South Western Slopes and Riverina bioregions. Generally, occurs in areas where rainfall is between 440 and 1,200 mm per annum, on moderately to highly fertile soils at altitudes of 170 m to 1,200 m.	No	Not identified during field survey.	No
Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions			E	Coolibah-Black Box Woodlands are limited to the Darling Riverine Plains (DRP) and Brigalow Belt South (BBS) bioregions, situated in northern NSW and southern Queensland. The Coolibah-Black Box Woodlands are found on the grey, self-mulching clays of periodically waterlogged floodplains, swamp margins, ephemeral wetlands and stream levees.	No	Not identified during field survey.	No
Natural grasslands on basalt and fine-textured alluvial plains of northern New South Wales and southern Queensland			CE	Occurs in climatic zones with wet summers and low winter rainfall patterns. The Darling Downs and Liverpool Plains components generally lie within the 550-750 mm mean annual rainfall isohyets whilst the Moree Plains component has a lower mean annual rainfall of about 400-550 mm. Generally, occurs on flat to low slopes, of no more than 5 percent (or less than 1 degree) inclination. Tree canopy is	No	Not identified during field survey.	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				usually absent to sparse, comprising less than 10% projective crown cover.			
Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia			E	Predominantly occurs on the drier edge of the temperate grassy eucalypt woodland belt and ranges from central New South Wales through northern and central Victoria into South Australia. Occupies a position in the landscape that is transitional between the temperate woodlands and forests of the lower slopes and tablelands of south-eastern Australia, and the semi-arid communities further inland. The ecological community typically occurs in landscapes of low relief on productive soils derived from alluvial or colluvial materials but may occur on a range of substrates. The ecological community tends to occupy drier sites of the belt of grassy woodlands in south-eastern Australia, within a rainfall zone of 375 -700 mm/year.	Potential	Not identified during field survey. Determined not to exist in area despite SVTM of surrounding vegetation (see Section 3.2 above).	No
Poplar Box Grassy Woodland on Alluvial Plains			E	This community occurs in a broad band west of the Great Dividing Range in gently undulating to flat landscapes and occasionally on gentle slopes, at altitudes typically less than 300 metres above sea level. Typically, a grassy woodland or occasionally open grassy forest, with a canopy dominated by Eucalyptus populnea and an understorey mostly of grasses and other forbs. Occurs on a wide range of soil types of alluvial and depositional origin, but typically on duplex clay, clay-loam, loam or sandy-loam soils in flat terrain.	No	Not identified during field survey.	No
FAUNA - BIRDS							
Anseranas semipalmata	Magpie Goose	V	-	In NSW, found in central and northern parts of the state, with vagrants as far as south-eastern NSW. Inhabits shallow wetlands, floodplains, grasslands, pastures, dams and crops. Feeds on grasses, bulbs and rhizomes. It roosts in tall vegetation. Breeding is strongly influenced by water level; most breeding now occurs in the late wet season in monsoonal areas. Nests are formed in trees over deep water or on a floating platform of flattened reeds.	Unlikely	Whilst known to exist within 10km of study area, unlikely to inhabit due to the absence of aquatic habitat within study area.	No
Anthochaera phrygia	Regent Honeyeater	CE	CE	Inland slopes of south-east Australia, and less frequently in coastal areas. In NSW, most records are from the North-West Plains, North-West and South-West Slopes, Northern Tablelands, Central Tablelands	No	Study area not mapped as important habitat and no	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				and Southern Tablelands regions; also recorded in the Central Coast and Hunter regions. Habitat includes eucalypt woodland and open forest, wooded farmland and urban areas with mature eucalypts, and riparian forests of Casuarina cunninghamiana. It mainly feeds on nectar from eucalypts and mistletoes, and it prefers taller and larger diameter trees for foraging.		suitable habitat within the study area.	
Antigone rubicunda	Brolga	V	-	Sparsely distributed across the southern part of its range, which includes central NSW to western Victoria. Inhabits open wetlands, grassy plains, coastal mudflats and irrigated croplands and, on the coast, mangrove-studded creeks and estuaries. They primarily feed on sedge roots and tubers, but will also take large insects, crustaceans, molluscs and frogs. The nesting season is from winter to autumn. The nest comprises a platform of grasses and sticks, augmented with mud, on an island or in the water.	Unlikely	Absence of aquatic habitat within study area. Known to exist within 10km of study area.	No
Aphelocephala leucopsis	Southern Whiteface	V	V	Occur across most of mainland Australia south of the tropics, from the north-eastern edge of the Western Australia wheatbelt, east to the Great Dividing Range. Ground-foraging in nature, they prefer low tree densities and an herbaceous understory litter cover. Tree hollows and crevices are essential for roosting and nesting. Feeds mainly on insects and spiders.	Potential	Potential foraging, roosting and nesting habitat exists within the study area.	Yes
Apus pacificus	Fork-tailed Swift	-	M	Recorded in all regions of NSW where associated habitat occurs. Habitat includes riparian woodland, swamps, low scrub, heathland, saltmarsh, grassland, spinifex sandplains, open farmland and inland and coastal sand-dunes. Feeds exclusively on insects caught in-flight. Breeding habitat includes rocky areas, nesting in sheltered locations such as caves, crevices in vertical rock faces (including sea-cliffs), or under the eaves of houses.	Unlikely	Potential foraging habitat present within study area (forage aerially).	Yes
Ardeotis australis	Australian Bustard	E	-	In NSW, mainly found in the north-west corner and less often in the lower western and central west plains regions. Tussock and hummock grasslands, low shrublands and low open grassy woodlands; occasionally seen in pastoral and cropping country, golf courses and near dams. Breeds on bare ground on low sandy ridges or stony rises in ecotones between grassland and protective shrubland cover; roosts on	Potential	Potential foraging habitat present within study area. Known to exist within 10km of study area.	Yes

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				ground among shrubs and long grasses or under trees. Insectivorous in nature.			
Artamus cyanopterus cyanopterus	Dusky Woodswallow	V	-	This species is widespread in Eastern, Southern and South-Western Australia. It occurs throughout most of NSW, but is sparsely scattered in, or absent from, much of the upper western region. It inhabits dry, open eucalypt forest, including mallee associations, with an open or sparse understorey of eucalypt saplings, acacias and other shrubs. Feeds on invertebrates which are captures whilst hovering above the canopy or over water and over leaf litter and dead timber.	Potential	Potential foraging habitat present within study area. Known to exist within 10km of study area.	Yes
Botaurus poiciloptilus	Australasian Bittern	E	E	In NSW, only known from the Central and Southern Tablelands, and the South Western Slopes. Habitat includes sloping, open woodland areas with predominantly native grassy ground layers, rocky outcrops or scattered, partially buried rocks. Forage in water-based environments on a wide range of small animals, including birds, mammals, fish, frogs, yabbies, snails, insects and spiders. Nests in reeds around waterbodies.	No	Absence of aquatic habitat within study area.	No
Calidris acuminata	Sharp-tailed Sandpiper	-	V, M	Summer migrant. Spends non-breeding season in Australia, predominately the south-east. They are widespread across both inland and coastal areas during this time, although inland occurrence tends to be on passage. Habitat includes shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh, or other low vegetation. Feeds on aquatic insects and their larvae, as well as worms, molluscs, crustaceans and sometimes, seeds.	No	Absence of aquatic habitat within study area.	No
Calidris ferruginea	Curlew Sandpiper	E	CE, M	Summer migrant. Spends non-breeding season in Australia, predominately the south-east. Occurs along the entire coast of NSW, and sometimes in freshwater wetlands in the Murray-Darling Basin. Habitat includes littoral and estuarine habitats, including intertidal mudflats, non-tidal swamps, lakes, and lagoons on the coast and sometimes inland. Feeds on insects and their larvae and small marine invertebrates, especially polychaete worms.	No	Absence of aquatic habitat within study area.	No
Calyptorhynchus lathami lathami	Glossy Black-Cockatoo (southeast)	V	V	In NSW, widespread along coast and inland to the southern tablelands and central western plains, with a small population in the Riverina. Habitat includes open forest and woodlands of the coast and the Great Dividing Range where stands of sheoak occur. Feeds almost exclusively	Potential	Presence of foraging trees (*Allocasuarina gymnanthera*)	Yes

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				on seeds in the cones of she-oak trees. Nest in hollows with entrances 20–25 cm wide and located 10–20 metres above the ground. Glossy Black-Cockatoos often choose nesting hollows close to a drinking site and usually return to the same nesting hollow over successive seasons.		within study area. Whilst hollows present, none suitable for breeding requirements.	
Certhionyx variegatus	Pied Honeyeater	V	-	Arid and semi-arid areas, and occasionally east to the slopes and plains and the Hunter Valley. Inhabits mulga, mallee, spinifex and eucalypt woodlands. Feeds on nectar from various species of Eremophila spp. (emu-bushes), mistletoes and various other shrubs; also eats saltbush fruit, berries, seed, flowers and insects. Constructs a relatively large cup-shaped nest, usually robust, although occasionally loose, constructed of grasses and fine twigs, bound with spider webs, in the fork of a shrub or tree up to 5 m above the ground.	Unlikely	No suitable habitat within the study area.	No
Circus assimilis	Spotted Harrier	V	-	The Spotted Harrier occurs throughout the Australian mainland, except in densely forested or wooded habitats of the coast, escarpment and ranges, and rarely in Tasmania. Individuals disperse widely in NSW and comprise a single population. Occurs in grassy open woodland including Acacia and mallee remnants, inland riparian woodland, grassland and shrub steppe. It is found most commonly in native grassland, but also occurs in agricultural land, foraging over open habitats including edges of inland wetlands. Builds a stick nest in a tree and lays eggs in spring (or sometimes autumn), with young remaining in the nest for several months. Preys on terrestrial mammals (e.g. bandicoots, bettongs, and rodents), birds and reptile, occasionally insects and rarely carrion.	Likely	Potential foraging and nesting habitat within study area. Known to exist within 10km of study area.	Yes
Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	V	V	Range from eastern through central NSW, west to Corowa, Wagga Wagga, Temora, Forbes, Dubbo, and Inverell. Habitat includes eucalypt woodlands and dry open forest. Feed on variety of invertebrate nectar from Eucalyptus sideroxylon and Melaleuca spp. Sap from unidentified eucalypt species is also eaten, along with lizards. Nest in small hollows in live or dead trees or tree stumps.	Unlikely	Although known to exist within 10km of study area, unlikely to inhabit due to absence of shrub layer, moderate tree density and low	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
						litter and fallen log cover.	
Falco hypoleucos	Grey Falcon	V	V	Found in arid and semi-arid zones. In NSW, found chiefly throughout the Murray-Darling Basin, with the occasional vagrant east of the Great Dividing Range. Habitat includes shrubland, grassland and wooded watercourses, occasionally in open woodlands near the coast. Records of Australia have recorded this species around the Mudgee Region. Preys primarily on birds, but reptiles and mammals are also eaten. Utilises old nests of other birds of prey and ravens, usually high in a living eucalypt near water or a watercourse.	Potential	Potential foraging and roosting habitat present within study area. No stick nests observed.	Yes
Falco subniger	Black Falcon	V	-	Widely, but sparsely, distributed in New South Wales, mostly occurring in inland regions. Habitat is usually in the arid and semi-arid zones. It is usually found near watercourses or utilizing patches of isolated trees. It hunts over open wooded grasslands, saltbush plains, bluebush plains and other low vegetation. Feed predominately on birds but also small mammals, insects and carrion. Uses previously built stick nests.	Likely	Potential foraging and roosting habitat present within study area. Known to exist within 10km of study area. No stick nests observed.	Yes
Gallinago hardwickii	Latham's Snipe	-	V, M	Migrant to east coast of Australia during non-breeding season, extending inland west of the Great Dividing Range in NSW. Habitat includes freshwater, saline or brackish wetlands up to 2000m above sea-level, usually freshwater swamps, flooded grasslands, or heathlands. Feeds on seeds and plant material, worms, spiders and other invertebrates.	No	Absence of aquatic habitat within study area.	No
Grantiella picta	Painted Honeyeater	V	V	Widely distributed in NSW, predominantly on the inland side of the Great Dividing Range but avoiding arid areas. Habitat includes Boree, Brigalow and Box-Gum woodlands and Box-Ironbark Forests. A specialist feeder on the fruits of mistletoes growing on woodland eucalypts and acacias. Prefers mistletoes of the genus Amyema. Nests in the outer canopy of drooping eucalypts, she-oak, paperbark or mistletoe branches.	Unlikely	Absence of required habitat feature - mistletoe at a concentration of 5 plants per hectare.	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
Haliaeetus leucogaster	White-bellied Sea-Eagle	V	V	Distributed along the coastline of mainland Australia and Tasmania, extending inland along some of the larger waterways, especially in eastern Australia. Inhabits freshwater swamps, rivers, lakes, reservoirs, billabongs, saltmarsh and sewage ponds and coastal waters. Terrestrial habitats include coastal dunes, tidal flats, grassland, heathland, woodland, forest and urban areas. Breeding habitat is usually close to water but may occur up to a kilometre away. Nests are mainly located in tall open forest or woodland, but sometimes in other habitats such as dense forest, closed scrub or in remnant trees on cleared land.	Potential	Potential foraging and roosting habitat present Known to exist within 10km of study area. No stick nests observed.	Yes
Hieraaetus morphnoides	Little Eagle	V	-	Found throughout the Australian mainland excepting the most densely forested parts of the Dividing Range escarpment. It occurs as a single population throughout NSW. Occupies open eucalypt forest, woodland or open woodland. She-oak or Acacia woodlands and riparian woodlands of interior NSW are also used. Nests in tall living trees within a remnant patch, where pairs build a large stick nest in winter. Preys on birds, reptiles and mammals, occasionally adding large insects and carrion.	Potential	Potential foraging habitat present within the study area. Known to exist within 10km of study area. No stick nests observed.	Yes
Hirundapus caudacutus	White-throated Needletail	-	V, M	Summer migrant. During non-breeding season found in all coastal regions of NSW, inland to the western slopes and inland plains of the Great Divide. Occur most often over open forest and rainforest, as well as heathland, and remnant vegetation in farmland. Feeds on flying insects, such as termites, ants, beetles and flies. It almost always forages aerially. Recorded roosting in trees in forests and woodlands, both among dense foliage in the canopy or in hollows.	Potential	Potential foraging habitat present within study area.	Yes
Lathamus discolor	Swift Parrot	E	CE	Migrates from Tasmania to mainland in Autumn-Winter. In NSW, the species mostly occurs on the coast and south west slopes. Inhabits box-ironbark forests and woodlands. Favoured feed trees include winter flowering species such as *Eucalyptus robusta* (Swamp Mahogany), *Corymbia maculata* (Spotted Gum), *C. gummifera* (Red Bloodwood), *E. sideroxylon* (Mugga Ironbark), and *E. albens* (White Box).	Unlikely	Study area not mapped as important habitat and no suitable habitat within the study area.	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
Leipoa ocellata	Malleefowl	E	V	The Malleefowl occurs in arid and semi-arid zones. In NSW, populations occur in the South-West Mallee centred on Mallee Cliffs and extending east to near Balranald; in the Scotia mallee west of the Darling River; and in the Goonoo forest near Dubbo. Recorded less recently in the Pilliga forests, around Cobar and Goulburn River NP. A pair may occupy a range of between 50 and 500 ha. Mainly forage in open areas on seeds of Acacias and other native shrubs (Cassia, Beyeria, Bossiaea), buds, flowers and fruits, insects, and cereals if available.	No	No suitable habitat within the study area.	No
Lophochroa leadbeateri leadbeateri	Pink Cockatoo (eastern)	-	E	Found across the arid and semi-arid inland, from south-western Queensland south to north-west Victoria, through most of South Australia, north into the south-west Northern Territory and across to the west coast between Shark Bay and about Jurien. In NSW it is found regularly as far east as about Bourke and Griffith, and sporadically further east than that. Inhabits a wide range of treed and treeless inland habitats, always within easy reach of water. Feeds mostly on the ground, especially on the seeds of native and exotic melons and on the seeds of species of saltbush, wattles and cypress pines. Will nest on hollows of trees, in the second half of the year.	Unlikely	Potential foraging and nesting habitat within the study area.	Yes
Melanodryas cucullata cucullata	Hooded Robin (south-eastern form)	E	E	Widespread across Australia, bar driest deserts and wetter coastal areas. Distributed between Brisbane and Adelaide and throughout much of inland NSW. Prefers lightly wooded country, usually open eucalypt woodland, acacia scrub and mallee. Requires a structurally diverse habitat in terms of height and type of vegetation. Feeds on arthropods. Construct a cup-shaped nest placed in a crevice, hollow, or hole in a tree or stump.	No	No suitable habitat within the study area.	No
Neophema chrysostoma	Blue-winged Parrot	V	V	Distribution varies seasonally, breeding in Tasmania and Southern areas of the mainland. Occur in western parts of NSW during autumn to early spring. Some occurrences in south-eastern NSW and eastern Victoria during southern breeding-season migration. Inhabit a range of habitats from coastal, sub-coastal and inland areas through to semi-arid zones. Prefer grasslands and grassy woodlands and are often found near wetlands both near coast and in semi-arid	Unlikely	Potential foraging habitat present within study area.	Yes

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				zones. Forage mainly on the ground for seeds of grasses and herbaceous plants.			
Neophema pulchella	Turquoise Parrot	V	-	Occurs along the length of NSW from the coastal plains to the western slopes of the Great Dividing Range. Inhabits eucalypt and cypress pine open forests and woodlands, ecotones between woodland and grassland, or coastal forest and heath. Prefers to feed in the shade of a tree and spends most of the day on the ground searching for the seeds or grasses and herbaceous plants, or browsing on vegetable matter. Nests in tree hollows, logs or posts, from August to December.	Unlikely	Potential foraging and nesting habitat present within study area.	Yes
Ninox connivens	Barking Owl	V	-	Found throughout continental Australia except for the central arid regions. Although still common in parts of northern Australia, the species has declined greatly in southern Australia and now occurs in a wide but sparse distribution in NSW. Inhabits woodland and open forest, including fragmented remnants and partly cleared farmland. It is flexible in its habitat use, and hunting can extend in to closed forest and more open areas. Sometimes able to successfully breed along timbered watercourses in heavily cleared habitats (e.g. western NSW) due to the higher density of prey found on these fertile riparian soils.	Potential	Potential foraging and nesting habitat present within the study area.	Yes
Oxyura australis	Blue-billed Duck	V	-	Widespread in NSW but is most concentrated in the southern Murray-Darling Basin area. Inhabits coastal and inland wetlands and swamps. Blue-billed Ducks usually nest solitarily in Cumbungi over deep water between September and February. They feed on the bottom of swamps eating seeds, buds, stems, leaves, fruit and small aquatic insects such as the larvae of midges, caddisflies and dragonflies.	No	Whilst known to exist within 10km of study area no suitable habitat within the study area.	No
Pedionomus torquatus	Plains-wanderer	E	CE	Most recent records in NSW are from the western Riverina, in an area bounded by Hay and Narrandera in the north, the Cobb Highway in the west, the Billabong Creek in the south, and Urana in the east. Inhabits semi-arid, lowland native grasslands that typically occur on hard red-brown soils. Most of the grassland habitat of the Plains-wanderer is <5 cm high, but some vegetation up to a maximum of 30 cm is important for concealment.	Unlikely	No suitable habitat within the study area.	No
Petroica boodang	Scarlet Robin	V	-	In NSW, it occurs from the coast to the inland slopes within dry eucalypt forests and woodlands, and occasionally in mallee, wet forest, wetlands and tea-tree swamps. Feeds on small insects and other	Unlikely	No suitable habitat within the study area.	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				invertebrates which are taken from the ground, or off tree trunks and logs; they sometimes forage in the shrub or canopy layer. Mainly breed between July and January, after breeding, some Scarlet Robins disperse to the lower valleys and plains of the tablelands and slopes. Some birds may appear as far west as the eastern edges of the inland plains in autumn and winter. This species' nest is an open cup made of plant fibres and cobwebs and is built in the fork of tree usually more than 2 metres above the ground; nests are often found in a dead branch in a live tree, or in a dead tree or shrub.			
Petroica phoenicea	Flame Robin	V	-	The Flame Robin is endemic to south eastern Australia, and ranges from near the Queensland border to south east South Australia and also in Tasmania. In NSW, it breeds in upland areas and in winter, many birds move to the inland slopes and plains. Breeds in upland tall moist eucalypt forests and woodlands, often on ridges and slopes. Prefers clearings or areas with open understoreys. The ground layer of the breeding habitat is dominated by native grasses and the shrub layer may be either sparse or dense. Occasionally occurs in temperate rainforest, and also in herb fields, heathlands, shrublands and sedgelands at high altitudes. In winter, birds migrate to drier more open habitats in the lowlands (i.e. valleys below the ranges, and to the western slopes and plains).	Unlikely	Potential foraging habitat present within study area.	Yes
Polytelis swainsonii	Superb Parrot	V	V	In NSW, the Superb Parrot occurs on inland slopes of the Great Divide and on adjacent plains, especially along the major river-systems. Found often in Box-gum woodland, Box-Cypress-pine and Boree Woodlands and River Red Gum Forest. This species nests in small colonies, often with more than one nest in a single tree. Feeds in trees and understorey shrubs and on the ground and their diet consists mainly of grass seeds and herbaceous plants. Also eaten are fruits, berries, nectar, buds, flowers, insects and grain.	Unlikely	Potential foraging habitat present within study area.	Yes
Pomatostomus temporalis temporalis	Grey-crowned Babbler (eastern subspecies)	V	-	In NSW, occurs on the western slopes of the Great Dividing Range, and as far as Louth and Balranald on the western plains. Also occurs in woodlands in the Hunter Valley and in some locations on the north coast. Inhabits open woodland habitats; favours Box-gum woodlands on the slopes and Box-cypress and open Box woodlands on alluvial plains. The species is insectivorous and forages on trunks and branches	Potential	Potential foraging habitat present within study area. Known to exist	Yes

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				of trees or on the ground. It builds conspicuous dome-shaped stick nests in shrubs or eucalypt saplings, which are also used for roosting each night.		within 10km of study area.	
Pyrrholaemus sagittatus	Speckled Warbler	V	-	The Speckled Warbler is found from South-Eastern Qld, the Eastern half of NSW and into Victoria, as far west as the Grampians, mostly on hills and tablelands of the Great Dividing Range and rarely on coast. This species occurs in Eucalyptus-dominated communities with a grassy understorey and sparse shrub layer, often on rocky ridges or in gullies. Diet consists of seeds and insects, with most foraging taking place on the ground around tussocks and under bushes and trees. The rounded, domed, roughly built nest of dry grass and strips of bark is located in a slight hollow in the ground or the base of a low dense plant, often among fallen branches and other litter.	Unlikely	Potential foraging and roosting habitat present within study area. Known to exist within 10km of study area.	Yes
Rostratula australis	Australian Painted Snipe	E	E	In NSW most records are from the Murray-Darling Basin. Other recent records include wetlands on the Hawkesbury River and the Clarence and Lower Hunter Valleys. Occurring in swamps, dams and nearby marshy areas, nesting on the ground amongst tall vegetation, such as grasses, tussocks or reeds. Breeding is often in response to local conditions; generally occurs from September to December. Forages nocturnally on mud-flats and in shallow water. Feeds on worms, molluscs, insects and some plant-matter.	No	Absence of aquatic habitat within study area.	No
Stagonopleura guttata	Diamond Firetail	V	V	The Diamond Firetail is widely distributed in NSW, mainly recorded in the Northern, Central and Southern Tablelands, the Northern, Central and South Western Slopes and the North West Plains and Riverina, and less commonly found in coastal areas and further inland. Habitat is grassy eucalypt woodlands, open forest, mallee, Natural Temperate Grassland, secondary derived grassland, riparian areas and lightly wooded farmland. Diamond Firetails feeds exclusively on the ground, on ripe and partly ripe grass and herb seeds and green leaves, and on insects. Nests are globular structures built either in the shrubby understorey, or higher up, especially under hawk's or raven's nests.	Potential	Potential foraging habitat present within study area. Known to exist within 10km of study area.	Yes
Tyto novaehollandiae	Masked Owl	V	-	Endemic to Eastern and South-Eastern Australia, mainly on the coastal side of the Great Dividing Range from Mackay to South-Western Victoria. In NSW, it is widely distributed throughout the eastern forests from the coast inland to tablelands, with scattered records on	Potential	Potential foraging and nesting habitat	Yes

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				the Western Slopes and plains suggesting occupancy prior to land clearing. The Powerful Owl inhabits a range of vegetation types, from woodland and open sclerophyll forest to tall open wet forest and rainforest.		present within the study area.	
FAUNA – FISH AND CRUSTACEAN							
Bidyanus bidyanus	Silver Perch	V	CE	Silver Perch have been found in a wide range of habitats and climates across the Murray-Darling Basin. They are generally found in faster-flowing water including rapids and races and more open sections of river. Individuals sometimes form large shoals in open water.	No	Absence of aquatic habitat within study area.	No
Maccullochella macquariensis	Trout Cod	E	E	Endemic to the southern Murray-Darling river system, including the Murrumbidgee and Murray Rivers, and the Macquarie River in central NSW. The last known reproducing population of Trout Cod is confined to the Murray River below Yarrawonga downstream to Tocumwal. Often found in faster flowing water with rocky and gravel bottoms but not confined to these areas. Large woody debris is very important.	No	Absence of aquatic habitat within study area.	No
Maccullochella peelii	Murray Cod	-	V	Found throughout most of the Murray Darling Basin except for some localised extinctions. Some translocated populations exist outside the species' natural distribution in impoundments and waterways (Cataract Dam and the Nepean River system in NSW). Habitat includes clear rocky streams to slow flowing, turbid rivers, and billabongs. Frequently found in the main river channel and larger tributaries; also, in floodplain channels when they contain water.	No	Absence of aquatic habitat within study area.	No
Macquaria australasica	Macquarie Perch			Murray-Darling Basin (particularly upstream reaches) of the Lachlan, Murrumbidgee and Murray rivers, and parts of south-eastern coastal NSW, including the Hawkesbury and Shoalhaven catchments. Habitat includes river and lake habitats, especially the upper reaches of rivers and their tributaries.	No	Absence of aquatic habitat within study area.	No
FAUNA - AMPHIBIANS							
Crinia sloanei	Sloane's Froglet	E	E	Floodplains of the Murray-Darling Basin, with the majority of records in the Darling Riverine Plains, NSW South Western Slopes and Riverina bioregions in NSW. Inhabits periodically inundated areas in grassland, woodland and disturbed habitats.	No	Absence of aquatic habitat within study area.	No
FAUNA - REPTILES							

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
Anomalopus mackayi	Five-clawed Worm-skink	E	V	Restricted to the North West Slopes and Plains of north-east NSW and south-east Qld, from the Ashford area west to Mungindi and Walgett in NSW and north to Dalby in Qld. Inhabits grassy White Box woodland on moist black soils, and River Red Gum-Coolibah-Bimble Box woodland on deep cracking loose clay soils. Also grassland areas and open paddocks with scattered trees. Live in permanent deep tunnel-like burrows and deep soil cracks, coming close to the surface under fallen timber and litter, especially partially buried logs.	No	Absence of deep cracking clay soils.	No
Aprasia parapulchella	Pink-tailed Legless Lizard	V	V	In NSW, only known from the Central and Southern Tablelands, and the South Western Slopes. Habitat includes sloping, open woodland areas with predominantly native grassy ground layers, rocky outcrops or scattered, partially buried rocks.	No	Absence of rocky habitat/ partially imbedded rocks.	No
Hemiaspis damelii	Grey Snake	E	E	Continuous from southern NSW to south-eastern QLD. Key attributes of identified as habitat for the species includes floodplains and ephemeral wetlands which provide breeding habitat for the frog species that are its main prey. Heavy clay soils which provide cracks for the species to utilise for hunting.	No	Absence of deep cracking clay soils.	No
FAUNA – MAMMALS							
Chalinolobus dwyeri	Large-eared Pied Bat	E	E	Recorded from Rockhampton in Qld south to Ulladulla in NSW. Largest concentrations of populations occur in the sandstone escarpments of the Sydney basin and the NSW north-west slopes. Habitat includes wet and dry sclerophyll forests, Callitris spp. dominated forest, woodland, sub-alpine woodland, edges of rainforests and sandstone outcrop country. Prefers well-timbered areas containing gullies. Roosts in caves, cliff cervices and similar near low to mid-elevation open forests and woodlands.	No	Whilst known to exist within 10km of study area no suitable habitat within the study area.	No
Chalinolobus picatus	Little Pied Bat	V	-	Occurs in inland Qld and NSW (including Western Plains and slopes) extending slightly into SA and Victoria. Dry open forest, open woodland, mulga woodlands, chenopod shrublands, cypress pine forest and mallee and Bimbil box woodlands. Roosts in caves, rock outcrops, mine shafts, tunnels, tree hollows and buildings.	Potential	Potential foraging and roosting habitat present within study area. Known to exist	Yes

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
						within 10km of study area.	
Nyctophilus corbeni	Corben's Long-eared Bat	V	V	Distribution coincides approximately with the Murray Darling Basin; the Pilliga Scrub region is the distinct stronghold for this species. Habitat includes mallee, Allocasuarina luehmannii and box eucalypt-dominated communities, especially box/ironbark/cypress-pine vegetation. Roosts in tree hollows, crevices, and under loose bark.	No	No suitable habitat within the study area.	No
Pteropus poliocephalus (combined populations of Qld, NSW and the ACT)	Grey-headed Flying-fox	V	V	Along the eastern coast of Australia, from Bundaberg in Qld to Melbourne in Victoria. Habitat includes subtropical and temperate rainforests, tall sclerophyll forests and woodlands, heaths, and swamps as well as urban gardens and cultivated fruit crops. Roosting camps are generally located within 20 km of a regular food source and are commonly found in gullies, close to water, in vegetation with a dense canopy. Feed on the nectar and pollen of native trees, in particular Eucalyptus, Melaleuca and Banksia, and also fruits, native and introduced.	Unlikely	Whilst known to exist within 10km of study area no suitable habitat within the study area.	No
Saccolaimus flaviventris	Yellow-bellied Sheathtail-bat	V	-	There are scattered records of this species across the New England Tablelands and North West Slopes. Rare visitor in late summer and autumn to south-western NSW. The species is found within almost all habitats, including wet and dry sclerophyll forest, open woodland, open country, mallee, rainforests, heathland and waterbodies. It forages for insects above the canopy in eucalypt forests, and closer to the ground in more open country. It is dependent on suitable hollow-bearing trees to provide roost sites. The species has also been recorded using caves and abandoned sugar glider nests as roost sites. Breeding occurs between December and mid-March.	Potential	Potential foraging and roosting habitat present within study area. Known to exist within 10km of study area.	Yes
Dasyurus maculatus maculatus (SE mainland population)	Spotted-tailed Quoll	V	E	Found on the east coast of NSW, Tasmania, eastern Victoria, and north-eastern Qld. Habitat includes rainforest, open forest, woodland, coastal heath, and inland riparian forest, from the sub-alpine zone to the coastline. They kill and eat a variety of prey, including gliders, possums, small wallabies, rats, birds, bandicoots, rabbits, insects and reptiles. They also scavenge on carrion and may take domestic fowl. Use tree hollows close to the ground, fallen logs, other animal burrows, small caves and rock outcrops as den sites.	Unlikely	Whilst potential den sites exist within the study area, the open nature of the study area and fragmented native vegetation	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
						reduce the suitability of the habitat to nil.	
Phascolarctos cinereus	Koala	E	E	In NSW it mainly occurs on the central and north coasts with some populations in the west of the Great Dividing Range. There are sparse and possibly disjunct populations in the Bega District, and at several sites on the southern tablelands. Habitat includes eucalypt woodlands and forests. Feed on the foliage of more than 70 eucalypt species and 30 non-eucalypt species, but in any one area will select preferred browse species.	Unlikely	No core koala habitat is located in the study area. Given the presence of *Eucalyptus populnea* as paddock trees and in the surrounding landscape the area is classified as potential koala habitat. Known to exist within 10km of study area.	Yes
FLORA							
Androcalva procumbens	syn. Commersonia procumbens	V	V	Endemic to NSW, found in the Dubbo-Mendooran-Gilgandra region, the Pilliga and Nymagee areas, the Upper Hunter region, and in Goonoo SCA. Sandy sites, disturbed habitats such as roadsides, quarry edges and gravel stockpiles. Often found in *Eucalyptus dealbata- E. sideroxylon* woodland, *Melaleuca uncinata* scrub, and mallee with *Calytrix tetragona* understorey.	Unlikely	No suitable habitat within the study area.	No
Austrostipa wakoolica	A spear-grass	E	E	Confined to the floodplains of the Murray River tributaries of central-western and south-western NSW. Inhabits floodplains of the Murray River tributaries, in open woodland on grey, silty clay or sandy loam soils.	No	No suitable habitat within the study area.	No
Dichanthium setosum	Bluegrass	V	V	Dichanthium setosum occurs on the New England Tablelands, North West Slopes and Plains and the Central Western Slopes of NSW.	Likely	Known to exist within 10km of study area, one	Yes

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				Associated with heavy basaltic black soils and red-brown loams with clay subsoil. Associated with several species including white and yellow box. Often observed in moderately disturbed areas such as cleared woodlands, grassy roadside remnants, and highly disturbed pasture. Summer flowering.		record being very close to the boundary of the study area. Suitable habitat exists within the study area.	
Homoranthus darwinioides	Fairy bells	V	V	Central tablelands and western slopes of NSW, occurring from Putty to the Dubbo district. Found west of Muswellbrook between Merriwa and Bylong, and north of Muswellbrook to Goonoo SF. Woodland with shrubby understorey, usually in gravely sandy soils. Associated species include *Callitris endlicheri*, *Eucalyptus crebra*, *E. fibrosa*, *C. trachyphloia*, *E. beyeri* subsp. *illaquens*, *E. dwyeri*, *E. rossii*, *Leptospermum divaricatum*, *Melaleuca uncinata, Calytrix tetragona, Allocasuarina spp.* and *Micromyrtus spp.* Flowers March to December.	No	No suitable habitat within the study area.	No
Lepidium aschersonii	Spiny Peppercress	V	V	In NSW, occurs in the marginal central-western slopes and north-western plains regions. Found on ridges of Gilgai clays, dominated *by Eucalyptus macrocarpa*. Flowers spring to autumn.	No	No suitable habitat within the study area.	No
Lepidium monoplocoides	Winged Peppercress	E	E	Semi-arid western plains regions of NSW. Large numbers of historical records (from Broken Hill, Bourke, Cobar, Urana, Lake Cargelligo, Balranald, Wanganella and Deniliquin) but few recent collections. (Hay Plain, south-eastern Riverina, and near Pooncarie). Open woodland dominated by *Allocasuarina luehmanni*i and/or eucalypts, wetland-grassland, or *Maireana pyramidata* shrubland. Occurs on seasonally moist to waterlogged sites, with heavy fertile soils. Does not tolerate grazing disturbance.	No	No suitable habitat within the study area.	No
Prasophyllum petilum	Tarengo Leek Orchid	E	E	Four sites in NSW: at Boorowa, Captains Flat, Ilford and Delegate. Also experimentally introduced at Bowning Cemetery NSW. Inhabits natural Temperate Grassland, grassy woodland, and Box-Gum woodland.	No	No suitable habitat within the study area.	No
Prasophyllum sp. Wybong (C.Phelps ORG 5269)	A Leek-orchid	-	CE	Endemic to NSW, it is known from near Ilford, Premer, Muswellbrook, Wybong, Yeoval, Inverell, Tenterfield, Currabubula and the Pilliga area. Appears as a single leaf over winter and spring. Most populations are small, although the Wybong population contains by far the largest number of individuals. Known to occur in open	Potential	No suitable habitat within the study area.	No

Scientific name	Common name	BC Act status	EPBC Act status	Distribution and habitat (AG DCCEEW 2025b; DPIE 2025c)	Likelihood of occurrence	Justification	Test of significance required
				eucalypt woodland and grassland. Highly sensitive to grazing and disturbance. Flowers October–November.			
Swainsona murrayana	Slender Darling Pea	V	V	Recorded in the Jerilderie and Deniliquin areas of the southern riverine plain, the Hay plain as far north as Willandra National Park, near Broken Hill and in various localities between Dubbo and Moree. Inhabits grassland, open woodland and open forests dominated by *Eucalyptus blakelyi, E. melliodora, E. rubida* and *E. goniocalyx.* Plants die back in summer, surviving as a rootstocks until they shoot again in autumn.	Unlikely	Not observed during field survey.	No
Swainsona recta	Small Purple-pea	E	E	Queanbeyan and Wellington-Mudgee areas. Historically also recorded at Carcoar, Culcairn, and Wagga Wagga. Recorded at multiple sites in degraded grasslands. Habitat includes grassland, open woodland and open forests dominated by *Eucalyptus blakelyi, E. melliodora, E. rubida*, and *E. goniocalyx*. Flowers throughout spring, with a peak in October.	Potential	Potential habitat within the study area.	Yes
Thesium australe	Austral Toadflax	V	V	In eastern NSW it is found in very small populations scattered along the coast, and from the Northern to Southern Tablelands. Habitat includes grassland on coastal headlands or grassland and grassy woodland away from the coast. Flowers Spring–Summer. This species is often hidden amongst grasses and herbs. Overgrazing by cattle and weed incursion are threats to this species. It is likely that the habitat is too degraded to support this species.	No	No suitable habitat within the study area.	No
Vincetoxicum forsteri	syn. *Tylophora linearis*	V	E	In NSW, found in the Barraba, Mendooran, Temora and West Wyalong districts in the northern and central western slopes. Inhabits dry scrub, open forest, dry woodlands of *Eucalyptus fibrosa, E. sideroxylon, E. albens, Callitris endlicheri, C. glaucophylla, Allocasuarina luehmannii, Acacia hakeoides, A. lineata* and *Myoporum spp.*	No	No suitable habitat within the study area.	No

Appendix E : Opportunistically Observed Flora and Fauna

Table 4: Opportunistically observed flora species

Scientific name	Common name	Native/ Exotic	Growth habit
Acacia decora	Showy wattle	Native	Shrub
Allocasuarina gymnanthera	She-oak	Native	Tree
Alternanthera pungens	Khaki weed	Exotic	Herb/ weed
Arctotheca calendula	Capeweed	Exotic	Herb/ weed
Aristida behriana	Bunch wire grass	Native	Grass
Asphodelus fistulosus	Onion weed	Exotic	Herb/ weed
Atriplex nummularia	Old man salt bush	Native	Shrub
Atriplex semibaccata	Australian saltbush	Native	Shrub
Austrostipa verticillata	Slender bamboo grass	Native	Grass
Avena strigosa	Black oats	Exotic	Grass/ weed
Biden pilosa	Farmers friend	Exotic	Herb/ weed
Bothriochloa macra	Red grass	Native	Grass
Brachychiton populneus	Kurrajong	Native	Tree
Bromus catharticus	Brome grass	Exotic	Grass
Callitris glaucophylla	White cypress-pine	Native	Tree
Calotis lappulacea	Yellow burr-daisy	Native	Forb
Capsella bursa-pastoris	Shepherd's purse	Exotic	Herb/ weed
Carthamus lanatus	Saffron thistle	Exotic	Herb/ weed
Chloris truncata	Windmill grass	Native	Grass
Chloris virgata	Feathertop Rhodes grass	Naturalised	Grass
Cirsium vulgare	Spear thistle	Exotic	Herb/ weed
Cotula australis	Common cotula	Native	Forb
Crassula sieberiana	Australian stonecrop	Native	Forb
Cucumis myriocarpus	Paddy melon	Exotic	Herb/ weed
Cynodon dactylon	Couch grass	Native	Grass
Datura stramonium	Common thornapple	Exotic	Herb/ weed
Daucus glochidiatus	Australian carrot	Native	Herb
Echium plantagineum	Paterson's curse	Exotic	Herb/ weed
Einadia nutans	Climbing saltbush	Native	Herb
Eragrostis cilianensis	Stinkgrass	Native	Grass
Eucalyptus melliodora	Yellow box	Native	Tree
Eucalyptus populnea	Bimble box	Native	Tree
Hirschfeldia incana	Shortpod mustard	Exotic	Herb/ weed
Hordeum murinum	Barley grass	Exotic	Grass
Juncus usitatus	Common rush	Native	Rush
Lepidium africanum	Common peppercress	Exotic	Herb/ weed
Lycium ferocissimum	African boxthorn	Exotic (Noxious weed)	Shrub
Malva parviflora	Marshmallow	Exotic	Herb/ weed

Scientific name	Common name	Native/ Exotic	Growth habit
Marrubium vulgare	White horehound	Exotic	Herb/ weed
Medicago arabica	Spotted medick	Naturalised	Herb
Oxalis perennans	Yellow wood-sorrel	Native	Herb
Polygonum aviculare	Wireweed	Exotic	Herb/ weed
Raphanus raphanistrum	Wild radish	Exotic	Herb/ weed
Rumex brownii	Swamp dock	Native	Herb
Rytidosperma setaceum	Bristly wallaby grass	Native	Grass
Salix spp.	Willow species	Exotic (Noxious weed)	Shrub/ tree
Salvia verbenaca	Wild clary	Exotic	Herb/ weed
Schkuhria pinnata	Dwarf marigold	Exotic	Herb/ weed
Sclerolaena birchii	Galvanised burr	Native	Shrub
Sida corrugata	Corrugated sida	Naturalised	Forb
Sisymbrium irio	London rocket	Exotic	Herb/ weed
Solanum spp.	Nightshade spp.	Exotic	Herb/ weed
Trifolium subterraneum	Sub clover	Naturalised	Herb
Urochloa panicoides	Liverseed grass	Exotic	Grass
Urtica dioica	Stinging nettle	Exotic	Herb/ weed
Verbena litoralis	Brazilian vervain	Exotic	Herb/ weed
Vittadinia cuneata	Purple fuzzweed	Native	Herb
Wahlenbergia communis	Tufted bluebell	Native	Herb
Xanthium spinosum	Bathurst burr	Exotic	Herb/ weed

Table 5: Opportunistically observed fauna species

Scientific name	Common name	Native/ Exotic	Class/ Family
Cacatua galerita	Sulphur crested cockatoo	Native	Aves
Coracina novaehollandiae	Black-faced cuckooshrike	Native	Aves
Corvus coronoides	Australian raven	Native	Aves
Cracticus torquatus	Grey butcherbird	Native	Aves
Elanus axillaris	Black shouldered kite	Native	Aves
Eolophus roseicapilla	Galah	Native	Aves
Grallina cyanoleuca	Magpie lark	Native	Aves
Gymnorhina tibicen	Australian magpie	Native	Aves
Hirundo neoxena	Welcome swallow	Native	Aves
Macropus giganteus	Eastern grey kangaroo	Native	Macropod
Malurus cyaneus	Superb fairy wren	Native	Aves
Manorina melanocephala	Noisy miner	Native	Aves
Ocyphaps lophotes	Crested pigeon	Native	Aves
Pardalotus striatus	Striated pardalote	Native	Aves
Passer domesticus	House sparrow	Exotic	Aves
Platycercus eximius	Eastern rosella	Native	Aves
Psephotus haematonotus	Red-rumped parrot	Native	Aves

Scientific name	Common name	Native/ Exotic	Class/ Family
Ptilotula penicillata	White plumed honeyeater	Native	Aves
Rhipidura leucophrys	Willy wagtail	Native	Aves
Sturnus vulgaris	Common starling	Exotic	Aves
Threskiornis spinicollis	Straw necked ibis	Native	Aves

Appendix F : Assessment of Significance for *BC Act* Listed species

Under Section 7.3 of the *NSW BC Act* the test of significance is to be considered for the purpose of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats. This test has been applied to species listed under the *BC Act* that are potentially impacted by the proposed rezoning.
Species that have been assessed against the test of significance were identified through the development of the likelihood of occurrence (Appendix A). The following species have been assessed:

- *Aphelocephala leucopsis* (southern whiteface)
- *Ardeotis australis* (Australian bustard)
- *Artamus cyanopterus cyanopterus* (dusky woodswallow)
- *Calyptorhynchus lathami lathami* (glossy black-cockatoo (southeast))
- *Circus assimilis* (spotted harrier)
- *Falco hypoleucos* (grey falcon)
- *Falco subniger* (black falcon)
- *Haliaeetus leucogaster* (white-bellied sea-eagle)
- *Hieraaetus morphnoides* (little eagle)
- *Neophema chrysostoma* (blue-winged parrot)
- *Neophema pulchella* (turquoise parrot)
- *Ninox connivens* (barking owl)
- *Petroica phoenicea* (flame robin)
- *Polytelis swainsonii* (superb parrot)
- *Pomatostomus temporalis temporalis* (grey-crowned babbler (eastern subspecies))
- *Pyrrholaemus sagittatus* (speckled warbler)
- *Stagonopleura guttata* (diamond firetail)
- *Tyto novaehollandiae* (masked owl)
- *Chalinolobus picatus* (little pied bat)
- *Saccolaimus flaviventris* (yellow-bellied sheathtail-bat)
- *Phascolarctos cinereus* (koala)
- *Dichanthium setosum* (bluegrass)
- *Swainsona recta* (small purple-pea).

The following questions are to be considered for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened flora and fauna, ecological communities, or their habitats:

a) In the case of a threatened species:
whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction

b) In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

   i. Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

   ii. Whether the proposed development or activity is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction.in relation to the habitat of a threatened species or ecological community:

c) In relation to the habitat of a threatened species or ecological community:

i. The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity

ii. Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity

iii. The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species, population or ecological community in the locality.

d) Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),

e) Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

The *BC Act* Assessment of Significance is detailed in Table 6. No TECs or areas of declared outstanding biodiversity value have been mapped within the study area and the proposed rezoning will not directly or indirectly impact upon any TECs or declared area of outstanding biodiversity value, as such questions b and d. are not applicable.

BC Act Question (Section 7.3)	Woodland/ grassland Birds (Australian bustard, southern whiteface, dusky woodswallow, flame robin, grey-crowned babbler, Speckled warbler, diamond firetail)	Cockatoo and Parrot Species (glossy black-cockatoo, blue-winged parrot, turquoise parrot, superb parrot)	Birds of Prey (spotted harrier, grey falcon, black falcon, white-bellied sea-eagle, little eagle)	Owls (barking owl, masked owl)	Arboreal Mammals (koala)	Bats (little pied bat, yellow-bellied sheathtail-bat)	Flora (*Dicanthium setosum*, *Swainsona recta*)
a)	The study area provides low quality potential habitat for threatened nesting woodland and grassland birds. This is due to the: - history of disturbance - absence of records - nominal availability of nesting/roosting habitat It is therefore unlikely that the proposed rezoning will adversely affect the life cycles of these species such that local populations are likely to be placed at risk of extinction.	The study area provides low quality potential habitat for threatened cockatoo and parrot species. This is due to the: - history of disturbance - absence of records - nominal availability of foraging and nesting habitat (only 5 HBTs within study area and none suitable for glossy black-cockatoos) It is therefore unlikely that the proposed rezoning will adversely affect the life cycles of these species such that local populations are likely to be placed at risk of extinction.	The study area provides only moderate quality foraging habitat for threatened birds of prey with the presence of open paddocks for hunting. However, due to the: - history of disturbance - absence of records - absence of large (>40cm) stick nests recorded during the field survey it is unlikely that the proposed rezoning will adversely affect the life cycles of these species such that local populations are likely to be placed at risk of extinction.	The study area provides moderate quality potential habitat for threatened owl species. Due to the: - history of disturbance - the absence of records - the nominal presence of adequate hollow bearing trees it is unlikely that the proposed rezoning will adversely affect the life cycles of these species such that local populations are likely to be placed at risk of extinction.	The study area provides low quality potential habitat for arboreal mammals. However, due to the: - history of disturbance - absence of records - minimal presence of primary food tree species (only 5 *Eucalyptus populneus* in study area) - absence of densely vegetated corridors for movement it is unlikely that the proposed rezoning will adversely affect the life cycles of this species such that local populations are likely to be placed at risk of extinction.	The study area provides potential habitat for some threatened bat species. However, due to the: - history of disturbance - absence of records - nominal presence of habitat features such as hollow-bearing and loose-barked trees - presence of more suitable pockets of habitat in the surrounding zone it is unlikely that the proposed rezoning will adversely affect the life cycles of this species such that local populations are likely to be placed at risk of extinction.	The Study Area provides potential habitat for *D. setosum and S. recta.* Due to the: - history of disturbance - absence of records - presence of more suitable pockets of habitat in the surrounding zone it is unlikely that the proposed rezoning will adversely affect the life cycles of this species such that local populations are likely to be placed at risk of extinction.

BC Act Question (Section 7.3)	Woodland/ grassland Birds (Australian bustard, southern whiteface, dusky woodswallow, flame robin, grey-crowned babbler, Speckled warbler, diamond firetail)	Cockatoo and Parrot Species (glossy black-cockatoo, blue-winged parrot, turquoise parrot, superb parrot)	Birds of Prey (spotted harrier, grey falcon, black falcon, white-bellied sea-eagle, little eagle)	Owls (barking owl, masked owl)	Arboreal Mammals (koala)	Bats (little pied bat, yellow-bellied sheathtail-bat)	Flora (*Dicanthium setosum*, *Swainsona recta*)
c) i, ii, iii	These species forage in native and exotic vegetation. The proposed rezoning will not result in the removal of any native vegetation. A small number of trees may be removed in future development of the study site, but there is unlikely to be any significant impact to habitat availability for these bird species. Due to the already degraded and disjunct nature of the potential habitat to be disturbed and the mobile nature of these species, the proposed rezoning is unlikely to result in habitat fragmentation detrimental to the long-term survival of these species in the locality. Additionally,	These species forage in native and/ or exotic vegetation. The proposed rezoning will not result in the removal of any native vegetation. Several trees, shrubs and areas of grass may be removed in future development of the study site, but there is unlikely to be any significant impact to habitat availability for these bird species. Due to the already degraded and disjunct nature of the potential habitat to be disturbed and the mobile nature of these species, the proposed rezoning is unlikely to result in habitat fragmentation detrimental to the long-term survival of these species in the	These species forage in native and exotic vegetation The proposed rezoning will not result in the removal of any native vegetation. A small number of trees may be removed in future development of the study site, but there is unlikely to be any significant impact to habitat availability for these bird species. Due to the already degraded and disjunct nature of the potential habitat to be disturbed and the mobile nature of these species, the proposed rezoning is unlikely to result in habitat fragmentation detrimental to the long-term survival of these species in the locality. Additionally,	These species forage in native and exotic vegetation. The proposed rezoning will not result in the removal of any native vegetation. A small number of trees may be removed in future development of the study site, but there is unlikely to be any significant impact to habitat availability for these bird species. Due to the already degraded and disjunct nature of the potential habitat to be disturbed and the mobile nature of these species, the proposed rezoning is unlikely to result in habitat fragmentation detrimental to the long-term survival of these species in the locality. Additionally,	This species predominantly forages in native and largely undisturbed habitat. The proposed rezoning will not result in the removal of any native vegetation. A small number of trees may be removed in future development of the study site, but there is unlikely to be any significant impact to habitat availability. Due to the already degraded and disjunct nature of the potential habitat to be disturbed and fact that it will not remove passage corridors, the proposed rezoning is unlikely to result in habitat fragmentation detrimental to the long-term survival of these species in the	This species forage in predominantly native vegetation. The proposed rezoning will not result in the removal of any native vegetation. A small number of trees are being removed as part of the proposed rezoning, but there is unlikely to be any significant impact to habitat availability. Due to the already degraded and disjunct nature of the potential habitat to be disturbed and fact that it will not greatly impact flying corridors, the proposed rezoning is unlikely to result in habitat fragmentation detrimental to the long-term survival of these species in the locality. The study	These species grow within both undisturbed and disturbed habitat. The proposed rezoning will not result in the removal of any native vegetation. Due to the historic management of the study area and current grazing pattern there is unlikely to be any significant impact to habitat availability for these flora species. Due to the already degraded and disjunct nature of the potential habitat to be disturbed, the proposed rezoning is unlikely to result in habitat fragmentation detrimental to the long-term survival of this species in the

BC Act Question (Section 7.3)	Woodland/ grassland Birds (Australian bustard, southern whiteface, dusky woodswallow, flame robin, grey-crowned babbler, Speckled warbler, diamond firetail)	Cockatoo and Parrot Species (glossy black-cockatoo, blue-winged parrot, turquoise parrot, superb parrot)	Birds of Prey (spotted harrier, grey falcon, black falcon, white-bellied sea-eagle, little eagle)	Owls (barking owl, masked owl)	Arboreal Mammals (koala)	Bats (little pied bat, yellow-bellied sheathtail-bat)	Flora (*Dicanthium setosum*, *Swainsona recta*)
	the absence of records from within the study area indicates that the removal of this habitat is unlikely to affect the long-term survival of these species in the locality.	locality. Additionally, the absence of records from within the study area indicates that the removal of this habitat is unlikely to affect the long-term survival of these species in the locality.	the absence of records from within the study area indicates that the removal of this habitat is unlikely to affect the long-term survival of these species in the locality.	the absence of records from within the study area indicates that the removal of this habitat is unlikely to affect the long-term survival of these species in the locality.	locality. Additionally, the absence of records from the study area indicates that the removal of this habitat is unlikely to affect the long-term survival of this species in the locality.	area provides moderate quality foraging and low-quality roosting habitat. Additionally, the absence of records from the study area indicates that the removal of this habitat is unlikely to affect the long-term survival of this species in the locality.	locality. Additionally, the absence of records from the study area indicates that the removal of this habitat is unlikely to affect the long-term survival of these species in the locality.
e)	The proposed rezoning does not constitute any key threatening processes. Future development may do so by way of clearing of native vegetation. Due to the small scale and low quality of potential habitat for these highly mobile species, it is unlikely that future development will increase the impact of this key threatening	The proposed rezoning does not constitute any key threatening processes. Future development may do so by way of clearing of native vegetation and removal of HBTs. Due to the small scale and low quality of potential habitat for these highly mobile species, it is unlikely that future development will	The proposed rezoning does not constitute any key threatening processes. Future development may do so by way of clearing of native vegetation and deadwood/ dead trees. Due to the small scale and low to moderate quality of potential habitat for these highly mobile species, it is unlikely that future	The proposed rezoning does not constitute any key threatening processes. Future development may do so by way of clearing of native vegetation and removal of HBTs. Due to the small scale and low quality of potential habitat for these highly mobile species, it is unlikely that future development will	The proposed rezoning does not constitute any key threatening processes. Future development may do so by way of clearing of native vegetation. Due to the small scale (only 5 potential feed trees would be removed) and low quality of potential habitat for these relatively mobile species, it is unlikely	The proposed rezoning does not constitute any key threatening processes. Future development may do so by way of clearing of native vegetation and HBTs. Due to the small scale, minimal presence of key habitat features and absence of a water source within the study area, it is unlikely that future	The proposed rezoning does not constitute any key threatening processes. Future development may do so by way of clearing of native vegetation and introducing competitive weed species. Due to the small scale and absence of historically undisturbed areas, it is unlikely that future

BC Act Question (Section 7.3)	Woodland/ grassland Birds (Australian bustard, southern whiteface, dusky woodswallow, flame robin, grey-crowned babbler, Speckled warbler, diamond firetail)	Cockatoo and Parrot Species (glossy black-cockatoo, blue-winged parrot, turquoise parrot, superb parrot)	Birds of Prey (spotted harrier, grey falcon, black falcon, white-bellied sea-eagle, little eagle)	Owls (barking owl, masked owl)	Arboreal Mammals (koala)	Bats (little pied bat, yellow-bellied sheathtail-bat)	Flora (*Dicanthium setosum*, *Swainsona recta*)
	process on these species.	increase the impact of these key threatening processes on these species.	development will increase the impact of these key threatening process on these species.	increase the impact of these key threatening processes on these species.	that future development will increase the impact of this key threatening process on these species.	development will increase the impact of these key threatening process on these species.	development will increase the impact of these key threatening process on these species.
Conclusion	The proposed rezoning will not have a significant impact on the threatened woodland/ grassland bird species assessed.	The proposed rezoning will not have a significant impact on the threatened cockatoo and parrot species assessed.	The proposed rezoning will not have a significant impact on the threatened birds of prey species assessed.	The proposed rezoning will not have a significant impact on the threatened owl species assessed.	The proposed rezoning will not have a significant impact on the threatened arboreal mammal species assessed.	The proposed rezoning will not have a significant impact on the threatened bat species assessed.	The proposed rezoning will not have a significant impact on the threatened flora species assessed.

Appendix G : Assessments of Significance *EPBC Act Listed* species

The EPBC Act Administrative Guidelines on Significance set out 'Significant Impact Criteria' that are to be used to assist in determining whether a proposed action is likely to have a significant impact on matters of national environmental significance. Matters listed under the EPBC Act as being of national environmental significance include:

- Listed threatened species and ecological communities
- Listed migratory species
- Wetlands of International Importance
- The Commonwealth marine environment
- World Heritage properties
- National Heritage places
- Nuclear actions

Specific 'Significant Impact Criteria' are provided for each matter of national environmental significance except for threatened species and ecological communities in which case separate criteria are provided for species listed as critically endangered, endangered, and vulnerable under the EPBC Act.

The relevant 'Significant Impact Criteria' have been applied to the following species:

- Vulnerable species
- Endangered species
- Migratory species,

these being:

- *Aphelocephala leucopsis* (southern whiteface; Vulnerable)
- *Apus pacificus* (fork-tailed swift; Migratory)
- *Calyptorhynchus lathami lathami* (glossy black-cockatoo (southeast); Vulnerable)
- *Falco hypoleucos* (grey falcon; Vulnerable)
- *Haliaeetus leucogaster* (white-bellied sea-eagle; Vulnerable)
- *Hirundapus caudacutus* (white-throated needletail; Vulnerable, Migratory)
- *Lophochroa leadbeateri leadbeateri* (pink cockatoo (eastern); Endangered)
- *Neophema chrysostoma* (blue-winged parrot; Vulnerable)
- *Polytelis swainsonii* (superb parrot; Vulnerable)
- *Stagonopleura guttata* (diamond firetail; Vulnerable)
- *Phascolarctos cinereus* (koala; Endangered)
- *Dichanthium setosum* (bluegrass; Vulnerable)
- *Swainsona recta* (small purple-pea; Endangered).

Table 6: Assessment of Significance for the *EPBC Act* listed vulnerable species (southern whiteface, glossy black-cockatoo, grey falcon, white-bellied sea-eagle, white-throated needletail, blue-winged parrot, superb parrot, diamond firetail and *Dichanthium setosum*).

Criterion	Question	Response
An action is likely to have a significant impact on a critically endangered or endangered species if there is a real chance or possibility of the following:		
1)	lead to a long-term decrease in the size of a population	There are no records of these species or any corresponding important populations in the study area. It is unlikely that the proposed works will lead to a long-term decrease in the size of a population.
2)	reduce the area of occupancy of the species	There are no records of these species or any corresponding important populations in the study area. Even so, the availability of better quality, undisturbed and alternative habitat outside the study area indicate that it is unlikely that the proposed works will reduce the area of occupancy of these species, if present.
3)	fragment an existing population into two or more populations	There are no recorded important populations of these species within the impact area, and no records of historical presence. However, given the existing fragmentation from historic disturbance it is unlikely that the proposed rezoning will increase the impact of said fragmentation. The fauna species assessed are highly mobile and therefore will not be susceptible to fragmentation. Flora is more susceptible, but in this case the land has been historically disturbed, and no threatened plants were observed within the study area. Further disturbance is unlikely to influence the range of any flora species. No real change to movement corridors will take place.
4)	adversely affect habitat critical to the survival of a species	No habitat critical to the survival of these species is present within the study area. Given the absence of records within the study area, combined with the heavily degraded and modified vegetation, it is unlikely that the proposed rezoning will adversely impact upon the survival of these species. There is no mapped habitat within the Study Area that has been identified as critical habitat.
5)	disrupt the breeding cycle of a population	Given the absence of records, combined with the heavily degraded and modified vegetation, it is unlikely that the proposed rezoning will disrupt the breeding cycle of an important population. No signs of fauna species breeding were observed.
6) i	modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	Given the absence of records, combined with the heavily degraded and modified vegetation, it is unlikely that the proposed rezoning will result in a decline of these species.
6) ii	result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat	No harmful invasive species are expected to become established in areas of potential habitat for this species because of the proposed rezoning. The study area is already dominated by weeds and is heavily grazed by horses.
7)	introduce disease that may cause the species to decline	No disease that may cause these species to decline is likely to be introduced by the proposed rezoning.
8)	interfere with the recovery of the species	After considering the above statements, the proposed rezoning is unlikely to interfere with the future recovery of these species.
Conclusion	**Is there likely to be a significant impact?**	**There is not likely to be any significant impact.**

Table 7: Assessment of Significance for the *EPBC Act* listed endangered species (koala, pink cockatoo, *Swainsona recta*).

Criterion	Question	Response
An action is likely to have a significant impact on a vulnerable species if there is a real chance or possibility that it will:		
1)	lead to a long-term decrease in the size of an important population of a species	There are no records of these species or any corresponding important populations in the study area. The study area may provide foraging habitat for pink cockatoos but the lack of native vegetation is unlikely to significantly impact upon the population leading to a long-term decrease in population size. Only five potential koala feed trees exist within the study area, with no real movement corridors linking these to denser areas of vegetation. The habitat is highly degraded, and it is unlikely that *Swainsona recta* would persist under this level of disturbance.
2)	reduce the area of occupancy of an important population	There are no records of these species or any corresponding important populations in the study area. Even so, the availability of better quality, undisturbed and alternative habitat outside of the study area indicate that it is unlikely that the proposed works will reduce the area of occupancy for these species. Additionally, no koalas have been recorded within 10km of the study area in the last 19 years.
3)	fragment an existing important population into two or more populations	There is no important population of these species within the impact area. However, given the existing fragmentation from historic disturbance it is unlikely that the proposed rezoning will increase the impact of said fragmentation. Flora is more susceptible to fragmentation, but in this case the land has been historically disturbed, and no threatened plants were observed within the study area. Further disturbance is unlikely to influence the range of any flora species. No real change to koala movement corridors will take place as these are non-existent within the study area.
4)	adversely affect habitat critical to the survival of a species	No habitat critical to the survival of these species is present within the study area. Given the absence of records within the study area, combined with the heavily degraded and modified vegetation, it is unlikely that the proposed rezoning will adversely impact upon the survival of these species. Potential koala habitat exists within the study area due to the presence of feed trees (*Eucalyptus populnea*), but these are paddock trees only and are not classed as core koala habitat.
5)	disrupt the breeding cycle of an important population	Given the absence of records, combined with the heavily degraded and modified vegetation, it is unlikely that the proposed rezoning will disrupt the breeding cycle of an important population. No signs of fauna species breeding were observed.
6)	modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	Given the absence of records, combined with the heavily degraded and modified vegetation, it is unlikely that the proposed rezoning will result in a decline of these species.
7)	result in invasive species that are harmful to a vulnerable species becoming established in the vulnerable species' habitat	No harmful invasive species are expected to become established in areas of potential habitat for this species because of the proposed rezoning.
8)	introduce disease that may cause the species to decline, or	No disease that may cause this species to decline is likely to be introduced by the proposed rezoning.
9)	interfere substantially with the recovery of the species.	After considering the above statements, the proposed rezoning is unlikely to interfere with the future recovery of these species.
Conclusion	**Is there likely to be a significant impact?**	**There is not likely to be any significant impact.**

Table 8: Assessment of significance for the *EPBC Act* listed Migratory species (white-throated needletail and fork-tailed swift).

Criterion	Question	Response
An action is likely to have a significant impact on a migratory species if there is a real chance or possibility that it will:		
1)	substantially modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat for a migratory species	The proposed vegetation removal will impact a small area of potential foraging habitat for this species. This species forages aerially over agricultural land. Due to the species being highly mobile, it is unlikely the clearing will modify, destroy, remove, isolate, or decrease the availability or quality of habitat to the extent that the species is likely to decline. Areas of intact equivalent habitat will remain outside of the study area, undisturbed by the activity.
2)	result in an invasive species that is harmful to the migratory species becoming established in an area of important habitat for the migratory species, or	The proposed vegetation removal will not result in the introduction of invasive species that are harmful to this species becoming established in the species' habitat.
3)	seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an ecologically significant proportion of the population of a migratory species.	Due to the highly mobile nature of the species, it is unlikely that disturbance to the potential foraging habitat will disrupt the lifecycle of a population.
Conclusion	**Is there likely to be a significant impact?**	**There is not likely to be any significant impact.**

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NARROMINE LOCAL ABORIGINAL LAND COUNCIL

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Email: reception@narrominelalc.com

ABN: 60 637 300 178

07.07.2025

Report for Cultural Survey
Proposed residential development 36 Jones Circuit, Narromine.

As requested by Phil Johnson, Narromine Shire Council, a survey of the proposed development site was undertaken on the 13th June 2025 by representatives of Narromine Local Aboriginal Land Council.

All area was surveyed and all land and trees inspected for any cultural modification.
Nothing of significance was found bearing in mind that this area has been farmed for many years.

Should any objects be recovered during development please notify Narromine Local Aboriginal Land council

Regards

Chairperson
Michael Clarke

[redacted]

Narromine
SHIRE COUNCIL

2 September 2025

Attn Phil Johnston
Director Community and Economic Development

The General Manager
Narromine Shire Council
PO BOX 115
NARROMINE NSW 2821

Dear Phil

RE: Preliminary Site Assessment – 36 Jones Circuit, NARROMINE NSW 2821

Council endorsed an update to the Contaminated Land Policy at the July 2025 meeting. The attached Preliminary Site Assessment references the requirements of the Policy and is intended to identify any relevant land use history.

As specified in the Policy, if potentially contaminating land uses are determined to have been carried out on the land, the records can be relied upon to identify land for 'contaminated land management' under the policy.

The information can also be referenced in future planning proposals and development applications, when assessing site suitability for development. This Preliminary site assessment concludes no indication that the land is unsuitable for future R5 Large Lot Residential development. No issues are raised for proceeding with a Planning Proposal of remaining RU1 Primary Production zoned land.

Should you wish to discuss the above-mentioned matters further, please contact Council's Planning department on 6889 9999.

Kind Regards,

[redacted]

Manager Planning *BAppSc Grad Dip URP*

Please address all correspondence to the General Manager, P O Box 115 Narromine NSW 2821
T: 02 6889 9999 F: 02 6889 9998 E: mail@narromine.nsw.gov.au W: www.narromine.nsw.gov.au
Office Address: 124 Dandaloo Street Narromine NSW 2821
ABN 99 352 328 405

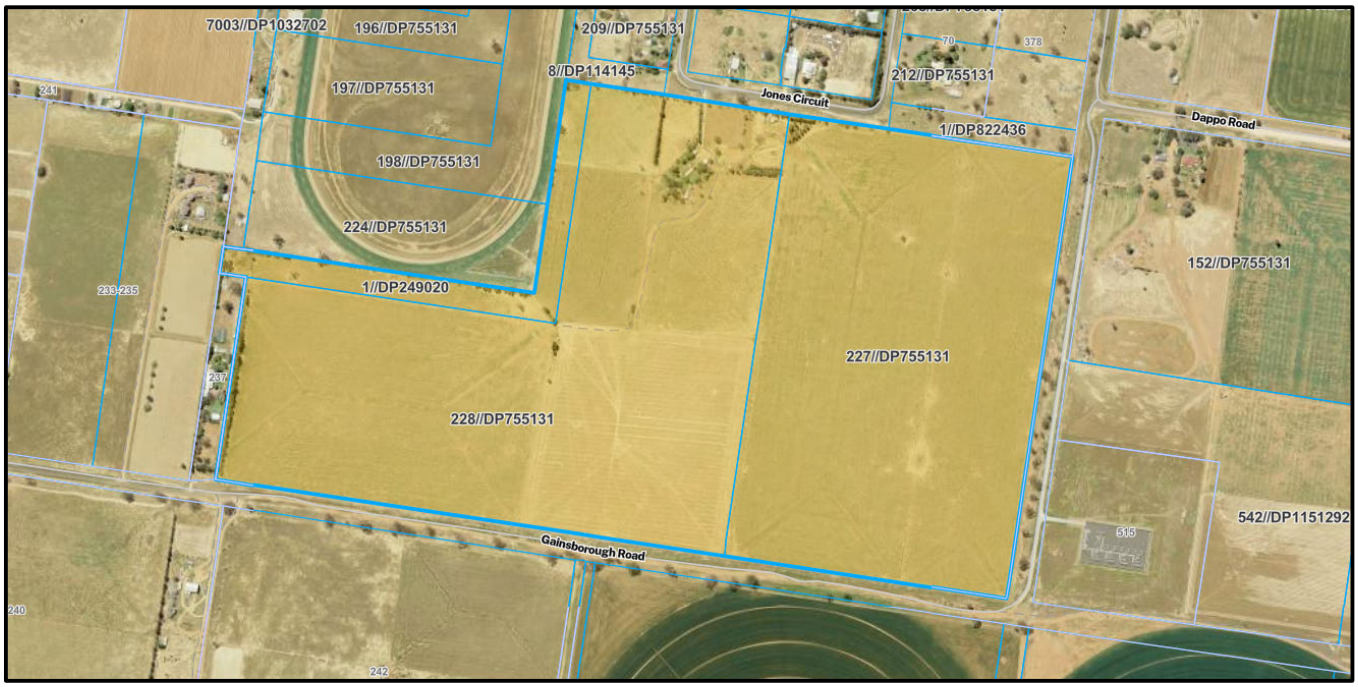
Preliminary Site Assessment

36 Jones Circuit NARROMINE

Relevant Land:

Lots	Deposited Plan
227	755131
228	755131
1	249020

Locality Map:



Current site details:

Zoning	Narromine Local Environmental Plan 2011 Split zoned RU1 Primary Production and R5 Large Lot Residential land use zones.
Area	Total area = 68.748ha
Landowner	Narromine Shire Council
Road	Road frontage to Jones Circuit and Gainsborough Road
Buildings and infrastructure	Dwelling Farm Buildings (shedding) Stock Fencing

Site Features

	Lot 228 DP755131
Area	35.61ha
Buildings and infrastructure	Dwelling Farm Buildings (shedding) Stock Fencing
Ground water vulnerability mapping	yes
Heritage Item	no
Terrestrial Biodiversity	no
Bushfire prone land	Yes – buffer and category 3

	Lot 227 DP755131
Area	29.74ha
Buildings and infrastructure	vacant
Ground water vulnerability mapping	yes
Heritage Item	no
Terrestrial Biodiversity	no
Bushfire prone land	Yes – buffer and category 3

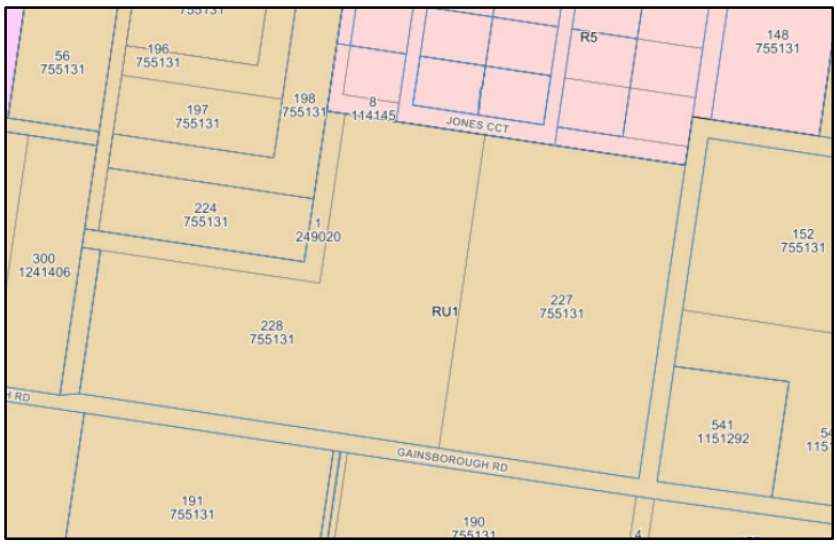
	Lot 1 DP249020
Area	3.398ha
Buildings and infrastructure	vacant
Ground water vulnerability mapping	yes
Heritage Item	no
Terrestrial Biodiversity	no
Bushfire prone land	Yes –category 3

Relevant Site History:

Land zoning

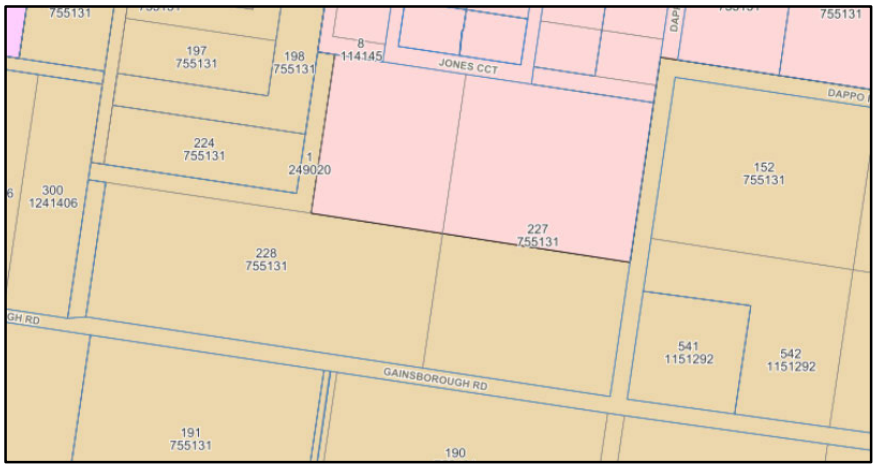
Prior to the Narromine Local Environmental Plan 2011 the land was within *Zone No 1(a) General Rural* pursuant to the Narromine Local Environmental Plan 1997. The land zone was of a similar nature to the current zone i.e. the land use table and objectives supportive of agriculture.

Pursuant to the Narromine Local Environmenta Pan 2011, the land was previously wholly zoned RU1 Primary Production (between 2011 and 2023).



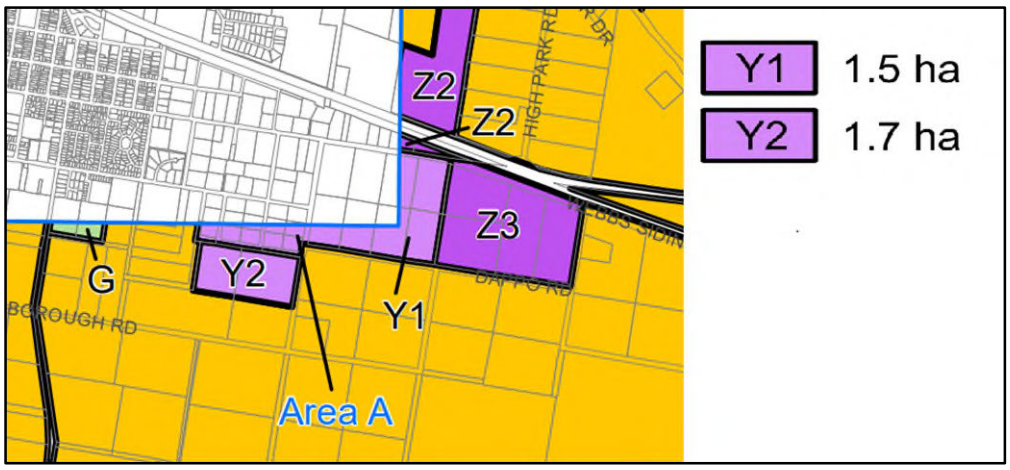
Excerpt Narromine Local Environmental Plan 2011 – **Land Zone Map – Sheet LZN_004**

Amendment to the Narromine Local Environmental Plan 2023 (Planning Proposal PP-2022-1579) had the effect of an amendment to the land use zone and lot size map from 2 June 2023. Part of the land was rezoned R5 Large Lot Residential (digital mapping) and coinciding minimum lot size pdf mapping was amended. The Planning Proposal PP-2022-1579 referenced the land within 36 Jones Circuit as "Narromine East Area C". The rezoned area included the site of dwelling and farm structures.



Excerpt Narromine Local Environmental Plan 2011 – **Land Zone (digital mapping)**

Current Zoning



Excerpt Narromine Local Environmental Plan 2011 – **Land Zone Map – Sheet LSZ_004**

Current Lot Size map

Approval records

A search of Council's DA (Development Application) and BA (Building Application) registers has not uncovered any relevant records.

It is likely that the dwelling predates the Environmental Planning and Assessment Act 1979. Based on the 3-bedroom single dwelling (masonry block wall construction with concrete tile roof) with single garage and likely build date of early 1970's, the Interim Development Order (IDO) No 1 Shire of Timbrebongie would have been relevant at the time. The IDO permitted dwelling houses without consent on rural properties of certain size. Other farm buildings/sheds may have been developed as exempt structures.

Chronological list of site uses, indicating information gaps and unoccupied periods

Circa 1970	Dwelling was likely constructed prior to requirement for development approval.
1977 to 2024	Property known as "Amaroo Park", occupied by Oates family. Mostly passive grazing (mostly sheep) Some cropping in excess of 17 years ago. Farm shedding.
July 2024	Estate of previous owner- unoccupied
2025- current	Narromine Shire Council owner Dwelling and property under lease agreement – occupied.

Review of aerial photographs

A review of available aerial imagery (google earth) does not show any change since the earliest (2003) image. No demolition of structures is noted.

Historical use of adjacent land

The site adjoins the Narromine Showground and Racecourse.

Other land uses are 'rural residential' or similar agricultural land. The neighbouring land to south and has been cropped (pivot irrigation).

Essential Energy substation is located to the east of Lot 227, and an associated easement for electricity line traverses the Lots 227 and 228 parallel to the Gainsborough Road frontage. (Easement was created 1967).

Possible contaminant sources

Due to age of dwelling potential for lead paint and asbestos to be noted.

Onsite effluent disposal – septic on site associated with dwelling.

Chemical storage – possible in farm shedding.

No known on-farm fuel storages.

No evidence of sheep dip sites.

Conclusion:

With reference to the Narromine Shire Council Contaminated Land Policy (update endorsed at July 2025), Council must have regard to a Preliminary Site Investigation, where such an investigation has been carried out or it is practicable that such an investigation can be carried out, before making a planning proposal where:

1 The land is declared significantly contaminated land under Part 3 of the CLM Act;	Not relevant to this land.
2 An activity referred to in Appendix A is being carried out on the land;	No activities noted *(Extensive agriculture - used to capture farm shed activities such as chemical storage and handling - only be used where specific information about the site is available).*
3 Council's records show that an activity or use referred to in Appendix A has been carried out on the land;	Council records highlight the

	predominant grazing history and single dwelling occupant.
4 Council has incomplete records about the use of the land, and the land is proposed to be used for residential, educational, recreational, childcare or hospital purposes (either as a dominant or ancillary use), and during the periods not covered by those records it would, according to the uses formerly permitted on the land, have been lawful to carry out an activity referred to in Appendix A	Not applicable - Records are sufficient to determine a relevant site history.

In conclusion:

- This Preliminary site assessment provides no indication that the land is unsuitable for future R5 Large Lot Residential development. No issues are raised for proceeding with a Planning Proposal of remaining RU1 Primary Production zoned land.
- Future redevelopment of localised farm building sites for residential development should consider possible chemical storage.
- No trigger for further formal Preliminary Site Investigation at this stage.

Land Use Conflict Risk Assessment

(LUCRA)

Planning Proposal for Rezoning RU1 Primary Production to R5 Large Lot Residential

36 Jones Circuit, NARROMINE

August 2025

OVERVIEW

Narromine Shire Council has endeavoured to prepare a Land Use Conflict Risk Assessment (LUCRA) in support of the Planning Proposal process:

Proponent – **Narromine Shire Council**
Subject Land – **"Amaroo Park" 36 Jones Circuit NARROMINE**
Title – **Lot 1 DP249020**
Lot 227 DP755131
Lot 228 DP755131
Proposed site specific LEP amendment –
Amend RU1 Primary Production zoned land to R5 Large Lot Residential
(Facilitate Large Lot Residential subdivision)

The LUCRA method is a four-step assessment process undertaken as follows:

1. **Information Gathering** – The site geophysical characteristics, the nature of the development proposed, and the surrounding land uses are described.

2. **Risk Level Evaluation** - Each proposed activity is recorded, and an assessment of potential land use conflict level is assigned. The higher the risk level, the more attention it will require.

3. **Identification of Risk Mitigation Management Strategies** – Management strategies are identified which can assist in lowering the risk of potential conflict.

4. **Record Results** – Key issues, risk level and recommended management strategies are recorded and summarised.

This LUCRA identifies the measures that have been incorporated into the development concept to mitigate the potential land use conflict which might arise from the proposal. These measures include:

1. Implement buffers - Fencing choices to be identified in the DA stage to consider the best choice to support buffers.
2. During construction appropriate mitigation measures are to be implemented to address management of stormwater and runoff.
3. Any planting in the buffer near Gainsborough Road to consider species choice for noise and dust mitigating properties.
4. Construction traffic management plan be prepared to address changes in traffic and including consideration of any farming needs.

Following the risk evaluation, ranking and rating step by step process a risk rating was determined, that the project exhibits and acceptable risk. This is because the identified potential conflict areas can be mitigated effectively with appropriate control and therefore results in a 'Low' likelihood of conflict and impact with the proposed control measures being suitable to manage potential land use conflict.

Key Reference
Department of Primary Industry (DPI) 2011, *Land Use Conflict Risk Assessment (LUCRA) Guide*, <http://www.dpi.nsw.gov.au/land-and-water/land-use/lup/development-assessment2/lucra>.

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STEP 1 - Information Gathering

The Subject Site

The land known as "Amaroo Park", 36 Jones Circuit, NARROMINE has frontage to the Gainsborough Road and Jones Circuit. The property is currently occupied with one main dwelling and associated shedding. Existing vehicular access is from Jones Circuit only.

The site is held in three titles, with the dwelling and outbuildings located with Lot 228 DP755131. The total area of the property is 68.748ha. The land is currently split zoned RU1 Primary Production and R5 large Lot Residential. The existing built structures are contained to approx. 1ha northern area of the site as (currently zoned R5), the remaining land is pasture with no significant features other than boundary fencing.

The land is well located with access to the urban areas of Narromine via sealed roads, situated approx. 4.1km (7 mins) from the Narromine Post Office. The site adjoins developed land zoned R5 Large Lot Residential with frontage to Jones Circuit. These lots to the north of the site generally are 1.5ha in size. Other RU1 Primary Production zoned land occurs to the east and to the south (opposite side of Gainsborough Road), with land to the west including the Narromine Showground and Racecourse. The surrounding RU1 Primary Production land has mixed occupation types:

- Rural residential occupation on lots of 8ha to 1.5ha.
- Pivot irrigation of crops.
- Essential Energy substation – 6.25ha to east of land.
- Extensive agriculture – grazing.

Figure 1: Existing dwelling at 36 Jones Circuit

Figure 2 - Site Location *(Source: Google Earth)*

Site Feature - Summary

	Lot 228 DP755131	Lot 227 DP755131	Lot 1 DP249020
Area	35.61ha	29.74ha	3.398ha
Buildings and infrastructure	Dwelling Farm Buildings (shedding) Stock Fencing	vacant	vacant
Ground water vulnerability mapping	yes	yes	yes
Heritage Item	no	no	no
Terrestrial Biodiversity	no	no	no
Bushfire prone land	Yes – buffer and category 3	Yes – buffer and category 3	Yes –category 3
Zoning	Split RU1 Primary Production R5 Large Lot Residential	Split RU1 Primary Production R5 Large Lot Residential	RU1 Primary Production
Min. Lot Size	400ha 1.7ha	400ha 1.7ha	400ha
Frontage	Jones Circuit – existing vehicular access driveway Gainsborough Road – no constructed access	Jones Circuit and Gainsborough Road– no constructed access	No road frontage

Figure 3: View of 36 Jones Circuit from south eastern corner of Lot 227 towards Narromine

Figure 4: Site Setting (location of neighbouring dwellings)

The Proposed Development

The site is subject to provisions of the Narromine Local Environmental Plan 2011. It is proposed to rezone the part of the subject land from RU1 Primary Production to R5 Large Lot Residential to enable the land to be developed for future large lot housing opportunities.

The future development concept involves:

- Retain the existing minimum lot size (1.7ha) for the part of the land currently zoned R5 Large Lot Residential.
- Rezone the remaining RU1 Primary Production zoned part of the property to be R5 Large Lot Residential.
- Investigate provision of reticulated water and sewer infrastructure of the development area; with aim to enable wider community to benefit from availability of servicing in the locality.
- The development concept supported by a potential layout demonstrating future residential subdivision with use of existing road frontage (no new roads). Preliminary work towards identification of a future layout shows:
    - The concept layout shows the land is conducive to producing 19 vacant large lot residential lots with road upgrades (with 1 additional lot with existing dwelling).

Potential subdivision requires site-specific mapping amendments to the Narromine Local Environmental Plan 2011.

- ❖ The Narromine Local Environmental Plan 2011 has partially migrated to digital mapping. An amendment to the **Land zoning** is proposed.
- ❖ An amendment to the Narromine Local Environmental Plan 2011 **Lot Size Map** - Sheet LSZ_004 is required (amend corresponding 400hamin. to the proposed min lot size 3.5ha).

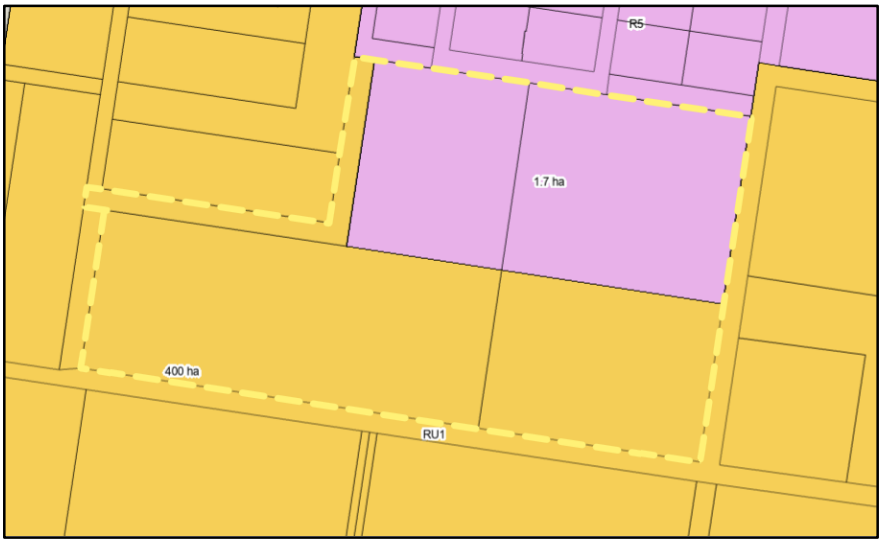


Figure 5: Lot size map *(Source: ePlanning spatial viewer)*

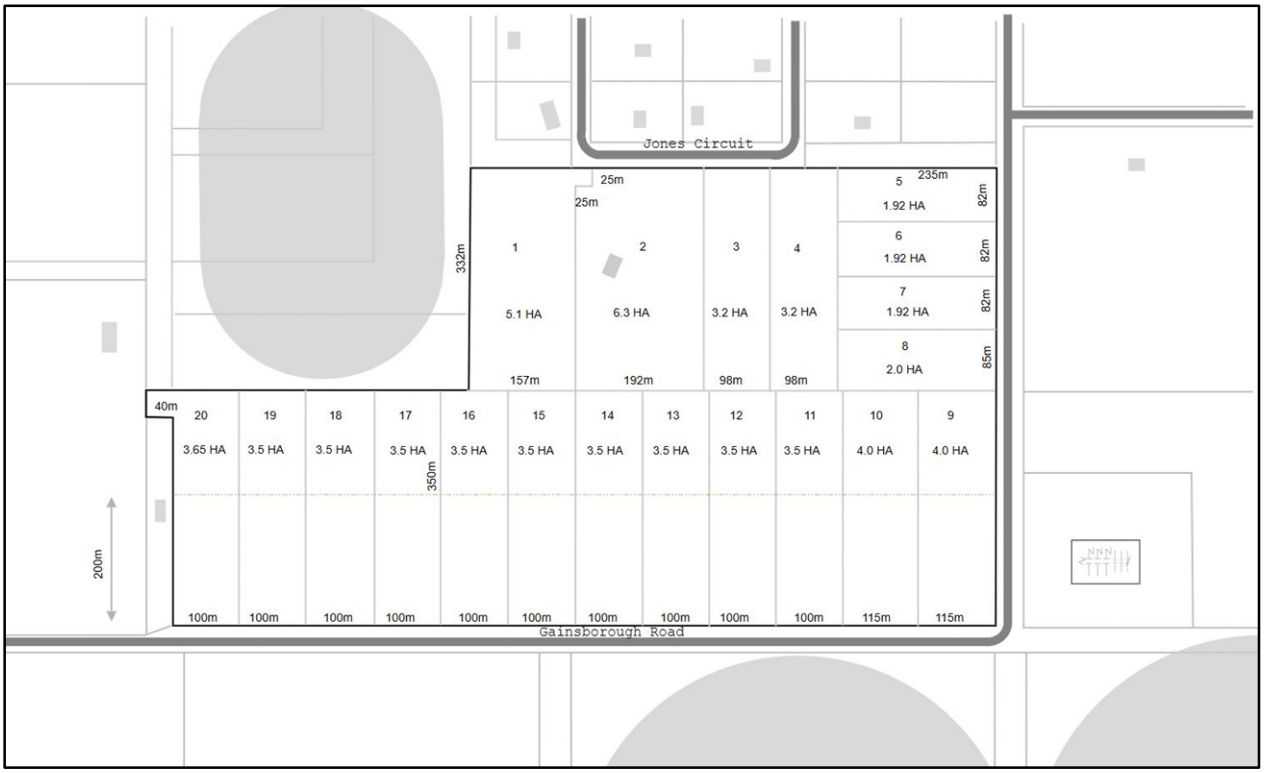
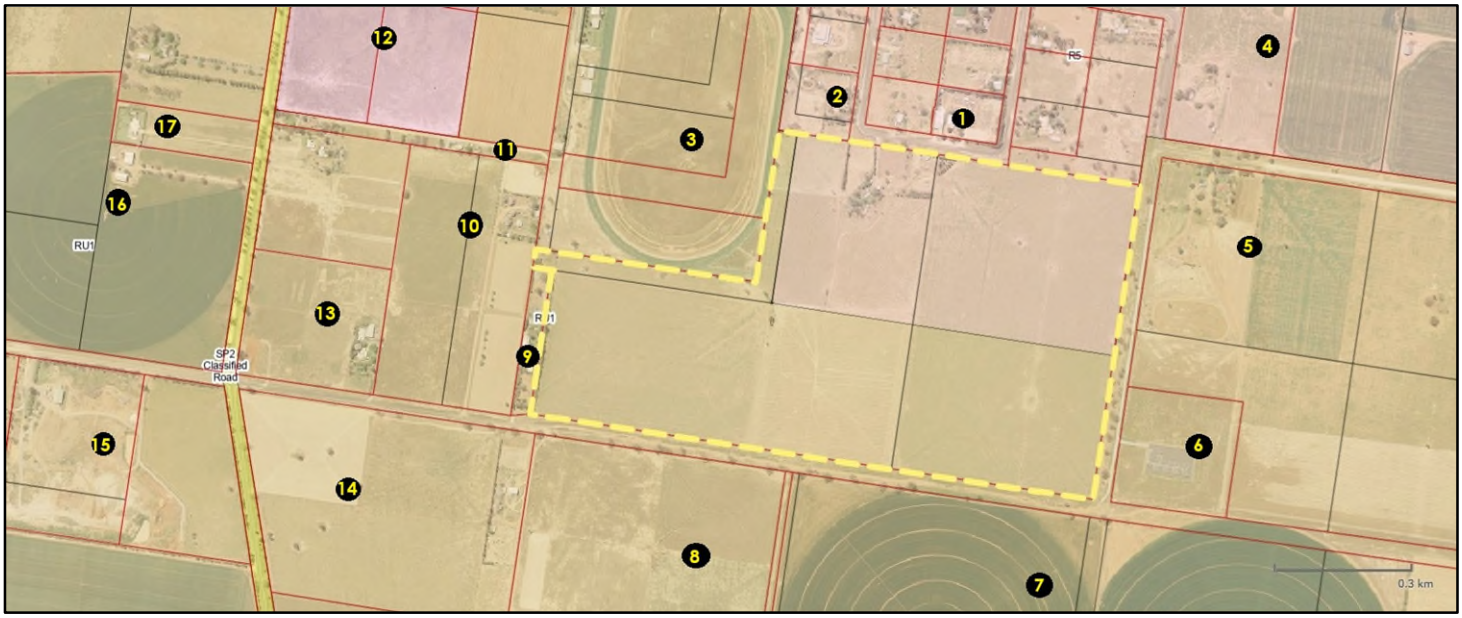


Figure 6: Sketch of potential future subdivision – 20 Lot yield

The Surrounding Land Use

The immediate surrounding land use is descried below with current zoning highlighted (red lines depict property boundaries).



	Zoning	Description
1	R5 Large Lot Residential	Occupied land – dwelling, Narromine Powder Coaters operate from premises.
2	R5 Large Lot Residential	Representative of the neighbouring rural residential style development with frontage to Jones Circuit.
3	RU1 Primary Production	Narromine Showground and Racecourse (Crown land) in multiple parcels.
4	R5 Large Lot Residential	Approx 8ha parcel occupied, rural lifestyle lot.
5	RU1 Primary Production	Approx 62ha property with existing dwelling. Forms part of the Area H identified in Narromine Residential and Large Lot Residential Strategy 2018 as future R5 land.
6	RU1 Primary Production	Essential Energy substation - connecting power line easements to be considered.
7	RU1 Primary Production	Approx 600ha of intensive agricultural crops (pivot irrigation) and grazing land, occupied, dwelling and outbuildings established. Includes Backwater Cowel.
8	RU1 Primary Production	Approx 22 ha parcel occupied primary production land.
9	RU1 Primary Production	Approx 1.25ha parcel with dwelling and outbuildings (rural lifestyle lot).
10	RU1 Primary Production	Approx 16ha property occupied, adjoins the Racecourse/Showground to the west.
11	RU1 Primary Production	Approx 1.96ha property occupied, adjoins the Racecourse/Showground to the west.
12	R1 General Residential	Vacant R1 land - Adjoins a DA approved Seniors Living development.
13	RU1 Primary Production	Approx 8ha occupied site with DA approved 'Boarding Kennel'.
14	RU1 Primary Production	Approx 24 ha parcel occupied primary production land; Frontage to Tomingley Road and Gainsborough Road.
15	RU1 Primary Production	Narromine Shire Council – Waste Depot
16	RU1 Primary Production	Approx 30h property with pivot irrigation – intensive plant agriculture.
17	RU1 Primary Production	2.78ha occupied (rural lifestyle lot).

Figure 7: View to north west from Jones Circuit towards Racecourse and Narromine township

The Land Use Conflict Experience to Date

The locality is characterised as the southern rural fringe of the Narromine township. A mix of primary production and occupied lot sizes has emerged between the Backwater Cowal and Narromine. This is the result of changing LEP provisions and proximity to the urban area. The subject land 'Amaroo Park', was recently (2023) part zoned R5 Large Lot Residential as an extension to the existing large lot residential zoned land, however, has continued to be a grazing property.

Fo the subject land, the experience to date has been that of little material concern raised due to existing land use conflicts. The site is separated by road corridors to most unrelated parcels. No on-site activity is causing land use conflict with neighbouring residential occupation or primary production.

Consultation with neighbouring landowners

Narromine Shire Council contacted neighbours through a written request to consult for the purpose of preparing this LUCRA. Council staff offered a meeting to discuss the proposal and provide an opportunity to raise concerns. The letter specifically was seeking to understand existing farming practices, especially where there are opportunities to provide buffers to minimise and avoid potential incompatibility between future residential occupants and existing primary production.

Two (2) landowners took the opportunity to respond. (Council will carry out a further consultation period with the planning proposal and can revisit any concerns of potential land use conflict issues).

The matters raised are summarised in the table below.

Matter	**Detail**
Increased water use	Installation of illegal bores for domestic supply a concern – potential to deplete available groundwater for irrigation is main concern.
Fence types for Large Lots suitable for setting	Concern the future development will encourage low residential style fencing that is not suitable for interaction with stock movement.
Noise from increased traffic	Impact on stock -request a 6-foot wall to separate stock from the road and noise.
Noise	Noise from pivots and pump motors operating may be a concern for new residents.
Separation distance to new lots	Request a minimum 100m buffer between existing occupation and to new lots.
Road condition	Road upgrades are expected.
Stock Route	Believe the Gainsborough Road is part of a designated stock route.
Concern about a future Temporary Workers Camp	The Residential and Large Lot Residential Update references a potential site at Jones Circuit. If this is a part of the proposal increased buffers are requested.
Dust	Dust from unsealed road and construction affecting crops. Dust from farm practices impacting new neighbours.

Intensive Agriculture - cropping	Separation of 200m from dwellings is considered acceptable. Cropping of lucerne, cotton, and sweet corn most recent varieties. Includes nighttime periodic work and seasonal harvesting. Pivot operation includes lights for monitoring. Spraying is mostly ground (i.e. not aerial spraying due to the smaller size of operation and vicinity of existing residents and electricity lines). Nearest pivots (3) are all operated simultaneously when in operation.
Weeds	Spread of weeds from domestic gardens to farmland. Dumping of grass clippings an issue of concern.
Electricity	Avoid impact to electricity easement for new access locations. Concern the Essential Energy substation is causing corrosion of pipes due to leakage of DC currents.

Potential land use conflict

The key potential issues of land use conflict in locality are noted:

- Businesses established in the R5 lots conflicting with residential land use.
- The Narromine Showground and Racecourse - events with potential for noise amenity issues.
- Intensive agriculture - cropping, with conflict associated such as dust, & chemical use in vicinity to rural dwellings.
- Essential Energy Substation – visual amenity. (Note: a high-pressure gas line (Jemena infrastructure to be avoided).

Large Lot Residential Interface

The proposed development concept connects existing R5 development to the north of the site, with existing developed R5 Large lot residential land, considered compatible land use. Future development and construction periods would be addressed in a development application stage.

There are some businesses in the R5 zone (such as the Narromine Powder Coaters) that rely on historic approvals, that potentially conflict with existing residential development in Jones Circuit, but will not necessarily hinder development proposed. The land use table for the R5 Zone is not proposed to be amended to permit further industry or commercial premises.

Rural Interface

The proposed development of an existing RU1 zoned site should consider the surrounding land use context and where necessary be designed to minimise instances of incompatibility such that any important agricultural values or farming practices that may occur in an area are not inhibited, or adversely affect the amenity of future residents. In this location it was identified that the surrounding lands were held in multiple properties. Some intensive plant agriculture is carried out, and these lots are occupied and present a potential land use conflict. Due to the land ownership and development pattern, the potential for stock to be moved between paddocks affecting road corridors etc and slow moving farm/agricultural machinery and vehicles is low at this site. It is often the case the neighbouring property is fenced as one paddock in this locality.

Table 1: Typical conflicts that can occur between Agriculture/rural activities and nearby residential land use

Conflicts/Issues or concern	Common sources and causes
Noise	Dogs, general livestock noise. Equipment, pumps, plant, spray machines, transport related.
Odour and Dust	Soil disturbance and excavation. Excess/ concentrated manure. Agricultural fertilisers and chemicals. Intensive animal industries. Management and application of effluent to pasture

Conflicts/Issues or concern	Common sources and causes
Health concerns	Chemicals Spray drift
Water	Access. Pumping. Quantity. Runoff and pollution.
Smoke and ash	Burning off
Visual amenity	Large structures
Nuisance	Stray dogs Vandalism Trespass Noxious and Environmental weeds

Other nearby land uses

The Narromine Showground and Racecourse, zoned RU1 Primary Production is located to the west of the subject land. The racecourse is managed Crown land, developed over many historic parcels. No road access is shared with the subject land, with the racecourse site infrastructure/buildings/stables located at the northwestern end of the grounds and well separated from the Jones Circuit property. The Narromine Turf Club hosts approximately 5 race meetings per year (every 2-3 months).

The Essential Energy Narromine South SW Sub Station is located to the southeast of the Jones Circuit property. An existing 132kV overhead line running parallel to Gainsborough Road frontage is contained within an easement along the southern boundary of the subject site.

Site -specific potential conflicts

Residential Development / Buffer Distances- Reference buffer/separation distances to residential development:

- Grazing 50m

Separation from RU1 Primary Production zoned land with potential for grazing (excl. racecourse/showground land) can be adequately buffered noting the width of road reserve and building setbacks outlined in the Narromine Development Control Plan 2011.

- Irrigated Cropping 200m.

Pivot irrigation of various crops occurring to the south of the site – proposed building envelope demonstrates the separation distance 200m can be achieved on the approx. 3.5ha lots proposed in concept subdivision.

- Substation 150m

Concept subdivision layout indicates one (1) lot that would potentially encroach the buffer distance. This could be achieved with a more specific building envelope for this parcel, or plantings to screen views of the substation.

In summary:

Separation distances and buffers are achieved, and subdivision design serves to further minimise potential for spray drift or future cropping in RU1 land. Conflict between the proposed large lot residential development of the site and agricultural activities is of low to medium risk/ consequence in this context, given the barriers/buffers available, design of the proposed development, the nature and scale of the adjoining agricultural activity, and the known expectation for residential/ urban development to occur given the site zoning and strategic land use planning proposals that have already occurred.

Land use conflict to the north (location 1 on map above) is limited by buffers created by Jones Circuit Road reserve and separation distance achieved. Jones Circuit, Dappo Road and Gainsborough Road separates land from neighbours.

There is noteworthy rural land use conflict risk to the south, given the interface with an intensive plant agriculture development (cotton has been cropped in recent years).

The eastern interface does not present any immediate primary production activity of high risk of conflict. The western boundary also interfaces with developed racecourse land and developed rural residential occupied RU1 zoned land. Currently the landowner would be carrying out periodic weed management and grazing.

The consideration of the potential for land use conflict was addressed in the planning of the proposed development. Potential matters that were addressed by design options, are sketched in plan below, and include:

1. Road network - the introduction of additional traffic directly onto an existing road is achieved to existing local roads.
2. Road reserve buffer proposed to screen the development from the substation and opportunity for mitigating any road noise and for landscaping.
3. Cropped land – proposed building envelope to achieve a buffer is included, with layout of scale and dimension to increase the separation from existing irrigated cropping.
4. Compatible residential lots – design compatible with lot size and dimension to reduce conflict with existing developed residential lots.

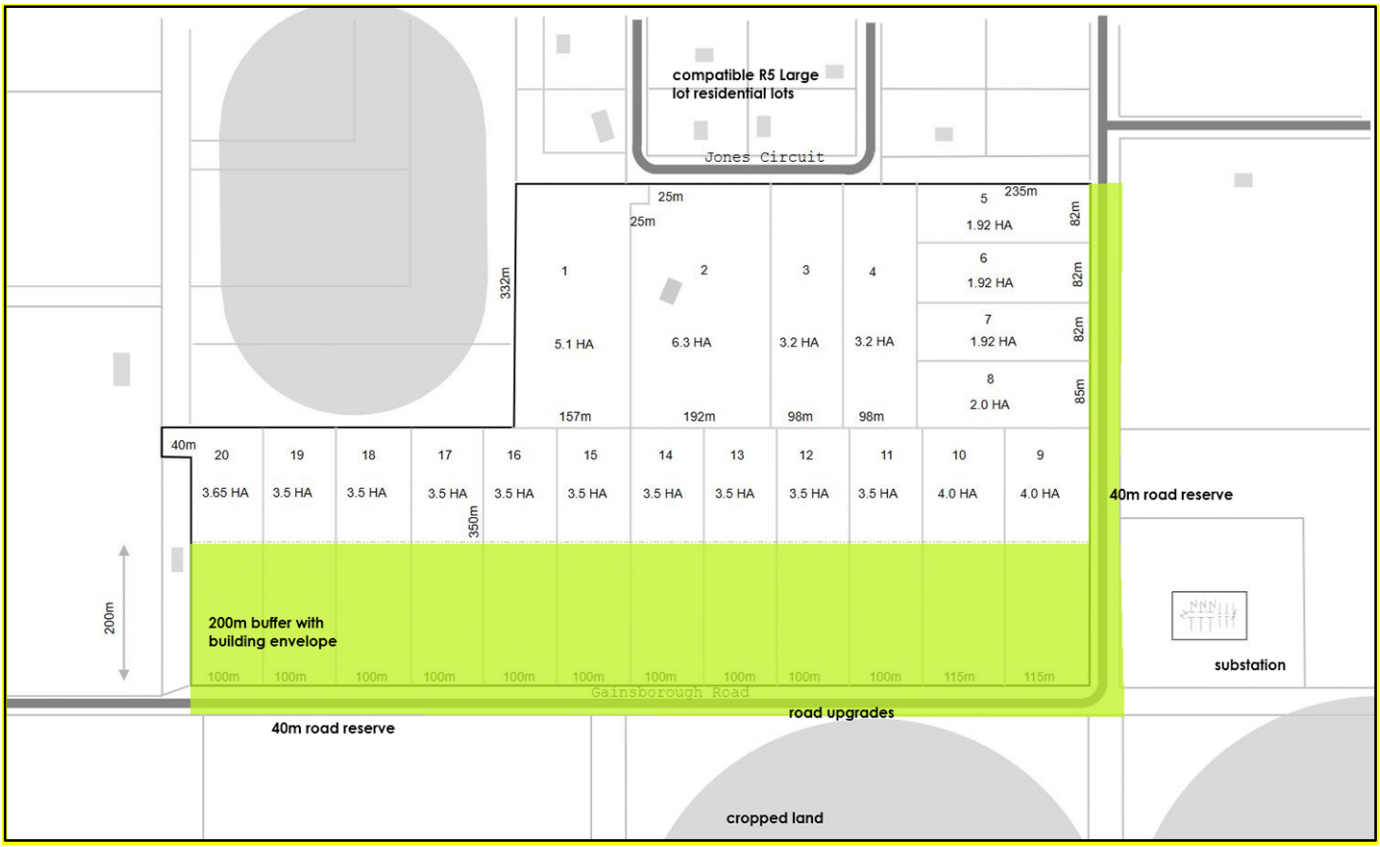


Figure 8: Mitigating buffers included in design

STEP 2 – Risk Level Evaluation

Risk Evaluation and Ranking

Each likely activity is recorded in Table 2: Risk *Evaluation* - Identified Potential Conflict and Risk Ranking and an assessment of known land use conflict level is assigned accordingly. The ranking is given both before and after ameliorating measures are applied to mitigate the given activity impacts. The higher the risk level, the more attention it will require in order to reduce the ranking level. Risk rankings are derived from the risk ranking table (refer to Appendix A).

STEP 3 – Risk Reduction Management Strategies

The process of risk reduction aims to identify management strategies that affect the probability of an event occurring.

Table 2: Risk Evaluation - Identified Potential Conflict and Risk Ranking

Activity/ Feature	Identified Potential Conflict/ Comments	Risk Ranking	Management Strategy (method of control)	Revised Risk Ranking
Noise	Potential noise from livestock. Noise produced by gates, machinery (e.g. chainsaws, powertools, spray rigs, pumps), farm vehicles (e.g. tractors and ATVs) and other associated/ ancillary farm infrastructure (e.g. pumps, irrigation, cattle ramps, loading facilities, yards and sheds). Potential noise associated with pest/ vermin control and use of firearms, sometimes at night. Considered unlikely in the setting with moderate consequence (neighbour disputes may occur).	D3 =9 (acceptable)	Occasional livestock noise is not unreasonable and would generally be tolerable in this context. Likewise, noise from vehicles and machinery would be intermittent. The use of firearms is strictly regulated – licenced and training. No significant noise is expected, however common background farm noise would be intermittently present (pivot operation). The immediately adjoining farm activity is not considered high intensity or concentrated, (no neighbouring stock yards) and there is	D4 =5 (acceptable)

Activity/ Feature	Identified Potential Conflict/ Comments	Risk Ranking	Management Strategy (method of control)	Revised Risk Ranking
			no immediately nearby ancillary farm infrastructure expected to generate high additional noise. Buffers are appropriate.	
Dust generation	Dust emissions can adversely affect residential amenity. Dry periods, land cultivation/ frequent machinery movements could result in conflict. Considered possible, with minor short-term impacts.	C4 =8 (acceptable)	Dust generation because of agricultural activities on the adjoining property are not anticipated to be of a scale or intensity to result in unacceptable effects on residential premises. Surrounding rural residential lifestyle lots are unlikely to crop or deplete ground cover. Provision of a buffer to R5 land with a landscaping component will be effective to reduce conflict. Consequence reduces to unlikely and managed as part of normal operations.	D4 =5 (acceptable)
Weed management – slashing along boundaries	Potential risk of projectiles from slashing if near to site. Considered rare occurrence, but may have major consequence with neighbours in dispute.	E2 =10 (acceptable)	Road reserves separate farm boundaries. Farmers and tractor/ slasher operators are required to follow work health and safety requirements. Likely that this occurrence may more likely be from Council maintenance on road side rather than farm related. Fencing and buffer/separation in subdivision design to external boundaries is proposed. Risk remains acceptable and a rare probability.	E2 =10 (acceptable)
Odour	Livestock activity/ presence (including if an animal died nearby), wet/ boggy areas, and excess accumulation of manure can cause potential odour which could drift.	C4 =8 (acceptable)	The subdivision design and separation buffer distances achieved mitigate impacts. Also given the scale and intensity of farming activities in the location is low,	C5 =4 (acceptable)

Activity/ Feature	Identified Potential Conflict/ Comments	Risk Ranking	Management Strategy (method of control)	Revised Risk Ranking
	Fertiliser and weed control chemicals may have strong smells, even in low quantities. Considered possible but could be managed as part of normal operations, and separation distance to primary production land.		the separation is acceptable measure. Neighbour disputes are unlikely as mitigated.	
Run off and erosion management during development construction	Potential for sediment laden or contaminated runoff and erosion if not properly managed. Considered as possible (could occur), with moderate consequence.	C3 =13 (unacceptable)	Sedimentation and erosion controls will be implemented for the construction phase of the development. Proper management reduces risk. Road works are the source of most risk for sediment movement and can be mitigated with construction controls.	D4 =5 (acceptable)
Surface water changes and stormwater management from proposed development	Increase of impermeable surfaces and stormwater runoff. Need for appropriate integration and management of stormwater and avoidance of potential impacts to receiving environment and catchment. Considered possible, with moderate consequence.	C3 =13 (unacceptable)	The proposed layout and concept does not envisage the need for onsite detention of stormwater management. The design of the residential development would address stormwater management and drainage in accordance with accepted standards and Council's Development Control Plan.	C4 =8 (acceptable)
Surface water and sediment laden runoff	Potential for sediment laden or contaminated runoff from up-slope agricultural practices into residential areas and impacts on water quality, including stock water, because of increased pollutants. Considered unlikely, with minor impact to community.	D5 =2 (acceptable)	Due to catchment this risk is unlikely. There are no adverse impacts expected given the topography of the land. No natural watercourse pathways affected. Subdivision design phase to ensure the road drainage is also accounted for in the design.	D5 =2 (acceptable)

Activity/ Feature	Identified Potential Conflict/ Comments	Risk Ranking	Management Strategy (method of control)	Revised Risk Ranking
Rubbish	Potential for rubbish to disperse onto adjoining land from residential development. Considered possible ('I have heard it happening') and moderate consequence (neighbour disputes may occur).	C3 =13 (unacceptable)	The residential subdivision will be included in Council's waste collection service. Ongoing management implications: inspections by ranger to discourage collection of bulky waste (e.g.: car bodies) on R5 lots.	D4 =5 (acceptable)
Spray drift	Spray drift associated with cropping, weed management and application of herbicides has the potential to adversely affect the comfort, health and safety of persons in non-target areas. It is understood that spray drift would be limited, however use of chemical may occur. Considered possible with moderate consequences (ongoing management implications).	C3 =13 (unacceptable)	The associated industry specific guidelines apply, and chemical users are subject to workplace health and safety, and guidelines for the use and handling of agricultural chemicals (all landholders are required to incorporate reasonable and practicable measures to protect the environment in accordance with the POEO Act). Buffers 200m/separation measures proposed also mitigate against spray drift from existing operations.	C4 =8 (acceptable)
Domestic animals	Domestic animals, including dogs, may get lost and chase or attack livestock. Potential accidental poisoning of domestic animals from use of poisons for vermin control (e.g. 1080). Considered possible with moderate consequence (may harm animals and cause neighbour dispute).	C3 =13 (unacceptable)	All residential lots/ rear yards would be securely fenced. There are Council policies for ownership of pets and associated responsibility (registration/ microchipping etc). Use of certain poisons will require notification to avoid accidental poisoning, and users must have training etc. Mitigated risk decreases to rare probability.	E3 =6 (acceptable)
Traffic and access	Potential conflicts between farm/ heavy vehicles and residential vehicular access. Considered possible but minor consequence.	C4 =8 (acceptable)	Local Land Services requirements: in a temporary stock zone, drivers must give way to stock and all other animals and any vehicle accompanying the stock, in the location the movement is unlikely.	C4 =8 (acceptable)

Activity/ Feature	Identified Potential Conflict/ Comments	Risk Ranking	Management Strategy (method of control)	Revised Risk Ranking
			The current speed zone environment is suitable for the residential development, however during construction additional traffic management measures will likely be required. Construction traffic management plan. Further neighbour consultation when roads are closed for construction.	

STEP 4 – Record LUCRA Results – Recommendations

The land use conflict risk assessment has identified and evaluated a range of potential land use conflicts between the future residential development of the subject site and surrounding land uses in the rural landscape, notably proximal RU1 cropping and grazing and land/ pasture management activities on adjoining land, as well as similar activities but with a lesser risk profile to the north in the existing R5 Large Lot Residential development. The site is directly proximal to ongoing active intensive plant agriculture however some separation is occurring due to existing road reserves.

Most of the potential conflicts identified in this LUCRA are of low risk, with some being moderate or medium when unmitigated. The following matters were identified as being ranked as potentially unacceptable (though still not significant) prior to taking into account mitigating factors and/ or control methods.

These include the following matters associated with adjoining cropping/grazing/ land management activity and the interface with the proposed residential development:

- Spray drift
- Run off and erosion management during development construction
- Rubbish
- Domestic Animals.

Most of the above matters have been assessed in Table 2 as being manageable, with an acceptable residual risk, based on design outcomes and engineering requirements that would be required as part of the subdivision design and Proposal /mitigation techniques (i.e. to address relevant LEP and DCP provisions and standards).

Potential impacts from adjoining agricultural activities, such as noise, dust, weed management and odour were not considered high risk or unmanageable. The subdivision design and inherent buffers in the site location achieve adequate separation distances to mitigate potential impacts for low-risk activity. Where increased buffer is required to address intensive plant agricultural activities the design has applied the restriction to the development land as a proposed building envelope on title.

Overall, the identified potential risks are generally low to moderate and can be reasonably managed with buffers to reduce risk to an acceptable level. Some future landscaping will address visual amenity issues for the Essential Energy substation.

Recommendations

- Fencing and landscaping choices to be identified in the DA stage to consider the best choice to support buffers and exclusion of stock (including any road reserve plantings).
- During construction appropriate mitigation measures are to be implemented to address management of stormwater and runoff.

- Any planting in the buffer between cropping and housing to consider species choice for spray drift and dust mitigating properties.
- Construction traffic management plan be prepared to address changes in traffic and including consideration of any farming needs.

The LUCRA is a tool, and other risks and mitigation measure may become apparent as the process of development is continued. At this planning proposal stage, this LUCRA has demonstrated that subject to the incorporation of noted mitigation measures, the proposed development would be acceptable, and is not expected to increase, substantially alter, or likely cause, unacceptable or significant land use conflict. It is aimed that this LUCRA be included in the planning proposal documentation and shared with design personnel, to increase the understanding of potential land use conflicts, to inform and complement development control and buffer requirements in the future.

Appendix A- Risk Ranking and Rating

Risk Ranking

The consequences (environmental/public health and amenity) are combined with a 'probability' (of those outcomes) in the Risk Ranking table to identify the risk rank of each environmental/public health and amenity impact.

Measure of Consequence (Severity of Environmental Impact) table

Level: 1	**Descriptor: Severe**
Description	Severe and/or permanent damage to the environment Irreversible Severe impact on the community Neighbours are in prolonged dispute and legal action involved
Example/ Implication	• Harm or death to animals, fish, birds or plants • Long term damage to soil or water • Odours so offensive some people are evacuated or leave voluntarily • Many public complaints and serious damage to the Council's reputation • Contravenes Protection of the Environment & Operations Act and the conditions of Council's licences and permits. Almost certain prosecution under the POEO Act
Level: 2	**Descriptor: Major**
Description	Serious and/or long-term impact to the environment Long-term management implications Serious impact on the community Neighbours are in serious dispute
Example/ Implication	• Water, soil or air impacted, possibly in the long term • Harm to animals, fish or birds or plants • Public complaints. Neighbour disputes occur. Impacts pass quickly • Contravenes the conditions of Council's licences, permits and the POEO Act • Likely prosecution
Level: 3	**Descriptor: Moderate**
Description	Moderate and/or medium-term impact to the environment and community Some ongoing management implications Neighbour disputes occur
Example/ Implication	• Water, soil or air known to be affected, probably in the short term • No serious harm to animals, fish, birds or plants • Public largely unaware and few complaints to Council • May contravene the conditions of Council's Licences and the POEO Act • Unlikely to result in prosecution
Level: 4	**Descriptor: Minor**

Description	Minor and/or short-term impact to the environment and community Can be effectively managed as part of normal operations Infrequent disputes between neighbours
Example/ Implication	• Theoretically could affect the environment or people but no impacts noticed • No complaints to Council • Does not affect the legal compliance status of Council
Level: 5	**Descriptor: Negligible**
Description	Very minor impact to the environment and community Can be effectively managed as part of normal operations Neighbour disputes unlikely
Example/ Implication	• No measurable or identifiable impact on the environment • No measurable impact on the community or impact is generally acceptable

Probability (Measure of Likelihood of Risk) table

Level	Descriptor	Description
A	Almost Certain	Common or repeating occurrence
B	Likely	Known to occur, or it has occurred
C	Possible	Could occur or 'I've heard it happening'
D	Unlikely	Could occur in some circumstances, but not likely to occur
E	Rare	Practically impossible

Risk Rating

The risk ranking matrix yields a risk ranking from 25 to 1. It covers each combination of five levels of 'probability' - a letter A to E as defined in **Probability (Measure of Likelihood of Risk) table** - and 5 levels of 'consequence', - a number 1 to 5 as defined in **Measure of Consequence (Severity of Environmental Impact) table** - to identify the risk ranking of each impact. For example, an activity with a 'probability' of D and a 'consequence' of 3 yields a risk rank of 9

	Probability				
Consequence	**A**	**B**	**C**	**D**	**E**
1	25	24	22	19	15
2	23	21	18	14	10
3	20	17	13	9	6
4	16	12	8	5	3
5	11	7	4	2	1

A risk rating of 19-25 would normally be deemed as an unacceptable risk. A risk rating of less than 10 would normally be deemed as an acceptable risk.