



Planning Proposal

Rezoning and Minimum Lot Size Merriwagga

Carrathool Shire Council

PO Box 12 Goolgowi NSW 2652

Prepared by:

SLR Consulting Australia

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Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Carrathool Shire Council (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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Appendix A	AHIMS
Appendix B	Preliminary Ecology Report
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1.0 Introduction

This Planning Proposal (PP) report has been prepared on behalf of Carrathool Shire Council (Council) for the rezoning of land within the suburb of Merriwagga, NSW. The land subject to the PP (collectively known as ‘the site’) consists of developed and undeveloped land within the Merriwagga village as, identified in Table 1.

Table 1: Subject Site Lot, Section and DP

Lot/s	Section	Plan	Lot	Section	Plan
1 – 18	1	DP758673	1 – 18	7	DP758673
1 – 18	2	DP758673	1 – 18	8	DP758673
1 – 14	3	DP758673	1 – 18	9	DP 758673
1 – 14	4	DP758673	7302	-	DP1140336
1 – 12	5	DP758673	7303	-	DP1140336
1	6	DP758673	7304	-	DP1140336
50	-	DP1248914	-	-	-

This seeks an amendment in relation to the land described above, specifically amending the existing zoning of RU1 Primary Production to RU5 Village (for Lot 1 – 18 / Section 8 & 9) and amending the minimum lot size from 40ha / 4,000m² to 1,000m² for the whole site.

This proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and in accordance with the Planning Proposal Preparation within the Department of Planning, Industry and Environment’s ‘*Local Environmental Plan Making Guideline*’ (September 2022). (Now Department of Planning and Environment).

1.1 Site Analysis and Context

The site currently consists of developed and undeveloped land parcels, including items of local heritage significance and scattered vegetation in the form of large trees, shrubs, and grasses. There are approximately 60 houses within the subject site and immediate surrounds. The site is approximately 30 hectares (ha) in total size, bound by local streets including sealed and unsealed roads. Refer to Figure 1 and 2 for the locality and site plan. Surrounding development includes:

- The Old School Caravan Park to the north-east of the subject site, currently operating.
- Undeveloped rural land to the east and west.

Site Constraints

The subject site is generally free from constraints, as outlined in Table 2 below.

Table 2: Site Constraints

Constraints	Affected
Flood	No
Bushfire	No
Acid sulphate soils	No



Constraints	Affected
Riparian land / watercourse	No
Scenic protection	No
Terrestrial biodiversity	No

Heritage

- There are several items of heritage significance within the subject site and surrounding area:
 - Item I44 of local heritage significance 'Black Stump Hotel' Lots 1 & 2, Section 4, DP758673 (within the subject site);
 - Item I45 of local heritage significance 'Blue Bird Café' Lot 4, Section 3 DP758673, (within the subject site);
 - Item I46 of local heritage significance 'Downey's Black Stump Trading' Lot 5, Section 3, DP758673, (within the subject site);
 - Item 48 of local heritage significance 'Merriwagga Public School' Lot 1, Section 11, DP758673, (to the north-east of the subject site);
 - Item I49 of local heritage significance 'St Therese Catholic Church' Lots 1- 9 Section 9, DP758673 (within the subject site);
 - Item I51 of local heritage significance 'Post Office (former)' Lot 7, Section 5, DP758673, (within the subject site); and,
 - Item I50 of local heritage significance 'Unity Church' Lots 13 & 14, Section 2, DP758673 (within the subject site).

The locality of the site is identified in Figure 1, and a site plan is provided in Figure 2.

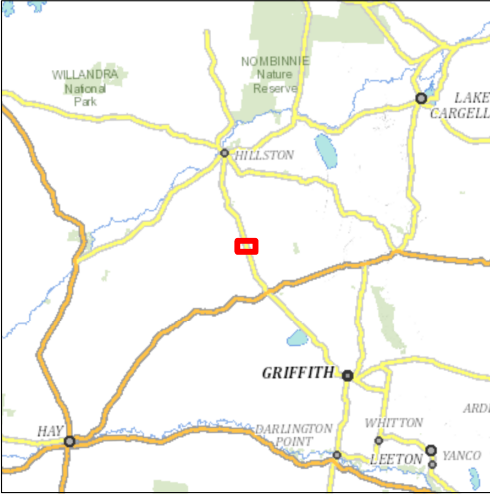
1.2 Supporting Information

Additional Information to support the PP is included in Appendix A – C and consists of the following supplementary items:

- Appendix A - AHIMS.
- Appendix B – Preliminary Ecology Report.
- Appendix C – Preliminary Site Investigation.



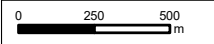
370000 371000 372000 373000 374000 375000 376000



62580000
62570000
62560000

LEGEND

- Site Boundary
- Locality
- Railway
- Watercourse
- Cadastre
- NPWS Reserve



Scale: 1:25,000 at A4
Coordinate System: GDA2020 MGA Zone 55

Date Drawn: 12-Apr-2023
Project Number: 631.30921.00000



Data Source: Basedata NSW SS, 2022
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**LOCALITY PLAN
Merriwagga**

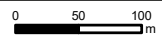
FIGURE 1

372000 372200 372400 372600 372800 373000 373200 373400



LEGEND

- Site Boundary (29.63 ha)
- Railway
- Watercourse
- Cadastre
- NPWS Reserve
- NSW Heritage**
- Item - General



Scale: 1:6,000 at A4
 Coordinate System: GDA2020 MGA Zone 55

Date Drawn: 12-Apr-2023
 Project Number: 631.30921.00000



Data Source: Basedata NSW SS, 2022
 Aerial imagery - 2021, Esri, Maxar, Earthstar Geographics, and the GIS User Community
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SITE PLAN
Merriwagga

FIGURE 2

2.0 Objectives and Intended Outcomes

The objective of this PP is to amend the CLEP to rezone a portion of land within Merriwagga from RU1 Primary Production to RU5 Village and amended the minimum lot size from 40ha and 4,000m² to 1,000m². The proposed amendments to the CLEP are to expand the Merriwagga village to facilitate the development of residential dwellings and village type uses to support the local community.

There are approximately 60 residential dwellings within the subject site and immediate surrounds, with minimal options to purchase or rent housing in the area, specifically within the village that is not large rural property. The creation of additional residential and smaller lots will provide the opportunity for additional dwellings and to increase the population in a manageable way.

3.0 Explanation of Provisions

3.1 Intended Provisions

The objectives and intended purpose of this PP are to be achieved by undertaking the following amendments to the CLEP:

- Land Zoning Map - Sheet LZN_010A
- Amending the zoning of a specified area as outlined in the Lot / DPs in Table 1 from RU1 Primary Production to RU5 Village for the purposes of residential development; and
- Lot Size Map - Sheet LSZ_010A
- Amending the minimum lot size of all areas as outlined in the Lot / DPs in Table 1 from 40ha / 4,000m² to 1,000m².

The land use table for RU5 Village is provided in Table 3 below.

Table 3: RU5 Village Land Use Table

Objective Of Zones
<ul style="list-style-type: none"> • <i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i> • <i>To promote development in existing towns and villages in a manner that is compatible with their urban function.</i> • <i>To ensure there are opportunities for economic development.</i> • <i>To ensure the provision of business and retail based uses are grouped within and around existing activity centres.</i> • <i>To encourage tourist and visitor related development.</i>
Permitted Without Consent
<i>Environmental protection works; Home-based child care; Home businesses; Home industries; Home occupations; Roads; Water reticulation systems</i>
Permitted Without Consent
<i>Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Depots; Dwelling houses; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Freight transport facilities; Function centres; Helipads; Highway service centres; Home occupations (sex</i>



Objective Of Zones

services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Liquid fuel depots; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Schools; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water recycling facilities; Water supply systems; Wholesale supplies

Prohibited

Cellar door premises; Farm stay accommodation; Heavy industries; Rural workers' dwellings; Any other development not specified in item 2 or 3

3.1.1 Zoning

The proposed land zoning amendments are demonstrated in Figure 3 below.

It is proposed to rezone a portion of the site (Lots 1 – 18 / Section 8 & 9), which is currently Zoned RU1 Primary Production to RU5 Village to encourage further residential and village type development to support the existing village and surrounding primary production land.

Amending the zoning of the site is consistent with all statutory planning provisions, specifically under clause 1.3 of the EP&A Act, including the following:

“(c) to promote the orderly and economic use and development of land,

(g) to promote good design and amenity of the built environment.”

The LEP also provides for the provision of a dedicated local centre within the LGA, with clause 1.2 stating the following:

“(b) to promote the orderly and economic use and development of land within Carrathool,

(e) to minimise land use conflicts and adverse environmental impacts.”

Currently, development permitted with consent and the minimum lot size under Zone RU1 Primary Production permits restrictive development types, as outlined below, that are not conducive to the provision of a dedicated village characterised by small businesses and community services and do not encourage development.

Zone RU1 Primary Production

2 Permitted without Consent

Environmental protection works; Extensive agriculture; Farm buildings; Home-based child care; Home businesses; Home industries; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with Consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Correctional centres; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Group homes; Heavy industrial



storage establishments; Heavy industries; Helipads; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural workers' dwellings; Sewerage systems; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water supply systems

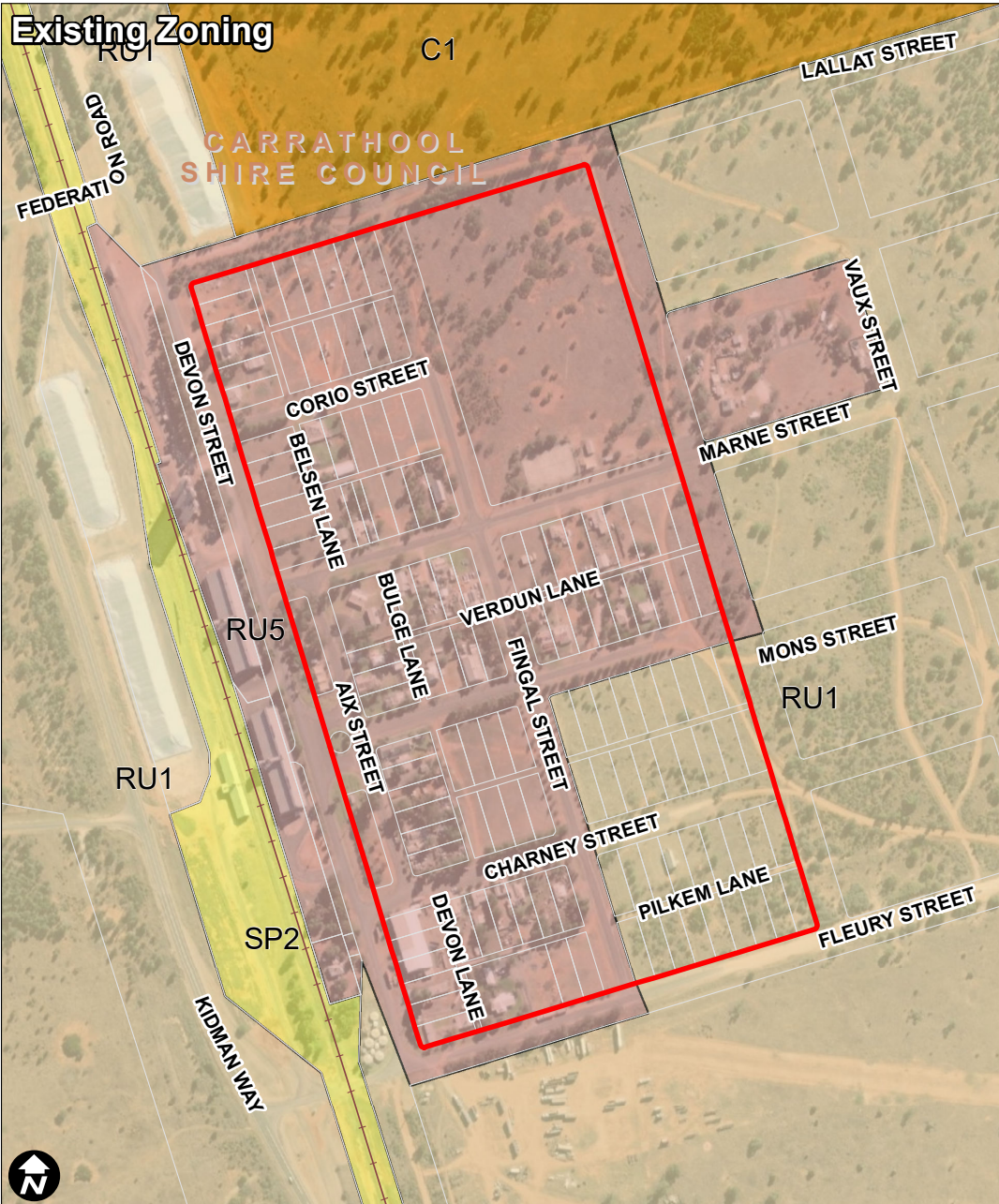
4 Prohibited

Any development not specified in item 2 or 3

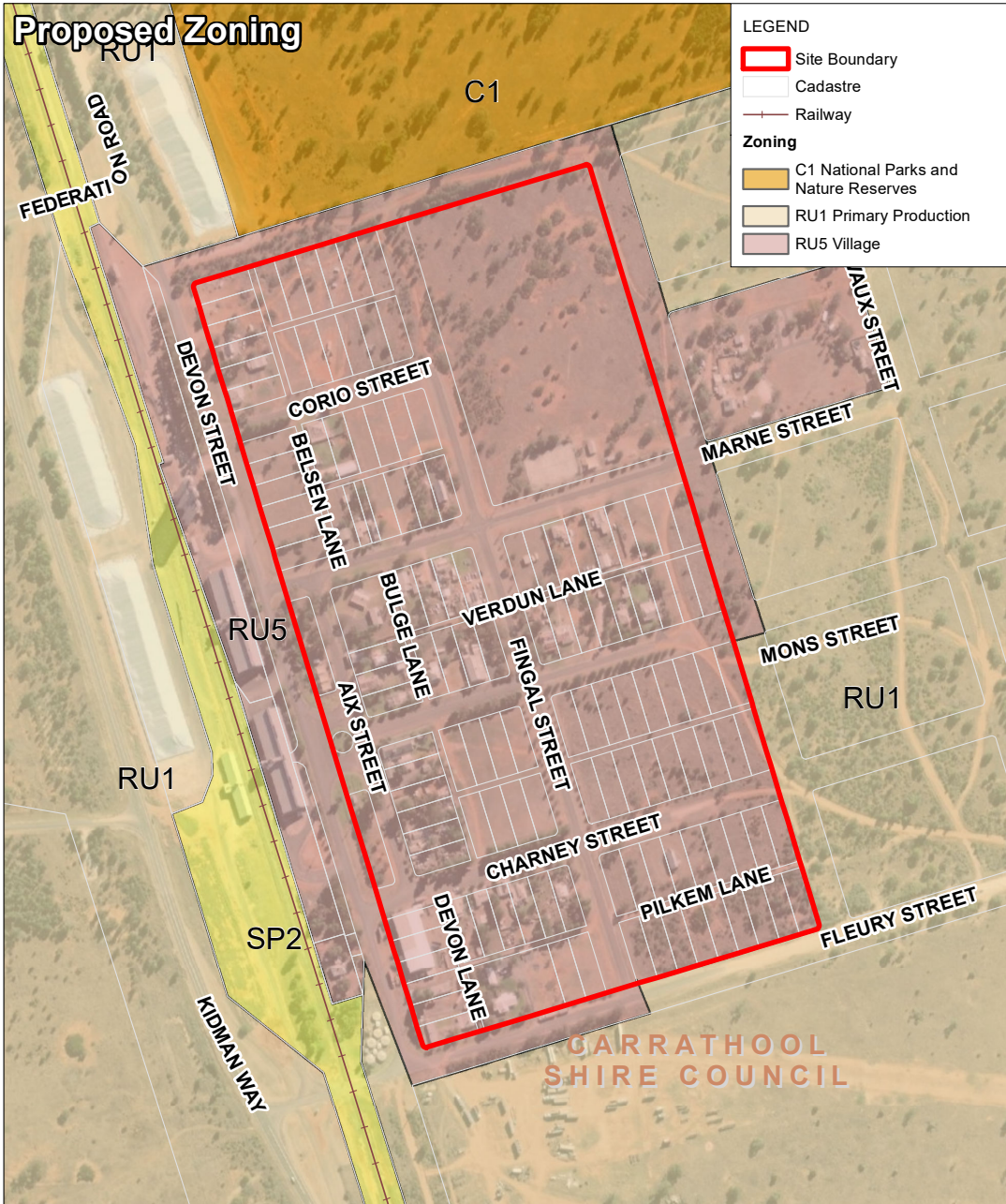
The primary intended outcome of the PP is to encourage additional population in the area including allowing for the redevelopment of the site for residential and village type purposes, with a lot size to facilitate development within the RU5 land within the Merriwagga village.



Existing Zoning



Proposed Zoning



LEGEND

- Site Boundary
- Cadastre
- Railway

Zoning

- C1 National Parks and Nature Reserves
- RU1 Primary Production
- RU5 Village



Scale: 1:6,700 at A4
 Coordinate System: GDA2020 MGA Zone 55

Date Drawn: 12-Apr-2023
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SLR
 Data Source: Basedata NSW SS, 2022
 Aerial imagery - 2021, Esri, Maxar, Earthstar Geographics, and the GIS User Community
 NSW environmental planning instrument (EPI) © State Government of NSW and
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ZONING PLAN
Merriwagga

FIGURE 3

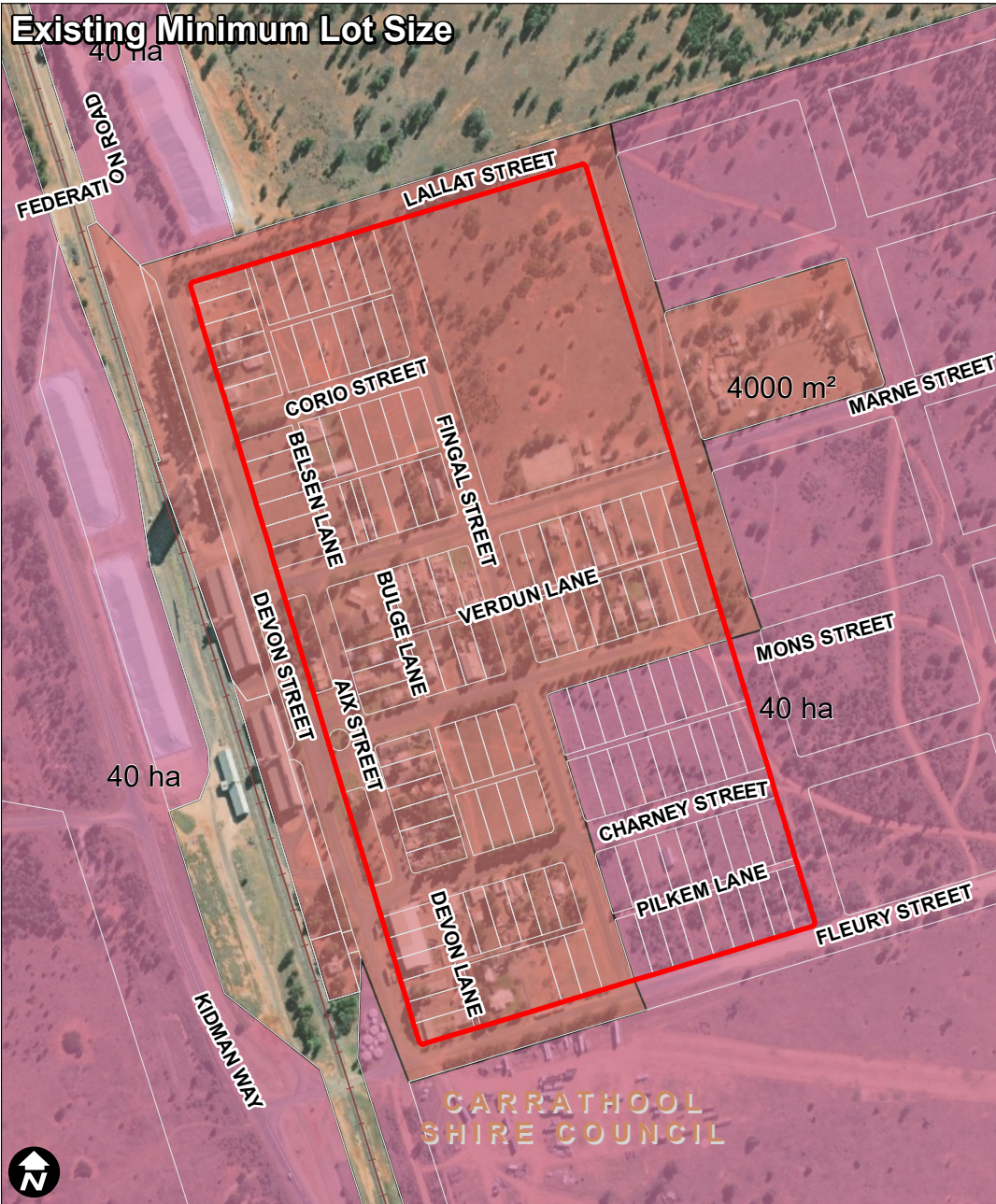
3.1.2 Lot Size

The proposed minimum lot size amendments are demonstrated in Figure 4 below.

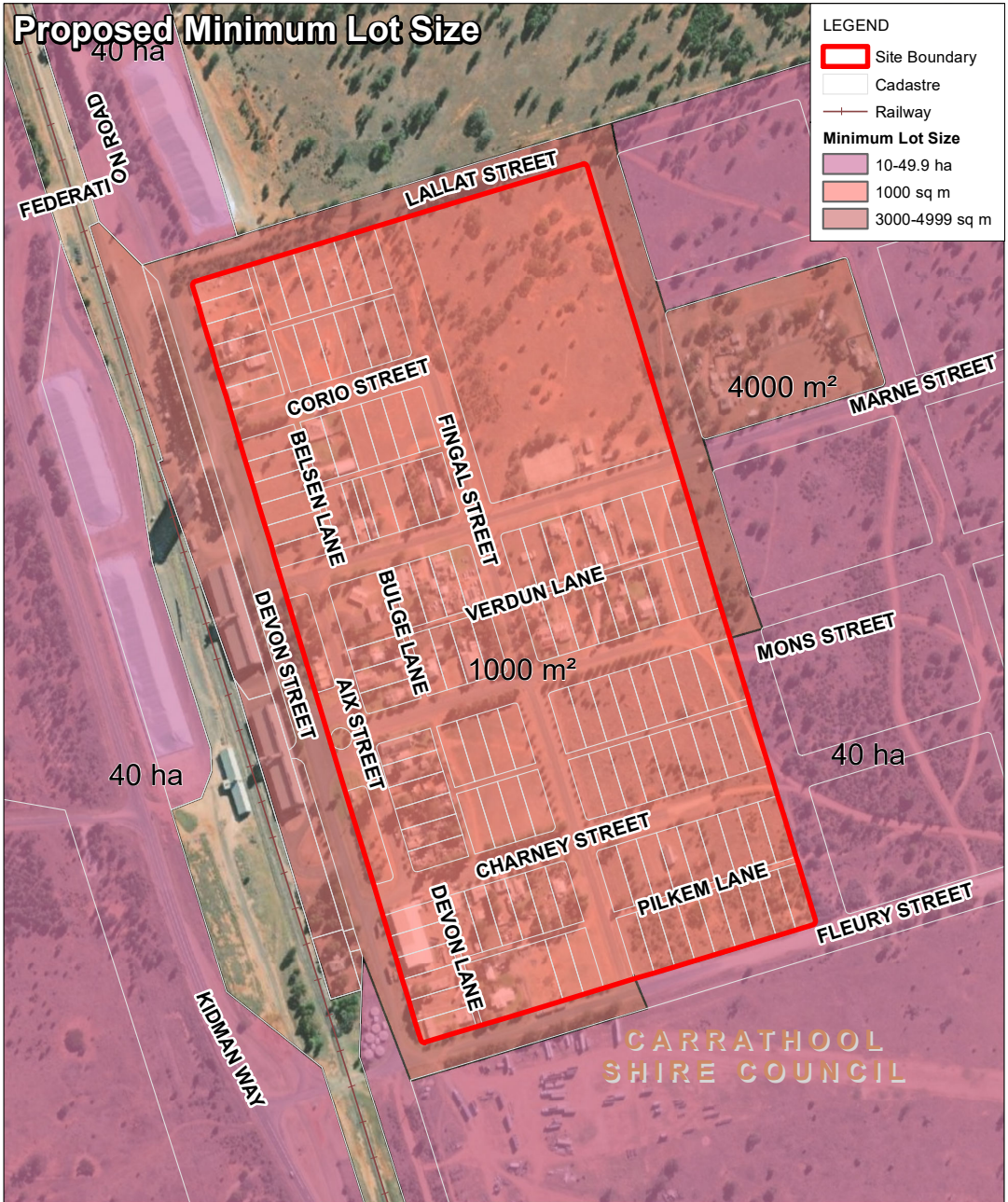
It is proposed to amend the minimum lot size of the site, which is currently 40ha due to the RU1 zoning, and 4,000m² in the wider village to 1,000m². This minimum lot size amendment will ensure residential development and village development types can achieve outcomes that suit the surrounding village needs.



Existing Minimum Lot Size



Proposed Minimum Lot Size

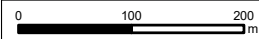


LEGEND

- Site Boundary
- Cadastre
- Railway

Minimum Lot Size

- 10-49.9 ha
- 1000 sq m
- 3000-4999 sq m



Scale: 1:6,700 at A4
 Coordinate System: GDA2020 MGA Zone 55

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 Aerial imagery - 2021, Esri, Maxar, Earthstar Geographics, and the GIS User Community
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MINIMUM LOT SIZE PLAN
Merriwagga

FIGURE 4

4.0 Justification and Strategic and Site-Specific Merit

Planning Proposal Preparation within the ‘*Local Environmental Plan Making Guideline*’ (2022) notes the following in regard to justification of the PP:

“For a planning proposal to proceed through Gateway determination, the Minister (or delegate) must be satisfied that the proposal has strategic and site-specific merit and that identified potential impacts can be readily addressed during the subsequent LEP making stages.” (p.g 72)

Overall, the changes proposed to zoning and minimum lot size at the site cannot be achieved by any mechanism other than a PP, which has both strategic and site specific merit, as the rezoning will reinforce the primacy of the Merriwagga village, without greatly reducing land available for primary rural uses.

4.1 Section A – Need for the Planning Proposal

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

The PP as it applies to the site is not a direct result of a strategic study or report. However, the PP does reinforce the primacy of the Merriwagga village, which is identified within the Carrathool Local Strategic Planning Statement 2040 (2020) as ‘future residential development’. Specifically, the LSPS notes that “Council must preserve the elements that make the Shire an attractive place to live and visit, including the local environment and the distinct local character of the villages.” This PP will contribute to achieving this outcome and the planning priorities below.

- *Planning Priority 2.2: Deliver well planned rural villages*

The PP supports the actions of priority 2.2 to make updates to the LEP to enable rural residential areas in proximity to the existing villages.

- *Planning Priority 3.1: Align local infrastructure delivered with planned growth*

The PP aims to rezone land within the existing village and in proximity to ensure appropriate services are available and where upgrades are required the wider village can benefit.

- *Planning Priority 3.2: Facilitate the growth of local health and education services*

The additional density in the village will allow for the longevity in social services such as education and health.

- *Planning Priority 4.1: Protect and celebrate our natural and cultural heritage*

The PP will not result in any negative outcomes for the existing heritage sites within and surrounding the subject area. Aboriginal heritage can be protected at the DA stage for individual developments to ensure any potential sites and areas are reviewed and protected.

- *Planning Priority 5.1: Protect area of high environmental value and significance*

A Preliminary Biodiversity Assessment is provided at Appendix B. A BDAR will be prepared at DA stage when required for individual DAs.

- *Planning Priority 5.2: Adapt to natural hazards and climate change*

A Bushfire Threat Assessment is provided at Appendix C and details the required APZs, which can be met.



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

The PP is the most appropriate way of achieving the objective and intended outcomes. The alternative would be to amend the uses permissible within the current RU1 zone. However, this would create an inconsistent and potentially complex set of zoning controls and would still require a PP. Consequently, a rezoning is the best way of achieving the desired outcomes for the site.

4.2 Section B – Relationship to Strategic Planning Framework

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)?

Carrathool LGA is located within the Riverina Murray region and is included within the Riverina Murray Regional Plan 2041.

A collaboration activity (number 7) for Carrathool identified within the plan is to “respond to potential housing and economic impact and opportunities from the growth and development of Griffith,” (pg 34) which would be achieved through the rezoning of land at Merriwagga to encourage residential redevelopment and encourage additional population within an existing village centre. Additional housing opportunities will result in greater benefit for the surrounding community, encouraging future opportunities for residential development to support industry employment opportunities and allowing aging in place from rural properties to stay in the area.

Additionally, the following general Directions outlined by the Riverina Murray Regional Plan 2041 are also addressed by the PP to ensure the protection of the Merriwagga village:

- *Objective 1: Protect, connect, and enhance biodiversity throughout the region.*
- *Objective 2: Manage development impacts within the riverine environments.*
- *Objective 5: Ensure housing supply, diversity, affordability, and resilience.*
- *Objective 7: Provide for appropriate rural residential development.*
- *Objective 8: Provide for short-term accommodation.*
- *Objective 9: Plan for resilient places that respect local character.*
- *Objective 16: Support the visitor economy.*

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The PP aligns with the LSPS, as discussed in Section 4.1 above.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

State Environmental Planning Policy (Hazards and Resilience) 2021

Due to the historical use of the subject site being for rural use there is potential for contamination to have occurred. State Environmental Planning Policy (Resilience and Hazards) 2021 will be required to be considered by Council for the appropriate use for residential purposes. It is considered that contamination can be considered at individual development application stage and remediation completed if required to meet the SEPP objectives:

Chapter 4 Remediation of land



4.1 Object of this Chapter

- 1 *The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.*
- 2 *In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—*
 - a) *by specifying when consent is required, and when it is not required, for a remediation work, and*
 - b) *by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and*
 - c) *by requiring that a remediation work meet certain standards and notification requirements.*

A Preliminary Site Investigation is provided at Appendix C. Further detailed investigations will be undertaken at DA stage when required.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other State or Regional studies or strategies relevant to the subject site.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

In accordance with Clause 9.1(2) of the EP&A Act, the Minister for Planning and Public Spaces issues directions for the relevant planning authorities to follow when preparing planning proposals (Ministerial Directions). These directions apply to planning proposals lodged with DPE on or after the date the particular direction issued and commenced. This PP has utilised the updated Ministerial Directions that have commenced 10 November 2023, and relevant Directions have been assessed (refer to Table 4 below).

Table 4: Consistency of Planning Proposals with Relevant Section 9.1 Directions

Section 9.1 Direction	Consistency	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The site is subject to the Riverina Murray Regional Plan 2041 and is considered consistent with the Plan in regard to Objectives 5, 7, & 9. <ul style="list-style-type: none"> • Objective 5: Ensure housing supply, diversity, affordability, and resilience • Objective 7: Provide for appropriate rural residential development. • Objective 9: Plan for resilient places that respect local character.
1.3 Approval and Referral Requirements	Yes	The PP does not result in any referral / concurrence of development applications.
Focus Area 3: Biodiversity and Conservation		
3.1 Biodiversity and Conservation	Yes	A small portion of the subject area along the north boundary is identified as terrestrial biodiversity, due to the extent of the biodiversity mapping and the area of the subject land it is considered to be of minimal impact. A Preliminary Biodiversity Report is provided at Appendix B.



Section 9.1 Direction	Consistency	Comment
3.2 Heritage Conservation	Yes	The PP has considered the potential for future development resulting from rezoning to impact on items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to the area. Section 1.1 and Figure 2 outline the heritage item within the subject site and surrounding heritage items within Merriwagga. The identified heritage items will remain as part of this PP.
Focus Area 4: Resilience and Hazards		
4.4 Remediation of Contaminated Land	Yes	The historical use of the RU1 land has been for agricultural purposes, a use identified in Table 1 in the contaminated land planning guidelines. A Preliminary Site Investigation is provided at Appendix C.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	The PP is consistent with the principles of the 'Improving Transport Choice - Guidelines for planning and development' (DUAP 2001) as follows: <ul style="list-style-type: none"> Principle 1 – Concentrate in centres The PP seeks to rezone land to enable specific development in close proximity to the Merriwagga train station, allowing access to wider employment opportunities.
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The PP aims to encourage residential development in a density appropriate for a village setting. Preserving the village and encouraging additional development to utilise existing established infrastructure and services within the immediate area, and ensuring residents maintain access to services within their area without the need to travel extensively to obtain services or goods.
Focus Area 9: Primary Production		
9.1 Rural Zones	No	The PP seeks to rezone land that is currently zoned for rural purposes to land zoned for village use. This is inconsistent with Direction 1(a). It is considered that the proposed rezoning is of <i>minor significance</i> and will not have a significant impact on available agricultural lands in the LGA. The addition of housing opportunities is considered to support the surrounding rural zones.
9.2 Rural Lands	No	As outlined above the PP seeks to rezone existing rural lands and is inconsistent with the Direction. It is considered that the proposed rezoning is of <i>minor significance</i> and supports the implementation of the local strategic planning statement.



4.3 Section C – Environmental, Social and Economic Impact

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

A Preliminary Ecology Assessment is provided at Appendix B and details the vegetation types and ecological communities within the site. No threatened species were observed during the preliminary site inspection and the likelihood of serious and irreversible impacts is considered very low. Further ecological investigations will be undertaken at DA stage, when required. **Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Environmental and infrastructure characteristics of the site have been considered in terms of potential impacts to matters of heritage, contamination, and visual amenity.

Non-Aboriginal Heritage

A desktop heritage assessment of the site was undertaken comprising a search of the:

- CLEP.
- State Heritage Register.
- Commonwealth Heritage List.
- EPBC Protected Matters Search Tool.

Local heritage items located within the site are identified within Section 1.1.

It is not anticipated that future development of the site following the CLEP amendment would impact in any way on heritage matters due to the existing development within the site. Any future development within the site would be subject to relevant assessment requirements by Council and potentially managed through a site-specific development control plan (DCP).

No State listed heritage items or places are in the vicinity of the site.

Contamination

A desktop assessment and Preliminary Site Investigation (PSI) has been undertaken, refer to Appendix C. The site is not mapped as a contaminated site under the EPA Contaminated Land Record and is not in the vicinity of any scheduled activities under the POEO Act.

The *Contaminated Land Management Act 1997* (CLM Act) establishes a process for investigating and remediating land where contamination presents a “significant risk of harm” to human health or the environment. It applies to contamination which occurred before or after its commencement.

Council must consider contamination caused by past activities and potential contamination from spills and leaks in developing and managing land.

A search of the Environmental Protection Authority (EPA) Contaminated Land Record database was completed on 16 January 2023 and did not identify any sites within the shire of Carrathool or suburb of Merriwagga.

A search of the *Protection of the Environment Operations Act 1997* (POEO Act) public register was also completed on 16 January 2023 and identified 17 active Environment Protection Licence (EPL) records and 2 surrendered within the Carrathool LGA.

No EPLs are within Merriwagga.

The PSI recommends further investigations due to the historical agricultural use of the lands, detailed site investigation can be undertaken for specified sites at DA stage.



Visual

The site's visual character is predominantly rural, with the majority of the subject site being vacant land historically used for rural purposes. The only development on the site is the heritage St Therese Catholic Church. Enabling village type development would continue the existing visual character of the village.

Has the planning proposal adequately addressed any social and economic effects?

Australian Bureau of Statistics (ABS) data for the state suburb of Merriwagga during the 2021 Census identifies a population of 124 and a median age of 49.

The provision of zoning more suitable for a village would provide socioeconomic benefits for the broader community resulting from the maintenance of dedicated provisions where businesses and services are readily accessible and within walking distance of each other. Allowing for a variation in housing type encourages aging in place once retirement from rural properties. Additionally, maintaining a village assists in providing employment opportunities for a range of occupations within the locality, particularly for the identified growing industries of farming and renewable energy.

The provision of zoning more suitable for residential purposes to support the existing village and surrounding rural land would provide socioeconomic benefits relating to the maintenance of a dedicated village that is able to provide employment opportunities, key community services, and commercial premises for the locality. Restricting redevelopment within the site to single occupancy residential dwellings and village type uses will ensure essential businesses are able to operate and provide services to the community.

4.4 Section D – Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

It is not anticipated that the future development of the site following the CLEP amendment would place significant pressure or demand on existing public infrastructure within the immediate locality or broader region. The PP would result in additional lots to the existing village due to the zoning amendment and allows the existing lots to be developed without amalgamation and does not consist of substantial urban renewal or infill development. There is no staging proposed, as the village has capacity to service each lot and assumes the uptake of the lots will be market led.

Bore water suitable for human consumption is provided by Council to Merriwagga and can be extended to the additional lots, with infrastructure to service additional lots already in place. Septic tanks are used throughout the village, with no existing plans to upgrade sewer or water infrastructure.

Utility providers would be consulted as part of any Gateway Determination to establish the existing and future capacity of the site to ensure appropriate residential capacity.

Aerated wastewater treatment systems are used in the existing dwellings and, future requirements will form part of a Section 68 application for individual developments.

4.5 Section E – State and Commonwealth Interest

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway Determination will identify the relevant State and Commonwealth public authorities to be consulted as part of the PP.



5.0 Maps

The specific amendments to the LEP maps are included within this report in Section 2. A summary of the map to be amended under this proposal is detailed as follows:

Amendment to the following Carrathool LEP Zoning Map:

- 3 Land Zoning Map – Sheet LZN_101A.
- 4 Minimum Lot Size Map – Sheet LSZ_010A



6.0 Consultation

6.1 Agency Consultation

Table 5 shows the agencies that were contacted during preparation of the PP and their responses to date. Further consultation can be undertaken post gateway, where required.

Table 5 Agency Consultation

Agency	Comment
<p>Biodiversity and Conservation Division (BCD)</p> <p><u>Flooding</u></p> <p><i>The flood risks, and the flood planning area, for the township of Merriwagga have not been defined, to BCD's knowledge. However, BCD considers the flood risk in this location is likely to be low and further consideration of flood risk for this proposal is not warranted.</i></p> <p><i>Aerial imagery and the local topography suggest no major flow paths are present, so mainstream flooding is unlikely to be significant. Major overland flow type flooding, that occurs following local intense rainfall events, may warrant investigation in the future.</i></p> <p><i>BCD recommends that Council extends its current Flood Risk Management Program into other localities where future development is anticipated, such as Merriwagga and Goolgowi. Council is encouraged to seek grant funding through the NSW Floodplain Management Program to do this.</i></p>	<p>Noted, no further comment required.</p>
<p><u>Biodiversity</u></p> <p><u>The proposal will allow for future use and development that will result in clearing of native vegetation and indirect impacts on surrounding high value habitat. Threatened species may be impacted.</u></p> <p><u>BCD recommends the proposal be informed by a biodiversity assessment that considers the impacts of all likely future development scenarios. Prior to Gateway Determination the proposal should be amended to respond this assessment, including demonstrating measures to avoid, minimise and mitigate impacts to biodiversity.</u></p>	<p>A Preliminary Biodiversity Report is provided at Appendix B.</p>
<p>Transport for NSW (TfNSW)</p> <p><i>Access to the site from the classified road network (The Kidman Way) will be mostly via Melbergen and Federation Roads.</i></p> <p><i>Overall, TfNSW raises no objection to the Planning Proposal.</i></p> <p><i>However, Council may wish to consider upgrading the existing Auxiliary Right Lane (AUR) to a Channelised Right (Short) (CHR(S)) turn treatment at the intersection of Kidman Way with Melbergen Road for road safety reasons.</i></p>	<p>Any future DA will have to comply with Clause 2.119.</p>



Agency	Comment
<p>Griffith Crown Lands</p> <p><i>Crown lands have no objection to the proposed rezoning of the additional lots of Crown land and changes to minimum lots size within the areas proposed in the Zoning Plan.</i></p>	<p>Noted, no further comment required.</p>
<p><u>Please note the following points should be considered:</u></p> <p><i>Any proposal to rezone land to permit new subdivision area/s or land release areas where Crown Public road/s (formed or unformed) will be required to provide access, Council must accept transfer of control of such roads before approving any such proposal, regardless of the number of lots to be serviced.</i></p>	<p>Noted, no further comment required.</p>
<p><i>Asset Protection Zones (APZ's) and perimeter access roads that are required as part of any Bushfire protection scheme in any new subdivision/s, must be located within the property of the private subdivision land and not on any adjoining Crown land.</i></p>	<p>Noted, no further comment required.</p>
<p><i>Any proposed new subdivision area/s where essential public infrastructure (e.g., stormwater drainage channels, pipes or other utilities) is required to service a new subdivision should not propose to utilise any Crown public reserve/s for that purpose where such facilities do not accord with the declared public purpose.</i></p>	<p>Noted, no further comment required.</p>
<p><i>Any proposed rezoning should not utilise Crown land as buffer areas for example bush fire hazard reduction zones, visual impact relief and or open space to serve additional demands.</i></p>	<p>Noted, no further comment required.</p>
<p><i>Urban zones (residential, commercial or industrial) should not be given to freehold lands at the expense of Crown land with potential urban use e.g. Crown land with potential urban use should not be used as a public recreation or green space offset to intensified development on nearby freehold lands.</i></p>	<p>Noted, no further comment required.</p>
<p><i>Crown reserves that have the potential to be developed outside their current purpose (e.g. have commercial opportunities) be favourably reviewed in any rezoning proposals if the rezoning proposed is similar to existing zoning in the area to reflect highest and best use.</i></p>	<p>Noted, no further comment required.</p>
<p><i>Native Title has not been investigated over the Crown land lots and until such time as Native Title is determined, restrictions of the use of the land would apply under the Native Title Act 1993.</i></p>	<p>Noted, no further comment required.</p>
<p><i>Crown Roads are located within the Village and rezoning area. Crown Roads that have been constructed or are access to the lots included should be transferred to council for village use.</i></p>	<p>Noted, no further comment required.</p>
<p>Department of Primary Industries</p> <p><i>Strategic led planning can identify and manage potential land use conflicts between ongoing agricultural enterprises and non agricultural developments. Where there are no land use strategies providing guidance on non-agricultural land use developments on rural land, expansion of</i></p>	<p>Noted, no further comment required.</p>



Agency	Comment
<p><i>residential / large lot / rural residential developments could create land use conflicts and impacts on the viability of ongoing agricultural enterprises in the vicinity.</i></p> <p><i>However in this case DPI Ag notes that planning proposal is for lands:</i></p> <ul style="list-style-type: none"> <i>• immediately adjacent to land currently zoned RU5 Village</i> <i>• have access to appropriate levels of services and utilities</i> <i>• of a small scale in the context of the Council area and,</i> <i>• as no significant agricultural enterprises appear likely to be directly or indirectly impacted, DPI Ag has no further comment.</i> 	
<p>Griffith Local Aboriginal Land Council (LALC)</p> <p>-</p>	<p>Several attempts were made to consult with the LALC, however no response was provided.</p>



6.2 Public Consultation

The public exhibition period and the requirements for the PP will be outlined in the Gateway Determination. It is recommended that the PP be exhibited for 20 working days as the proposal is considered to be within the 'Standard' category as per the following description:

“A site-specific LEP amendment seeking a change in planning controls that are consistent with the existing strategic planning framework.”

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Council's website. The notice will:

- Give a brief description of the objectives and intended outcomes of the PP.
- Indicate the land to which the PP applies.
- Details of where and when the PP can be accessed; and
- Details of a contact for the receipt of any submissions, as well the closing date for submissions.

During the exhibition period, the following material will be made available for inspection:

- The PP in the form approved for community consultation by the Gateway determination; and
- The Gateway determination.



7.0 Project Timeline

The anticipated timeframe for the completion of the PP (as per Table 6) will depend on the complexity of the matters, the nature of any additional information that may be required, and the need for additional agency and community consultation.

Table 6: Project Timeline

Stage	Timeframe
Consideration by Council	2 weeks
Council decision	6 weeks
Gateway determination	3 weeks
Pre-exhibition	2 weeks
Commencement and completion of public exhibition period	3 weeks
Consideration of submissions	2 weeks
Post-exhibition review and additional studies	5 weeks
Submission to the Department for finalisation (where applicable)	8 weeks
Gazettal of LEP amendment	8 weeks



Appendix A AHIMS

Planning Proposal

Rezoning and Minimum Lot Size Merriwagga

Carrathool Shire Council

SLR Project No.: 631.30921.00000-R01

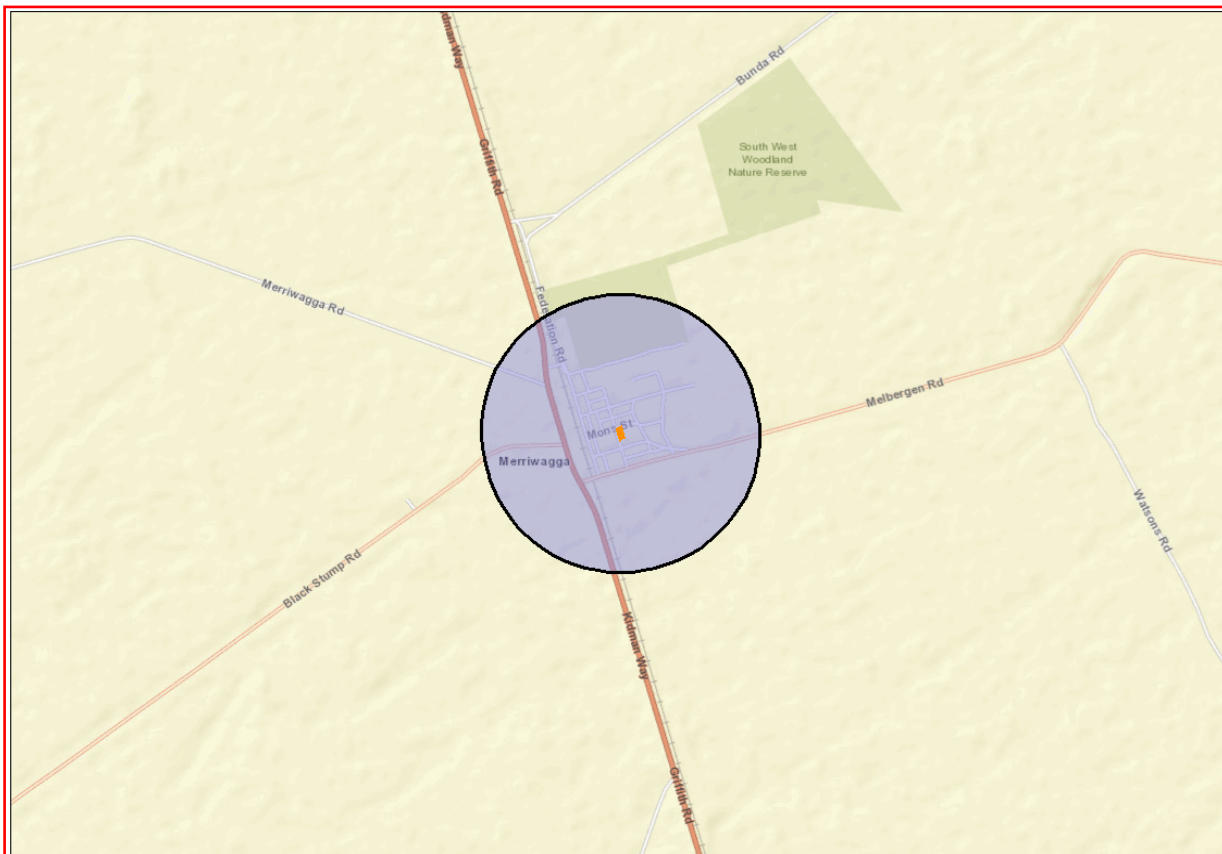
Clare Brennock
10 Kings Road
New Lambton New South Wales 2305
Attention: Clare Brennock
Email: cbrennock@slrconsulting.com

Date: 16 January 2023

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP758673, Section : 8 with a Buffer of 1000 meters, conducted by Clare Brennock on 16 January 2023.

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



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

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

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

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

Important information about your AHIMS search

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



Appendix B Preliminary Ecology Report

Planning Proposal

Rezoning and Minimum Lot Size Merriwagga

Carrathool Shire Council

SLR Project No.: 631.30921.00000-R01



AEP

BIODIVERSITY | BUSHFIRE | ARBORICULTURE

NEWCASTLE | SYDNEY

Preliminary Biodiversity Report

Merriwagga Rezoning Proposal, Merriwagga, NSW



**Prepared for: Carrathool Shire Council C/- SLR
Consulting Australia Pty Ltd**

7 June 2024

AEP Ref: 3359.01

Revision: 01

Newcastle | Sydney

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Document Control

Document Name	Preliminary Biodiversity Report for Merriwagga Proposal, NSW
Project Number	3359.01
Client Name	Carrathool Shire Council C/- SLR Consulting Australia Pty Ltd
AEP Project Team	Jeremy Burrill Darcy Kilvert Frances O'Brien Joelan Sawyer Alessandro Roncolato

Revision

Revision	Date	Author	Reviewed	Approved
01	07/06/2024	Jeremy Burrill	Frances O'Brien	Jeremy Burrill

Distribution

Revision	Date	Name	Organisation
01	07/06/2024	Jason Nicholson	Carrathool Shire Council

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- Appendix A - Preliminary Candidate Species List
- Appendix B – Proposed Rezoning Plan
- Appendix C - BOSET Report
- Appendix D - Site Photographs

1.0 Introduction

Anderson Environment & Planning was commissioned by Carrathool Shire Council (the client) courtesy of SLR Consulting Australia Pty Ltd (the proponent) for the production of a Preliminary Biodiversity Report to inform proposed rezoning within the Merriwagga Precinct, 2652, NSW.

Anderson Environment & Planning (AEP) have undertaken investigations for the production of a Biodiversity Report. This assessment has been undertaken with reference to the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act), the NSW *Biodiversity Conservation Act 2016* (BC Act) and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

2.0 Site Summary

Table 1 provides a summary of the site characteristics and relevant legislation.




Table 1 – Site Summary

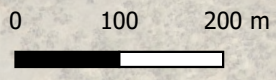
Detail	Comments
Address	Merriwagga NSW
Titles(s)	Lots 1/1-2, 1/4-9, 2/1-2, 2/4-5, 2/7-9, 3/1-2, 3/4-5, 3/7-9, 4/1-5, 4/7-9, 5/1-5, 5/7-9, 6/1-5, 6/7-9, 7/1-5, 7/7-8, 8/1-5, 8/7-8, 9/1-5, 9/7, 10/1-5, 10/7, 11/1-5, 11/7, 12/1-5, 12/7-8, 13/1-5, 13/7-8, 14/1-4, 14/7-9, 15/1-2, 15/7-9, 16/1-2, 16/7-9, 17/1, 17/7-9, 18/1-2, 18/7-9/DP758673 and Lots A and B DP378279;
Area (approx.)	Total Study Area approx. 29.59ha
LGA	Carrathool Shire
Current Zoning	RU1- Primary Production RU5 - Village
Current Minimum Lot Size	RU1 – 40ha RU5 - 4000m ²
Proposed Minimum Lot Size	RU5 – 4000m ²
IBRA Region	Murray Darling Depression
IBRA Subregion	Darling Depression
NSW Landscapes	Hillston Sandplains
Site Usage	The site serves multiple purposes, including residential and commercial infrastructure, as well as featuring numerous vacant lots and abandoned shops. It also includes a church, essentially encompassing the functions of a small town.
<i>Biodiversity Conservation Act 2016</i> (BC Act) <i>Biodiversity Conservation Regulation 2017</i> (BC Reg)	Under the <i>BC Reg</i> , there are three (3) thresholds above which the NSW Biodiversity Offsets Scheme (BOS) is triggered and where a Biodiversity Development Assessment Report (BDAR) is required to accompany a Development Application (DA). The triggers as they apply to the site are as follows: <ul style="list-style-type: none"> <u>Area clearing threshold</u>: The minimum lot size for the future rezoning is 4000m². The area clearing threshold for minimum lot sizes below 1ha is 0.25ha. Any impact to native vegetation of 0.25ha or above will trigger entry into the BOS. <u>Biodiversity Values Map (BV Map)</u>: The BV Map identifies land with high biodiversity value that is particularly sensitive to impacts from development and clearing. Clearing BV mapped land triggers the BOS. The site does not contain BV mapped land (See Appendix B); and

Detail	Comments
	<ul style="list-style-type: none"> Five-part test of significance: Considering that a future rezoning proposal is likely to incur clearing such that either of above thresholds would be exceeded, no further discussion is afforded to the potential for significant impacts to State and Commonwealth listed threatened entities. Such impacts would be assessed in a BDAR.
Important Habitat	<ul style="list-style-type: none"> A review of the Important Habitat Map (NSW DCCEEW 2024) indicates that the site is not mapped as containing Important Areas for Swift Parrot, Regent Honeyeater, Migratory Shorebird and Plains-wanderer.
State Vegetation Mapping	<p>The site is regionally mapped through the State Vegetation Type Map 2023 (SVTM) as containing the following Plant Community Type (PCT):</p> <ul style="list-style-type: none"> PCT 72 - White Cypress Pine - Poplar Box woodland on Foothills and penneplains mainly in the Cobar Penneplain Bioregion <p>Refer to Figure 2.</p>
Fieldwork Survey Effort	<p>On 12 and 13 June 2023, one (1) AEP Ecologist attended and assessed the Study Area (Refer Figure 4). Fieldwork included:</p> <ul style="list-style-type: none"> Random meander flora surveys; 2 x BAM Plots; and Habitat assessment.
Ground-truthed Vegetation	<p>Vegetation assessed in the Study Area was identified as:</p> <ul style="list-style-type: none"> PCT 72 - White Cypress Pine - Poplar Box woodland on Foothills and penneplains mainly in the Cobar Penneplain Bioregion. <p>The following vegetation zones have been determined:</p> <ul style="list-style-type: none"> PCT 72 (approx. 4.19ha); and Non-native Vegetation (approx. 25.4ha). <p>PCT 72 is not associated with any threatened ecological communities.</p>
Habitat	<p>On-site, there were abandoned sheds and rocks providing marginal habitat. No hydrolines were found on-site. Additionally, no mature trees with hollows or stick nests were identified during the site inspection.</p>
Threatened Species	<p>The Carrathool Shire Area is host to several threatened species; however, no species have been mapped as occurring within or directly adjacent to the site,</p>
<i>Water Management Act 2000 (WM Act)</i>	<p>No hydrolines are mapped within the site and no further consideration is required in this instance.</p>
<i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	<p>A preliminary assessment of impact on Matters of National Environmental Significance (MNES) in accordance with the EPBC Act is required to be included.</p> <p>Detailed assessment as part of future biodiversity/ecological assessment would be required to confirm the presence or absence of Commonwealth listed species and or communities on site. Any proposal impacting federally listed TECs or species will require an EPBC referral.</p>
Bushfire Prone Land Mapping	<p>The site is not mapped as containing Bushfire Prone Land, and a Bushfire Threat Assessment will not be required for any development.</p>

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

Legend

-  Study Area
-  Cadastre
-  Hydroline



Note:
1. Boundaries are not survey accurate
2. Do not scale off the plan



AEP

Figure 1 - Site Location

Date: June 2024




Location: Merriwagga 2652, NSW

Client: Carrathool Shire Council

AEP ref: 3359.01



Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

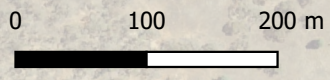
Legend

-  Study Area
-  Cadastre
-  Hydroline



State Vegetation Type Mapping (DPE, 23)

-  0 Not classified
-  72 White Cypress Pine - Poplar Box woodland on footslopes and peneplains mainly in the Cobar Peneplain Bioregion



Note:
1. Boundaries are not survey accurate
2. Do not scale off the plan



AEP

Figure 2 - State Vegetation Type Mapping

Date: June 2024



Location: Merriwagga 2652, NSW

Client: Carrathool Shire Council

AEP ref: 3359.01



Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

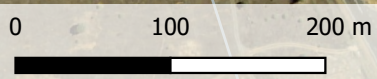
Legend

-  Study Area
-  Cadastre



Ground-truthed Vegetation

-  PCT 72 - White Cypress Pine - Poplar Box woodland on footslopes and peneplains mainly in the Cobar Peneplain Bioregion
-  Cleared / Exotic



Note:
1. Boundaries are not survey accurate
2. Do not scale off the plan



Figure 3 - Ground-truthed Vegetation

Date: June 2024

Location: Merriwagga 2652, NSW

Client: Carrathool Shire Council

AEP ref: 3359.01

3.0 Literature Review

Primary information sources reviewed included:

- Aerial Photograph Interpretation (API) of the site and surrounding locality;
- NSW Water Management (General) Regulation 2018 hydroline spatial data 1.0 (accessed February 2024);
- NSW State Vegetation Type Map (SVTM) (DPE 2023);
- NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) Important Habitat Mapping (2024);
- NSW DCCEEW BioNet Vegetation Classification website (accessed February 2024) (<https://www.environment.nsw.gov.au/NSWVCA20PRapp>); and
- NSW DCCEEW BioNet Threatened Biodiversity Profiles (accessed February 2024) (<https://www.environment.nsw.gov.au/AtlasApp>).
- In addition, database searches were carried out, namely:
 - Review of flora and fauna records held by the NSW DCCEEW BioNet Atlas of NSW Wildlife within 10km x 10km polygon around the site (February 2024); and
 - Review of flora and fauna records held by the Commonwealth Department of Climate Change, Energy, the Environment and Water (Cth DCCEEW) Protected Matters Search within a 5km radius of the site (February 2024).

4.0 NSW Biodiversity Conservation Act 2016

The Rezoning Process

The making or amending of a Local Environment Plan (LEP) (i.e., a rezoning process) starts with a planning proposal for development. In most cases this is prepared by the local Council, often with funding and assistance from interested parties (i.e., the developer). The proposal is submitted to the NSW Department of Planning & Environment (DPE); this is called the “Gateway Process”.

The *Biodiversity Conservation Act 2016* (BC Act) does not change the process for making local environmental plans (LEPs) under the *Environmental Planning and Assessment Act 1979* (EP&A Act). The requirements for planning proposals (s3.33 EP&A Act) and consultation, including consultation with DPE concerning impacts on threatened species (s3.25 EP&A Act), remains the same. The legislation requires that planning proposals be designed to avoid and minimise impacts on areas of high environmental and biodiversity value, and include provisions to protect those values (e.g., environmental protection zones and minimum lot sizes).

If future development will result in biodiversity impacts that trigger the Biodiversity Offset Scheme (BOS), DPE recommends that biodiversity is assessed as part of the planning proposal using Stage 1 of the Biodiversity Assessment Method (BAM) (as a minimum). Application of the BAM by an accredited person will identify the biodiversity values present on the site. This information can be used to inform decisions to avoid and minimise impacts and will provide evidence of these efforts. It will also help to identify the biodiversity values that may require offsets for future development and this can be further considered in the plan making process. Completion of Stage 1 of the Biodiversity Assessment Method provides a solid foundation for the assessment of biodiversity impacts at the development application stage.

The Minister (or delegate) will decide whether the planning proposal can proceed, and /or whether further information is required to inform the decision-making process. This deliberation will normally

include public consultation and agency consultation. Following any required amendments, the proposal is then publicly exhibited, and following review and consideration of public submissions a draft LEP is presented to the Minister for approval.

5.0 BOS approval pathway and production of a BDAR






Any potential rezoning development clearing over 0.25ha or more will trigger entry into the BOS and require the production of a Biodiversity Assessment Report (BDAR) via application of the Biodiversity Assessment Methodology (BAM). This process will produce a candidate species list that will require survey; a preliminary candidate species list has been produced based off BAM plots undertaken during the field survey (See **Appendix A**).

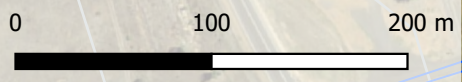
The BDAR requires formalised assessment of biodiversity values present within the site (including via vegetation plots, surveys for potentially occurring threatened species, etc.), along with details of efforts made by the proponent to **avoid and minimise vegetation removal** and subsequently minimise impacts upon identified biodiversity (particularly threatened entities). Avoiding and minimising impacts to biodiversity must be clearly demonstrated within future rezoning plans.

Residual impacts are quantified after the avoid and minimise process is applied and, subject to conditions placed upon the proposal by the determining authority, offsets in the form of biodiversity credits that require retirement or purchase are calculated. This is based upon the vegetation type being removed and the threatened species that are likely to be impacted by the proposal

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

Legend

-  Study Area
-  Cadastre
- Survey Effort**
-  BAM Plot
-  BAM Transect
-  Flora and Fauna Assessment



Note:
1. Boundaries are not survey accurate
2. Do not scale off the plan








Figure 4 - Survey Effort
Location: Merriwagga 2652, NSW
Client: Carrathool Shire Council

Date: June 2024
AEP ref: 3359.01





Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

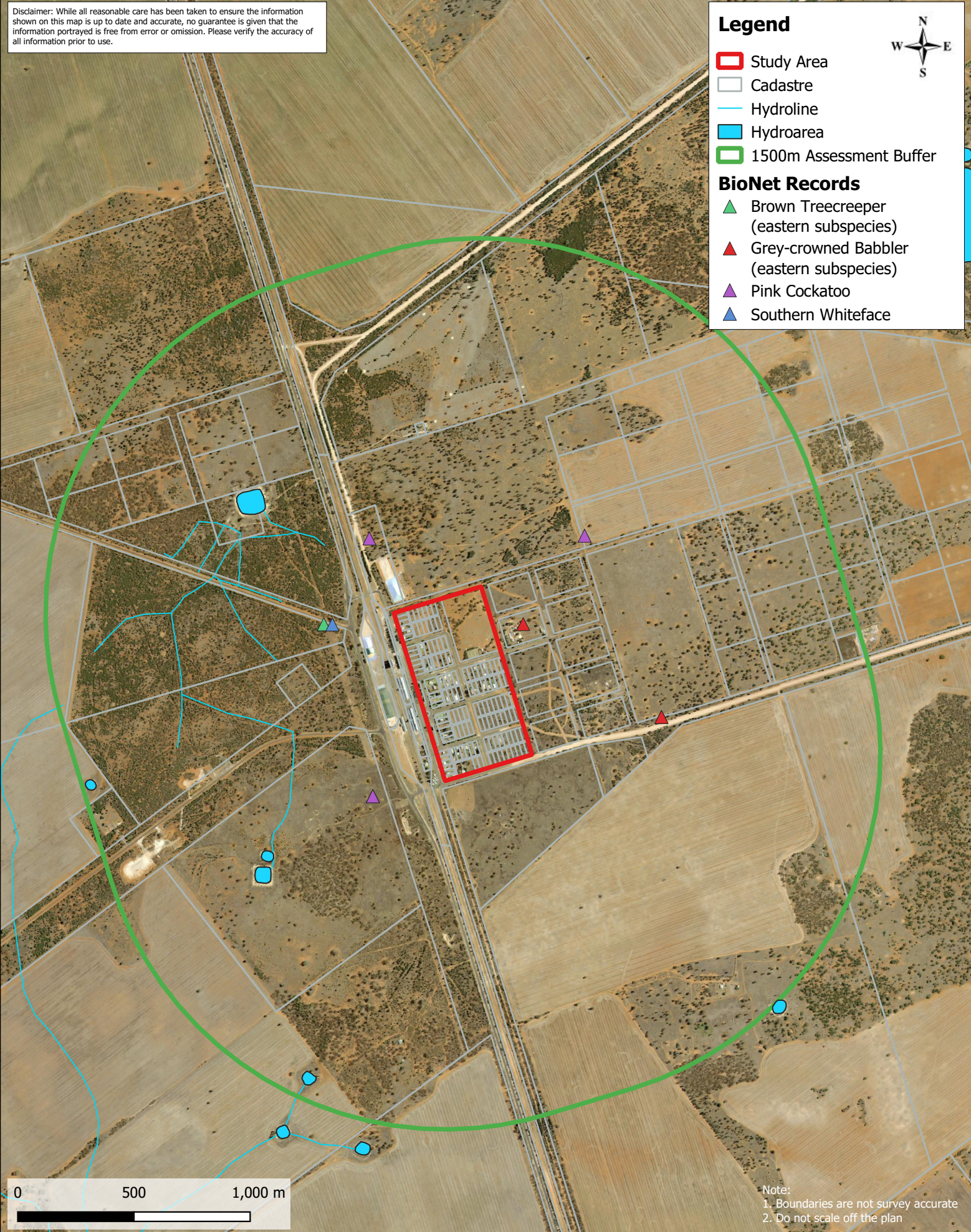
Legend

-  Study Area
-  Cadastre
-  Hydroline
-  Hydroarea
-  1500m Assessment Buffer



BioNet Records

-  Brown Treecreeper (eastern subspecies)
-  Grey-crowned Babbler (eastern subspecies)
-  Pink Cockatoo
-  Southern Whiteface



Note:
1. Boundaries are not survey accurate
2. Do not scale off the plan



AEP

Figure 5 - BioNet Atlas Records

Date: June 2024

Location: Merriwagga 2652, NSW

Client: Carrathool Shire Council

AEP ref: 3359.01

6.0 Avoid and Minimise

Sections 7 and 8 of the BAM provides a list of measures that need to be taken into consideration during project planning and design, to minimise impacts upon native vegetation, habitat and other prescribed biodiversity values. One of the overarching principles of the Biodiversity Offset Scheme is to avoid and minimise impacts to biodiversity within the development. At present, there is no detailed guidelines or quantification on what any adequate level of “Avoid & Minimise” is; it is a case-by-case consideration. In this instance, there are a number of factors that will need to be addressed to avoid and minimise impacts on biodiversity values.

No threatened ecological communities or species have been identified during desktop and field surveys thus far. However, seasonal and targeted surveys for species likely to be present on the Study Area will need to be carried out to confirm absence.

If any threatened species are identified within the Study Area, further design considerations may be necessary to adequately avoid and minimise impacts to biodiversity values. With appropriate design measures such as dwelling placement and lot layout, impacts can be localised in areas with degraded vegetation to avoid and minimise impacts.

7.0 Serious and Irreversible Impacts

Any impacts upon a species or community listed as a ‘SAIL candidate species’ must be assessed for significance and, if deemed to be a SAIL, the decision maker cannot legally grant consent. This assessment is undertaken in light of any avoid and minimise measures that have been developed.

At this stage, no candidate species generated from the BAM- Calculator or vegetation communities found on site are SAIL candidate species. The likelihood of SAIL as a result of future rezoning is considered **very low**.

8.0 Approval Pathway Key Considerations

This assessment provides a broad overview of potential site constraints for the area considered for rezoning including:

- If future development as part of the rezoning, was to clear more than 0.25ha of native vegetation then entry into the Biodiversity Offset Scheme will be triggered, hence requiring production of a BDAR including seasonal survey works for candidate species;
- Detailed design should seek to avoid and minimise impacts of note by retaining intact vegetation. Focusing future development on the current cleared and low-quality land will demonstrate that the proposal has considered and implemented impact avoidance and minimisation strategies;
- A referral under the EPBC Act would be required if impacts to any EPBC Act listed species or community are proposed.

We trust this information meets your requirements. Should you require any further details or clarification, please do contact the undersigned.

Kind regards,



Jeremy Burrill

Ecologist / Project Manager

0487 154 036

Anderson Environment & Planning

Appendix A - Preliminary Candidate Species List

Preliminary Candidate Species List

A candidate species list generated from the BAM-C using BAM plot data collected from the site is outlined in **Table 2** below.

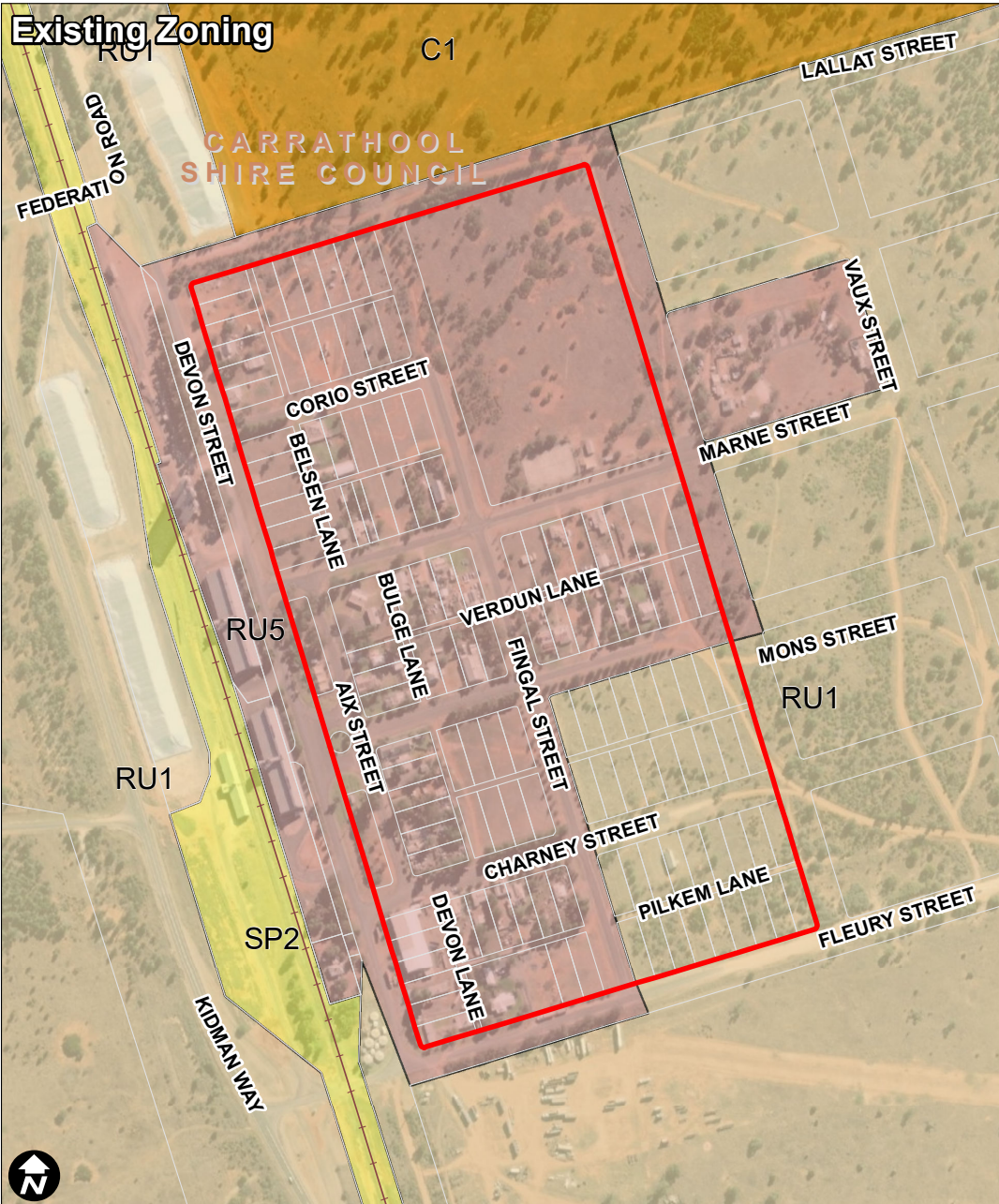
Scientific Name	Common Name	Survey Period	Habitat Preference	Likelihood of Occurrence
Flora				
<i>Austrostipa metatoris</i>	A spear-grass	Oct - Nov	Grows in sandy areas of the Murray Valley; habitats include sandhills, sand ridges, undulating plains and flat open mallee country, with red to red-brown clay-loam to sandy-loam soils. Associated species include <i>Eucalyptus populnea</i> , <i>E. intertexta</i> , <i>Callitris glaucophylla</i> , <i>Casuarina cristata</i> , <i>Santalum acuminatum</i> and <i>Dodonaea viscosa</i> .	Likely – no records identified, yet site does contain suitable habitat.
Fauna				
<i>Phascolarctos cinereus</i>	Koala	All Year	Inhabit 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 records in contiguous vegetation. Highly fragmented habitat.
<i>Burhinus grallarius</i>	Bush Stone-curlew	All Year	Inhabits open forests and woodlands with a sparse grassy ground layer and fallen timber. Nest on the ground in a scrape or small bare patch.	Moderately likely - While it could potentially occur on the site, more suitable habitat for this species is found elsewhere and there are no records indicating its presence near the site.
<i>Calyptorhynchus lathami</i> - endangered population	Glossy Black-Cockatoo, Riverina population	All Year	In the Riverina, birds are associated with hills and rocky rises supporting Drooping Sheoak, but also recorded in open woodlands dominated by Belah (<i>Casuarina cristata</i>). Dependent on large hollow-bearing eucalypts for nest sites. A single egg is laid between March and May.	Unlikely – No records found within proximity to the Study Area and no suitable hollows located on site.

Scientific Name	Common Name	Survey Period	Habitat Preference	Likelihood of Occurrence
Flora				
<i>Climacteris affinis</i> - endangered population	White-browed Treecreeper population in Carrathool local government area south of the Lachlan River and Griffith local government area	All Year	Occurs in a range of semi-arid and arid tall shrublands and woodlands across the southern half of Australia. In NSW, the species occupies a variety of habitats including Mulga, Brigalow, Gidgee, Belah, Buloke and White Cypress. Forage arboreally in shrubs and on tree trunks and branches. It will also feed on the ground through litter and fallen branches and across bare ground.	Moderately likely - The site features suitable nesting and foraging habitat, characterised by a white cypress habitat.
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Jul-Dec	Habitats are characterised by the presence of large areas of open water including larger rivers, swamps, lakes, and the sea. Terrestrial habitats include coastal dunes, tidal flats, grassland, heathland, woodland, and forest (including rainforest). Breeding habitat consists of mature tall open forest, open forest, tall woodland, and swamp sclerophyll forest close to foraging habitat. Nest trees are typically large emergent eucalypts and often have emergent dead branches or large dead trees nearby which are used as 'guard roosts. Nests are large structures built from sticks and lined with leaves or grass.	Unlikely - There are no records of this species in the area, and there are no large bodies of water nearby. Additionally, no large stick nests were identified on the site.
<i>Hieraaetus morphnoides</i>	Little Eagle	Aug-Oct	Occupies open eucalypt forest, woodland or open woodland. Sheoak or <i>Acacia</i> 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.	Unlikely - No records were found in the locality. While it may utilise the site for hunting, given the availability of more suitable nesting habitat elsewhere, its occurrence is unlikely.
<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo (pink cockatoo)	Sep-Dec	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	Likely - Multiple records indicate its presence around the Study Area. The site offers suitable foraging grounds, particularly with the presence of cypress pines.

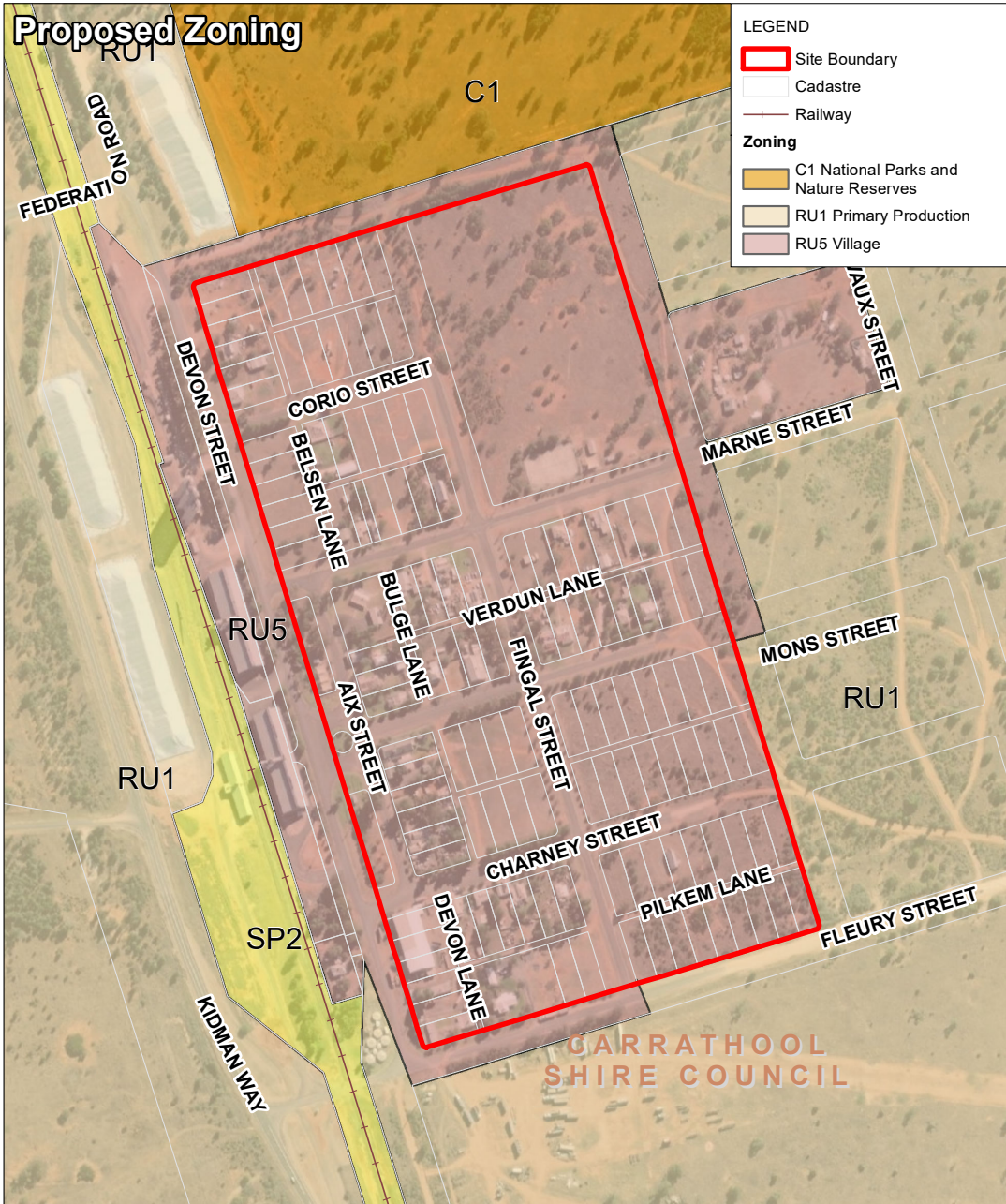
Scientific Name	Common Name	Survey Period	Habitat Preference	Likelihood of Occurrence
Flora				
			saltbush, wattles and cypress pines. Nesting, in tree hollows, occurs throughout the second half of the year; nests are at least 1 km apart, with no more than one pair every 30 square kilometres.	
<i>Polytelis swainsonii</i>	Superb Parrot	Sep-Nov	In the Riverina Superb Parrots nest in the hollows of large trees (dead or alive) mainly in tall riparian River Red Gum Forest or woodland. Superb Parrots nest in tree hollows with an entrance diameter of 6 cm or wider, and that are at least 3.5 m above the ground. May forage up to 10 km from nesting sites, primarily in grassy box woodland.	Unlikely – no records, may use for foraging, however more suitable habitat and hollows for nesting in found surrounding areas.

Appendix B – Proposed Rezoning Plan

Existing Zoning



Proposed Zoning



LEGEND

- Site Boundary
- Cadastre
- Railway


Zoning

- C1 National Parks and Nature Reserves
- RU1 Primary Production
- RU5 Village



Scale: 1:6,700 at A4
 Coordinate System: GDA2020 MGA Zone 55

Date Drawn: 12-Apr-2023
 Project Number: 631.30921.00000



Data Source: Basedata NSW SS, 2022
 Aerial imagery - 2021, Esri, Maxar, Earthstar Geographics, and the GIS User Community
 NSW environmental planning instrument (EPI) © State Government of NSW and
 Department of Planning and Environment 2022

ZONING PLAN
Merriwagga

FIGURE 3

Appendix C - BOSET Report

Biodiversity Values Map and Threshold Report

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

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

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

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

Biodiversity Values Map and Threshold Report

Date of Report Generation		07/06/2024 2:04 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 <u>ALL</u> BV Mapping within the development footprint 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	312,625.3 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	164,914.1 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	4,000 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	yes
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		yes

What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

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

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

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

Signature: _____

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

Date: _____

07/06/2024 02:04 PM



Biodiversity Values Map and Threshold Tool

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

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

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

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

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

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





Biodiversity Values Map



491.8 0 245.91 491.8 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

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

07/06/2024 02:04 PM

1: 9,682



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

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

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

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

Appendix D - Site Photographs



**Above: PCT 72 within the north of Merriwagga.
Below: Exotic and cleared lands within the Merriwagga precinct.**





**Above: Abandoned shed within Merriwagga precinct.
Below: bam Plot within exotic grassland.**





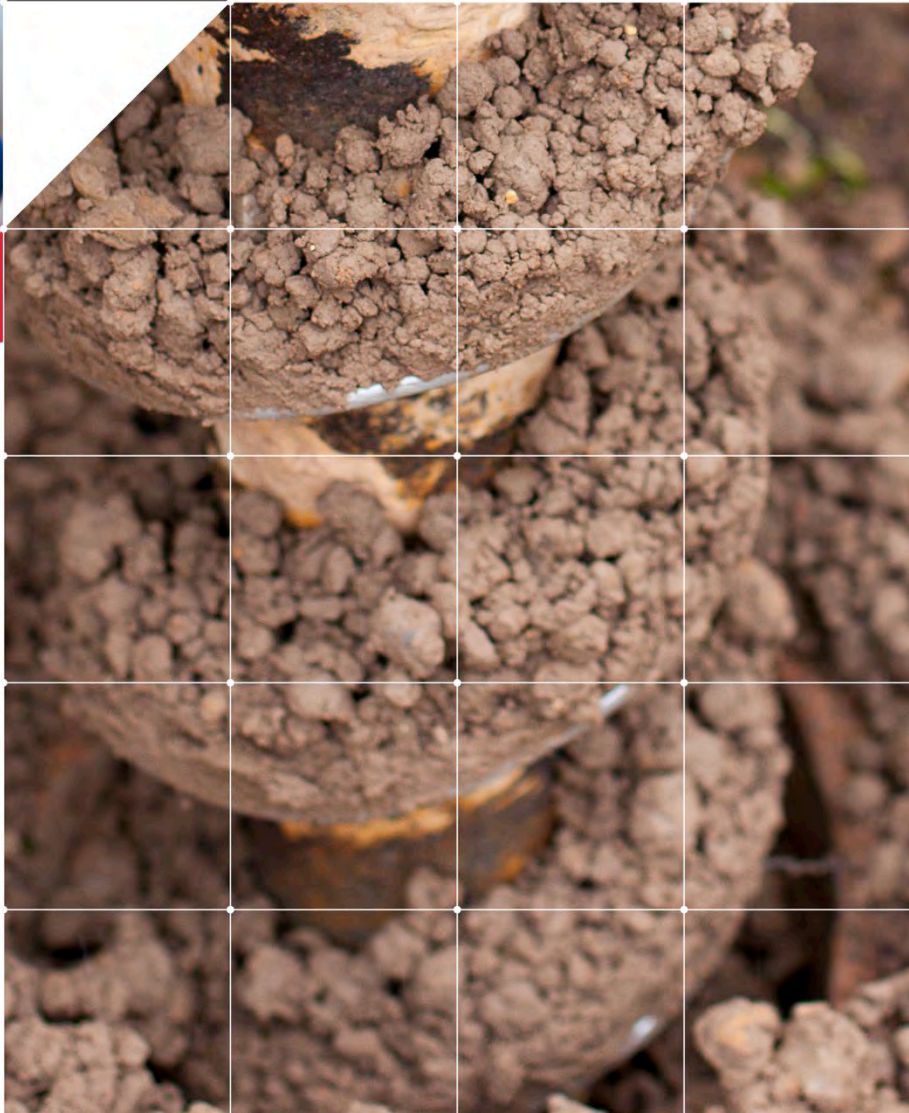
Appendix C Preliminary Site Investigation

Planning Proposal

Rezoning and Minimum Lot Size Merriwagga

Carrathool Shire Council

SLR Project No.: 631.30921.00000-R01



MERRIWAGGA NSW 2652

**PRELIMINARY SITE
INVESTIGATION**

**FOR THE
PROPOSED REZONING OF LAND**

JANUARY 2024

REPORT NO: 9762

DM McMahon Pty Ltd
6 Jones St (PO Box 6118)
Wagga Wagga NSW 2650
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Report type

Preliminary Site Investigation
For the proposed rezoning of land

Site address

Merriwagga NSW 2652

Report number

9762

Prepared for

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Document control

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1.0 Executive summary

DM McMahon Pty Ltd (McMahon) conducted this Preliminary Site Investigation (PSI) at the request of Carrathool Shire Council for the proposed rezoning of land at Merriwagga NSW 2652. The rezoning includes specifically amending the existing zoning of RU1 Primary Production to RU5 Village (for Lots 1-18 Sections 8 and 9) and amending the minimum lot size from 40ha/4,000m² to 1,000m² for the whole site.

The 30ha development area (the site) was surveyed and gazetted in 1924 with farming blocks offered for sale in 1925. The site currently contains a mix of undeveloped and developed land including buildings of local heritage significance. A map of the site investigated as part of this PSI and the proposed rezoning map can be seen in **Attachment A**.

The issue of potential contamination is required to be considered whenever a planning proposal is presented to a planning authority where the new use may increase risk from contamination if it is present. Therefore, the purpose of this investigation is to provide Carrathool Shire Council and the planning authority with a statement of site suitability for the proposed land use and recommendations for further investigation, assessment, and site management if required.

The scope of work includes:

- A desktop study used to collect basic site information and identify the site characteristics.
- A detailed site inspection to complement the findings of the desktop study and site history and to identify any additional relevant site information.
- From the information collected, develop a conceptual site model detailing the potential contamination source-pathway-receptor linkages.
- Provide a preliminary assessment of site contamination and contaminants of potential concern.
- Conduct a risk assessment for site suitability regarding potential contamination and the proposed development.
- Identify the data gaps in the assessment of site contamination.
- Provide recommendations for further investigation.

Findings of the investigation include:

- The desktop study found the site was developed from 1924 as a small village servicing the surrounding farms.
- The site inspection complemented the desktop study and found the following sources of potential contamination that may materially affect future development of the site:
 - Potential pesticide residue from agricultural use and weed management.
 - Hazardous building materials in existing houses and services.
 - Hazardous building materials from demolished buildings.
 - Septic systems.
 - Fuel storage at the hotel and former garages.
 - Fuel and oil leaks and spills from machinery maintenance and repairs.

- Fill material from an unknown source.
- Perfluorinated and polyfluorinated substances (PFAS) from firefighting equipment.
- Asphalt which may contain coal tar or asbestos.
- A conceptual site model was developed and found the above potential contamination sources can pose a risk to future site users (mainly through dermal contact, ingestion, or inhalation of contaminated fibres, soils and/or vapours during development and occupation) and will require further investigation.
- These potential contamination sources do not preclude the rezoning of the site given further investigation and site management is undertaken during development.
- Based on the findings of the PSI, further investigation and assessment is required as soil contamination is potentially present and the information available is insufficient to enable an appropriate level of risk assessment. Investigations should identify the nature of the potential contamination and delineate its lateral and vertical extent to a sufficient degree that appropriate site management strategies can be devised, if required.

This executive summary and the findings of this PSI are subject to the recommendations in **Section 8.0** and limitations as stated in **Section 9.0**. A protocol for unexpected finds as outlined in **Section 10.0** has also been developed as part of this risk assessment framework if additional potential contamination sources are identified during planning or development.

2.0 Objectives

The objective of this investigation is to:

- Provide information regarding potential contamination on site.
- Provide a factual record of the works completed and results.
- Undertaking a risk assessment for health risk to future site users and the environment.
- Provide a statement of site suitability or recommendations for further investigation and/or site management.
- To prepare the PSI in general accordance with the relevant guidelines and legislation, namely:
 - NSW EPA, Consultants Reporting on Contaminated Land: Contaminated Land Guidelines, (2020).
 - State Environmental Planning Policy (Resilience and Hazards) 2021.
 - National Environment Protection (Assessment of Site Contamination) Measure (NEPM), (2013).

3.0 Scope of work

The scope of work includes the following:

- Review the available information regarding historical, current, and proposed land use of the site and surrounds.
- Review the environmental setting of the site and surrounds.
- Assess the potential contamination sources and contaminants of potential concern.
- Assess the potential contamination source-pathway-receptor linkages from the contaminants of potential concern, environmental setting, and land use.
- Develop a conceptual site model to assess potential contamination risk from the source-pathway-receptor linkages.
- Provide recommendations for further investigation.

4.0 Site identification

The site identification and details are as follows.

- Address: Merriwagga NSW 2652
- Real property description: Multiple.
- Development area centre co-ordinate: 372600E 6257343N MGA GDA z55.
- Property size: 30ha (total development area).
- Owner: Multiple.
- Local Government Area: Carrathool Shire Council.
- Current zoning: RU1 Primary Production.
- Proposed zoning: RU5 Village.
- Present use: Mixed use including residential, commercial and items of historical significance.
- Development Application reference: Not known.

5.0 Site history

From research of the available resources, the following site history is offered.

Historical owners and occupiers

Land grants were given in Merriwagga from 1924. Due to the size of the site, historical owners and occupiers of individual titles are multiple.

Council records

Due to the size of the site, individual records from Council were not obtained.

EPA records

There are no records on the Contaminated Land Record Database for the site or adjacent properties pertaining to Preliminary Investigation Orders, Declaration of Significantly Contaminated Land, Approved Voluntary Management Plans, Management Orders, Ongoing Maintenance Orders, Repeal Revocation or Variation Notice, Site Audit Statement, or Notice of Completion or Withdrawal of Approved VMP. The site or adjacent properties have not been “notified” to the EPA on the list of NSW Contaminated sites as of December 2023.

Internet search

- The Hillston Spectator and Lachlan River Advertiser (NSW) October 1925. District News. Merriwagga. Messrs Wilson and Mackie (Hillston) have opened a branch of the Central Motor Garage here.
- The Hillston Spectator and Lachlan River Advertiser (NSW) November 1925. Tenders for the erection of the Merriwagga Hotel close on Saturday 28th November.
- The Hillston Spectator and Lachlan River Advertiser (NSW) April 1926. Merriwagga. The new town of last year, Merriwagga continues its remarkable progress. The new hotel is now near completion, the proprietor Mr J Nees will be taking possession shortly. There has also been a corn and produce store erected recently for Graham Bros. and Mr Lee of Aria Park has opened up a bakery business (says the ‘Mirrool Irrigator’).
- The Murrumbidgee Irrigator (Leeton) May 1926. Merriwagga coming on. This week the new hotel at Merriwagga will be opened and a footpath petrol pump will be a dazzling feature in the landscape.
- The Albury Banner and Wodonga Express (NSW) May 1926. Merriwagga motor garage is now in full swing. Mr. A. L. Wilson is the local manager.
- The Hillston Spectator and Lachlan River Advertiser (NSW) August 1926. District News: Merriwagga. The National Bank has purchased a site next to the Merriwagga Hotel and is commencing to build.
- The Murrumbidgee Irrigator (Leeton) March 1927. Merriwagga Progress. Merriwagga is still growing. Quite a number of buildings have been erected, notably a large garage for Messrs. Wilson and Mackie; also a blacksmith’s shop.
- The Riverine Grazier (Hay) August 1928. Carrathool Shire Council. Building Inspectors Report. The following applications from Merriwagga were stated to be in

order and recommended: additions to Harris Bros' café; store shed for E. McGrady and motor garage for D. M Wooding. The recommendations were adopted.

- The Hillston Spectator and Lachlan River Advertiser (NSW) October 1930. Merriwagga News. Additions to Hotel – Mr Symes has had additions made to the Merriwagga Hotel and now four more rooms are available.
- The Hillston Spectator and Lachlan River Advertiser (NSW) November 1930. Merriwagga News. Messrs. Wilson and Mackie's garage has been taken over and re-opened here.
- The Hillston Spectator and Lachlan River Advertiser (NSW) September 1931. Merriwagga Races. The publican's booth was conducted by Mrs. Symes of the Merriwagga Hotel and Messrs. Harris Bros., of the Blue Bird Café controlled the lunches and fruit stall.
- The Hillston Spectator and Lachlan River Advertiser (NSW) June 1933. Breach of Liquor Act. John Newton Bone deposed: I am a blacksmith carrying on business in Merriwagga.
- The Albury Banner and Wodonga Express (NSW) July 1936. Merriwagga. On Saturday night a farewell social is to be tendered to Mrs. Symes and family, who are about to leave the district, having recently sold their hotel and property to Mr Thorpe McConville who will take over the management of the hotel in the near future.
- The Hillston Spectator and Lachlan River Advertiser (NSW) July 1943. Local and General. We learn on reliable authority that Mr Peter Harris has purchased the Merriwagga Hotel. He intends to re-open at the earliest possible occasion.
- The Hillston Spectator and Lachlan River Advertiser (NSW) November 1936. Merriwagga News. New premises are to be erected in Charney Street, next to the Post Office for Mr. G. McCaw. It is understood that the buildings will be used as a service station and garage.
- Commonwealth of Australia Gazette Business (National) June 1988 Issue B20. *Section 218 Notice of execution of deed of assignment.* James Edward Downey and Beryle Irene Downey of Aix Street Merriwagga NSW who traded as Downey's General Store.
- aussietowns.com.au/town/merriwagga-nsw – History
 - Prior to the arrival of Europeans, the area around Merriwagga was occupied by the Wiradjuri Aboriginal language group.
 - The railway reached Merriwagga in 1923.
 - The village of Merriwagga was surveyed and gazetted on 4 April 1924.
 - Farming blocks were offered for sale in 1925. The price was £3/10/- an acre.
 - In 1925, the Box Hollow dam was sunk to provide water to Merriwagga.
 - In 1951, a timber bulk wheat storage facility was built at the town. It had a capacity of 100,000 bushels of wheat.
 - Electricity reached the town in 1960.
 - In 1962, three cement wheat silos were built.
 - In 1966, a horizontal shed with a 530,000 bushel capacity was constructed.
 - In 1968-1969, 1,028,041 bushels of wheat were processed through the grain terminal.
 - In 1985, the local telephone exchange was automated.
- blackstumphotel.blogspot.com – The Black Stump Hotel Merriwagga NSW. The hotel has the tallest bar in the southern hemisphere. Black Stump Hotel was established in

1926. Proprietor and licensee is Sharon Stuart. A great place to be for the thirsty traveller.

- carrathool.nsw.gov.au/visit/merriwagga –
 - Merriwagga is a small farming village situated on the Kidman Way, halfway between Goolgowi and Hillston. Merriwagga lays claim to be the very heart of the Black Stump Country.
 - The village is home to the Black Stump Hotel which boasts the tallest bar in the southern hemisphere, standing a lofty 1.3 meters high. Local legend has it that the original publican built the bar this high so that local ringers could ride their horses right up to the bar!
 - The village of Merriwagga was surveyed and gazetted in 1924, following the construction of the railway line from Griffith to Hillston. Merriwagga was a small service centre and social hub for the surrounding farms. The name Merriwagga is believed to have come from it being on the southwest corner of the (then) vast “Merri-Merrigal Station”, and close to a local watering hole, the Wagga Tank.
 - Visitors and travellers are welcome to make use of the toilet and picnic area located at the Merriwagga Park or across the road to the Black Stump BBQ area which features the Memorial to Pioneering Women. Maybe enjoy a cold drink at the Black Stump Hotel and hear the real legend of the Black Stump. Merriwagga also has a caravan park and museum at the Old School on the edge of the village.
- Merriwagga NSW, Australia Facebook page. Post dated June 2022. Photograph and caption – The Merriwagga fuel storage shed was once a die-hard Atlantic Ethyl fuel and repair shop for Morris & Co (6 Atlantic signs and a Goodyear!). Circa 1930s.
- Merriwagga NSW, Heritage Marker 5 of 8 – The development of a community. Once the rail had come in 1923, Merriwagga started to grow; through the 1920's there was much progress, The town could boast of two banks, a butcher, a baker, a saddler, a stock & station agent, machinery sales, a store, and a cafe. The hotel licence was transferred from Merants Racecourse Hotel near Hillston to Merriwagga (the hotel now famous as home to the tallest bar in the southern hemisphere), in 1926 the primary school was opened and in 1927 the town was awarded police presence with Constable J. Dwyer being stationed in the town.

Aix Street Shops. The shops behind you in Aix Steet used to house (right to left) the old National Bank, Black Stump Store, fuel, Bluebird Cafe and a butcher. [...] At the end of Aix Street, further to the right, past the hotel was the Ben Morris Garage.

Around the corner in Marne Street, you would pass by a baker, a butcher, a saddler, a boarding house, Alex Robertson's Stock & Station agency, and lastly the Presbyterian Church.

However, weather, falling prices for wheat and the Depression took their toll on farmers and the community with many businesses closing and farmers leaving the district.

The corner of Devon and Mame streets was home to the Bush Nursing Association. The Association originally opened in 1931 in two rooms in the town's boarding house. In 1934 they moved to Mons Street and then in 1947 moved to what originally was the Commercial Bank which closed during the Depression. [...] The Association closed in 1960.

Previous reports

SLR Consulting Australia Pty Ltd (2023) Draft Planning Proposal. Rezoning and minimum lot size Merriwagga. Ref: 631.30921.00000-R01.

- This Planning Proposal (PP) report has been prepared on behalf of Carrathool Shire Council (Council) for the rezoning of land within the suburb of Merriwagga, NSW
- The land subject to the PP (collectively known as the site) consists of developed and undeveloped land within the Merriwagga village.
- Subject site lots, section and DP: Lots 1-18 Section 1 DP758673, Lots 1-18 Section 2 DP758673, Lots 1-14 Section 3 DP758673, Lots 1-14 Section 4 DP758673, Lots 1-12 Section 5 DP758673, Lot 1 Section 6 DP758673, Lots 1-18 Section 7 DP758673, Lots 1-18 Section 8 DP758673, Lot 1-18 Section 9 DP758673, Lot 50 DP1248914 and Lots 7302-7304 DP1140336
- This seeks an amendment in relation to the land described above, specifically amending the existing zoning of RU1 Primary Production to RU5 Village (for Lots 1-18 Sections 8 and 9) and amending the minimum lot size from 40ha / 4,000m² to 1,000m² for the whole site.
- The site currently consists of developed and undeveloped land parcels, including items of local heritage significance and scattered vegetation in the form of large trees, shrubs, and grasses.
- The site is approximately 30 hectares (ha) in total size, bound by local streets including sealed and unsealed roads.
- There are several items of heritage significance within the subject site:
 - Item I44 of local heritage significance 'Black Stump Hotel' Lots 1 & 2, Section 4, DP758673.
 - Item I45 of local heritage significance 'Blue Bird Café' Lot 4, Section 3 DP758673.
 - Item I46 of local heritage significance 'Downey's Black Stump Trading' Lot 5, Section 3, DP758673.
 - Item I49 of local heritage significance 'St Therese Catholic Church' Lots 1- 9 Section 9, DP758673.
 - Item I51 of local heritage significance 'Post Office (former)' Lot 7, Section 5, DP758673.
 - Item I50 of local heritage significance 'Uniting Church' Lots 13 & 14, Section 2, DP758673.
- The identified heritage items would remain as part of this PP.
- The objective of this PP is to amend the CLEP to rezone a portion of land within Merriwagga from RU1 Primary Production to RU5 Village and amended the minimum lot size from 40ha and 4,000m² to 1,000m². The proposed amendments to the CLEP are to expand the Merriwagga village to facilitate the development of residential dwellings and village type uses to support the local community.
- It is proposed to rezone a portion of the site (Lots 1-18 Sections 8 and 9), which is currently Zoned RU1 Primary Production to RU5 Village to encourage further residential and village type development to support the existing village and surrounding primary production land.
- Currently, development permitted with consent and the minimum lot size under Zone RU1 Primary Production permits restrictive development types that are not conducive

to the provision of a dedicated village characterised by small businesses and community services and do not encourage development.

- The primary intended outcome of the PP is to encourage additional population in the area including allowing for the redevelopment of the site for residential and village type purposes, with a lot size to facilitate development within the RU5 land within the Merriwagga village.
- It is proposed to amend the minimum lot size of the site, which is currently 40ha due to the RU1 zoning, and 4,000m² in the wider village to 1,000m². This minimum lot size amendment would ensure residential development and village development types can achieve outcomes that suit the surrounding village needs.
- The historical use of the RU1 land has been for agricultural purposes, a use identified in the contaminated land planning guidelines. Due to the surrounding residential development, it is not considered unlikely the land would be contaminated from agricultural uses and preliminary contamination assessment can be conducted at individual DA stages.
- No state listed heritage items or places are located in the vicinity of the site.
- A desktop assessment of the subject site and surrounding properties was undertaken. The site is not mapped as a contaminated site under the EPA Contaminated Land Record and is not in the vicinity of any scheduled activities under the POEO Act.
- A search of the EPA Contaminated Land Record database was completed on 16 January 2023 and did not identify any sites within the shire of Carrathool or suburb of Merriwagga.
- No NSW EPA Environmental Protection Licences are within Merriwagga.
- Bore water suitable for human consumption is provided by Council to Merriwagga and can be extended to the additional lots. Septic tanks are used throughout the village, with no existing plans to upgrade sewer or water infrastructure.

Aerial photographs and satellite images

McMahon observed the following from a review of the available aerial photography.

1966 – The village can be seen. It consists of some residential, with the main street (Aix Street) along the western boundary. Businesses along Aix Street include the Black Stump Hotel, Blue Bird café, Downey's Black Stump Trading, and the post office. The Morris & Co. (formerly Mackie and Wilson's) motor garage can be seen at the top of Aix Street with G. McCaw's garage at the south end of Aix Street. The community hall can be seen to the west of Aix Street, with the tennis court and football ground to the northwest. Both the Catholic Church and the Uniting Church are visible. Merriwagga Public School can be seen to the east of the site and the railway can be seen to the west of the site. The site is surrounded by the Merriwagga State Forest and agricultural land.

1973 – No change from 1966.

1987 – A small building has been demolished in the approximate centre of the site. Some more residential houses have been built.

1991 – No change from 1987.

2011 – The Morris & Co. motor garage building has been demolished. Merriwagga Public School has been converted to a caravan park.

2015 – A playground has been built along Aix Street, opposite Blue Bird café. A large workshop has replaced the smaller shed at the south end of Aix Street.

2016 – No change from 2015.

2022 – No change from 2015.

The aerial photographs and satellite images can be seen in **Attachment B**.

6.0 Site condition and surrounding environment

McMahon notes the following observations of the site condition as part of this PSI.

- The site is a mix of developed and undeveloped land within the small rural village of Merriwagga in the Carrathool Shire. The development area consists of most of the village, except for the former Merriwagga public school (which is now a caravan park and museum), located to the east of the site. A waste transfer station is located approximately 1.5km further east of the site. The Temora-Roto railway line is located to the west of the site. The site is surrounded by the Merriwagga State Forest and agricultural land.
- There are approximately 60 houses which are primarily made of fibrous sheeting and weatherboard cladding, mostly built prior to 1966. The houses are likely to contain asbestos and possibly lead paint. All houses have septic systems.
- Most houses and yards were tidy with some cars and caravans parked in the yards. An old fuel cart, stacked timber, fire buckets, plastic bulk containers and farm equipment were also observed in the yards and on some vacant blocks.
- There are six items of local heritage significance including the Black Stump Hotel, the Blue Bird café (closed), Downey's Black Stump Trading (closed), the post office (closed), the St. Therese Catholic Church and the Uniting Church.
- Underground fuel tanks are likely at the front of the Black Stump Hotel; however, no bowsers or breather were visible.
- Crowe's Mechanical and Engineering is in the south of the site, where McCaw's motor garage was once located. Trucks and farm machinery and equipment were parked there at the time of investigation. The workshop is a steel slab on grade shed with a partially gravelled hardstand surrounding. No evidence of fuel storage was identified at the time of inspection, but it is possible that fuel storage may exist.
- Building remnants including a concrete pad and a fragment of asbestos containing material (ACM) was found in the north of the site at the former Morris & Co. motor garage. No evidence of fuel storage was identified at the time of inspection, but it is possible that fuel storage may exist.
- A steel slab on grade shed for the NSW Rural Fire Service Merriwagga Bushfire Brigade is the east of the former Morris & Co. garage.
- A shed clad with ACM was observed in the north of the site.
- Some fill material from an unknown source appears to have been placed on undeveloped land in the southeast portion of the site, across from the St. Therese Catholic Church.
- The site also includes a playground with public toilets and septic tank on the western boundary, a community hall in the approximate centre of the site and a tennis court, second playground and football oval in the northeast corner.

A map of the site features and areas of concern can be seen in **Attachment C**.

Site photographs can be seen in **Attachment D**.

A summary of the site environmental setting is as follows.

Topography

The site lies on a north trending flat to low undulating or hummocky fossil sand plain at an elevation range of approximately 112m to 115m AHD.

Vegetation

The site is a mix of developed and undeveloped land, with grassed vacant lots across the site. The houses and yards across the site are typical of a rural village with small houses and large sheds on larger lots of land. House lots are typically grassed with small to no gardens. The former commercial centre is in the southwest portion of the site, with only the Black Stump Hotel still operating.

Natural Resources Sensitivity

A search of the Carrathool Local Environment Plan (2012) found the site is not mapped as being in a natural resource sensitivity area for riparian lands and waterways, groundwater vulnerability or terrestrial biodiversity.

Weather

The average rainfall for Merriwagga is around 384mm per annum, with the wettest months being June, July, and August. Merriwagga is characterised by cold wet winters and hot dry summers.

Hydrology

The nearest named waterway is Wah Wah Creek located 19km the south of Merriwagga. Wah Wah Creek flows west into Mirrool Creek which then flows into the Lachlan River. The Lachlan River is located approximately 35km northwest of the site. The site is not mapped as being in a flood planning area.

Soil

Soils are typically Quaternary aeolian red brown to brown humic, clayey, silty to fine-grained sand and silty clay at depth.

Geology

The local geology is Quaternary aged aeolian sand dune systems consisting of quartz sand and sandstone and white clay-rich matrix. Interbedded siltstone and claystone; silicified and ferruginised duricrust are common.

Hydrogeology

There are no registered groundwater bores on site however nearby low yielding aquifers exist at deep depths (>30m) in the underlying geology. The site is on the edge of the Lower Lachlan Groundwater Management Area (GMA) which lies predominantly on the north-eastern margin of the Riverine Plain of the Murray Geological Basin. The aquifers of the GMA are contained within the sediments of the Shepparton Formation, Calivil Formation and Renmark Group. For the majority of the GMA, the Lachlan River is disconnected from the groundwater systems, and they are recharged via rainfall and irrigation. Groundwater

extraction in the Lower Lachlan GMA began in the 1860s for town water supply and expanded in the late 1960s.

Carrathool Shire Council provides and maintains reticulated potable water supplies to Merriwagga. The Merriwagga potable water supply scheme was constructed in 1995. The scheme draws its water from two bores known as Langtree, which is located approximately 20km north of Merriwagga. The Langtree bore source is on the edge of the Lower Lachlan Valley aquifer. The water is chlorine dosed at the bore site, then pumped into six reservoirs at Merriwagga.

7.0 Conceptual site model

A conceptual site model is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors and is presented and follows.

Summary

The site is a mix of developed and undeveloped land and has remained relatively unchanged in the available aerial photographs from 1966. Chemicals associated with historical agricultural pesticide use and current weed management may have accumulated in the soil. Hazardous building materials are likely to exist in the existing and demolished houses and in services across the site. Merriwagga is serviced by septic systems. Fuel storage is likely at the hotel and the former garages/current mechanic's workshop. Fuel and oil leaks and spills from machinery maintenance and repairs are possible across the site. Fill material from an unknown source may also be present, particularly in the southeast of the site. Other potential contamination sources include perfluorinated and polyfluorinated substances (PFAS) from firefighting equipment at the NSW Rural Fire Service Merriwagga Bushfire Brigade, and asphalt from roads across the site. Coal tar and asbestos were commonly used in asphalt up until the 1980s. Off-site contamination sources include the waste transfer station located 1.5km east of the site. Receptors include future construction workers, future residential site users, and the environment. Pathways are mainly from soil disturbance and the release of asbestos fibres during development and occupation. Short to medium-term soil contact is likely for future construction workers, and long-term soil contact is possible for future occupants.

Potential and known sources of contamination

- Persistent agricultural chemicals.
- Hazardous building materials.
- Septic systems.
- Fuel storage.
- Fuel and oil leaks and spills.
- Fill material from an unknown source.
- Perfluorinated and polyfluorinated substances (PFAS) from firefighting equipment.
- Asphalt containing coal tar and asbestos.
- Off-site contamination sources include the waste transfer station.

List of contaminants of potential concern

From the potential contamination sources, the Contaminants of Potential Concern (COPCs) are as follows:

- Pesticides.
- Heavy metals.
- Lead paint
- Asbestos from buildings, underground services, fill material and asphalt.
- Coal tar.
- Hydrocarbons.
- Polycyclic aromatic hydrocarbons.

- Solvents.
- Phenols.
- PFAS.

Mechanism of contamination

The mechanism of contamination is predominantly top-down vertical and lateral migration into soil. The mechanism of asbestos contamination is from the release of fibres from asbestos containing material during disturbance.

Potentially affected environmental media

- Soil.
- Vapour.
- Air.
- Surface water.
- Groundwater.

Consideration of spatial and temporal variations

Temporal and spatial variation in potential contamination is possible. Temporal variation of asbestos is unlikely unless the asbestos is disturbed, and fibres are released.

Actual or potential exposure pathways

- Direct skin contact with soil for future construction workers, and future on-site users.
- Inhalation and/or ingestion of fibres, soil, vapour, and dust.
- Direct surface water contact.
- Groundwater ingestion.

Human and ecological receptors

- Construction workers.
- Future on-site users.
- Future landscaping and associated ecological receptors at the occupation stage.
- Domestic groundwater users.
- Down gradient ecological receptors.

Frequency of exposure

- Construction workers are assessed to be a short-term exposure risk.
- Future on-site users are assessed to have a long-term exposure risk.
- Future groundwater users are a medium to long-term exposure risk.
- Ecological receptors are assessed to be a medium to long-term exposure risk.

Source pathway receptor linkage assessment

Based on the past uses, it is assessed that contamination from the identified potential contamination sources may be present at the site. If elevated concentrations of contaminants were identified then they could present potential health risks to construction workers or future site occupants (through dermal contact, ingestion, or inhalation of contaminated fibres, soils and/or vapours), if not adequately investigated, assessed, and managed during development. Contamination from off-site sources is unlikely owing to the relative incline of the site, although groundwater contamination is possible.

Discussion of multiple lines of evidence

A multiple lines of evidence approach is the process for evaluating and integrating information from different sources of data and uses best professional judgement to assess the consistency and plausibility of the conclusions which can be drawn, NEPM (2013). Definitive information concerning the sources of potential contamination on site is satisfactory therefore the risk assessment relies heavily on the information provided by this PSI and will be supplemented by further investigation.

8.0 Conclusions and recommendations

This investigation met the objective of investigating and assessing potential contamination and providing a statement of site suitability for the proposed land use and recommendations for further investigation, assessment, and site management.

Based on the findings of the PSI, it is concluded that contamination is potentially present and the information available is insufficient to enable an appropriate level of site-specific risk assessment for future development. As such further investigation and assessment is required.

The lack of quantitative contamination data in this PSI is considered to not preclude the rezoning of the site but the PSI provides the basis for more detailed investigations.

This PSI also provides the framework for developing an Environmental Management Plan by identifying the potential contamination sources, potentially impacted media, contamination transport mechanisms, and contaminants of potential concern.

A protocol for unexpected finds as outlined in **Section 10.0** has also been developed as part of this risk assessment framework if additional potential contamination sources are identified prior to or during the development.

This executive summary and the findings of this PSI are subject to the limitations as stated in **Section 9.0**.

9.0 Limitations and disclaimer

DM McMahon Pty Ltd has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of Carrathool Shire Council and only those third parties who have been authorised by DM McMahon Pty Ltd to rely on this report.

The information contained in this report has been extracted from field and laboratory sources believed to be reliable and accurate. DM McMahon Pty Ltd does not assume any responsibility for the misinterpretation of information supplied in this report. The accuracy and reliability of recommendations identified in this report need to be evaluated with due care according to individual circumstances. It should be noted that the recommendations and findings in this report are based solely upon the said site location and conditions at the time of assessment. The results of the said investigations undertaken are an overall representation of the conditions encountered. The properties of the soil, vapour and groundwater within the location may change due to variations in ground conditions outside of the assessed area. The author has no control or liability over site variability that may warrant further investigation that may lead to significant design and land use changes.

10.0 Unexpected findings

If any unconsolidated, odorous, stained, or deleterious soils, or suspect bonded/friable/fibrous asbestos containing material, fuel tanks, or septic systems are encountered during any further excavation, suspected historical contaminating activities are encountered, or conditions that are not alike the above descriptions, the site supervisor should be informed, the work stopped, and this office be contacted immediately for further evaluation by an appropriately qualified environmental consultant. The unexpected findings may trigger the need for more investigation and assessment dependant on the scope and context of the unexpected finding.

11.0 Notice of Copyright

The information contained in this report must not be copied, reproduced, or used for any purpose other than a purpose approved by DM McMahon Pty Ltd, except as permitted under the Copyright Act 1968. Information cannot be stored or recorded electronically in any form without such permission. © DM McMahon Pty Ltd

12.0 Attachments

A. Site location and proposed rezoning map	2 pages
B. Aerial photographs	8 pages
C. Site features and areas of concern	2 pages
D. Site photographs	13 pages



Attachment A : *Site location and proposed rezoning map*

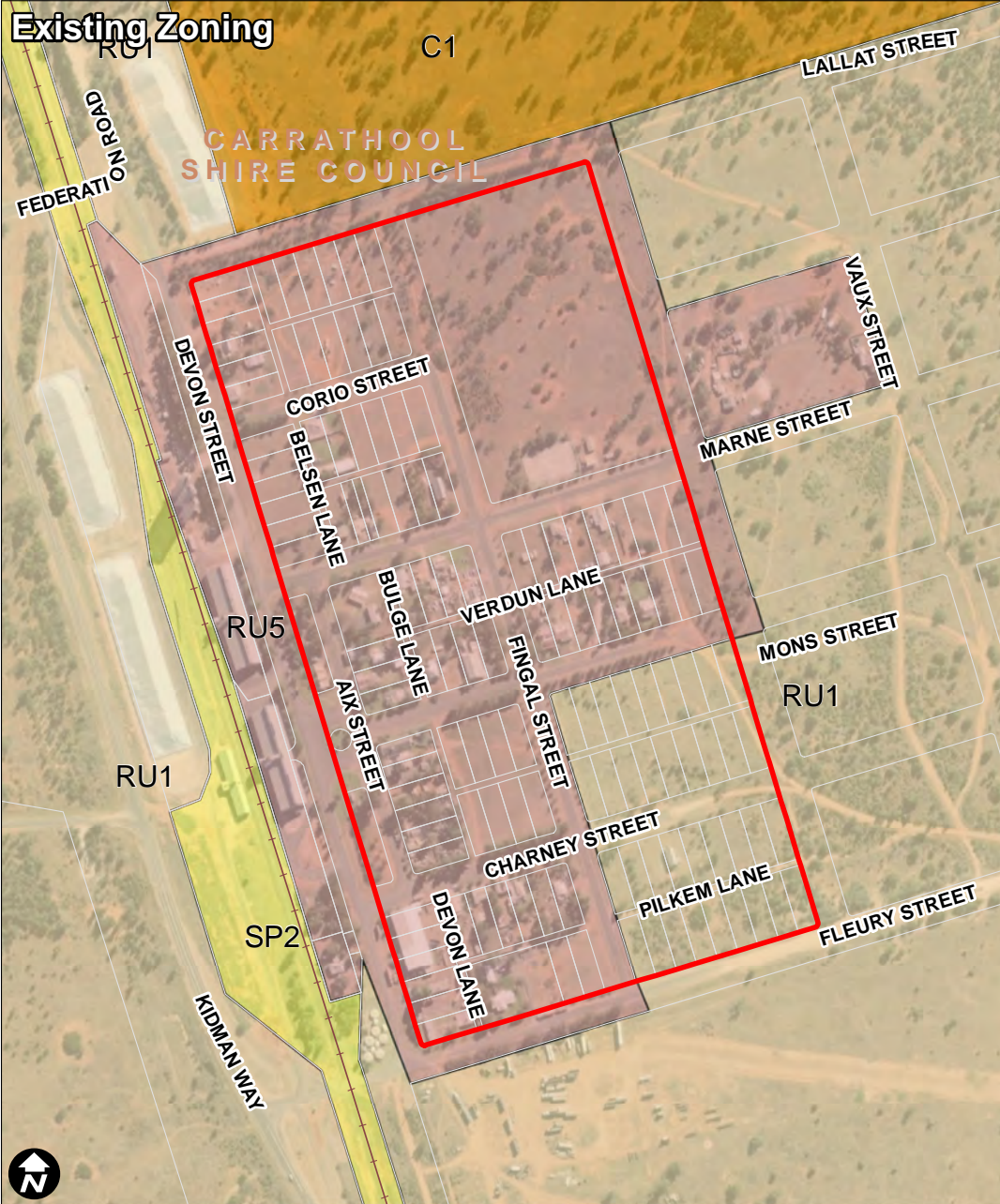
Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
Google Earth image 2022

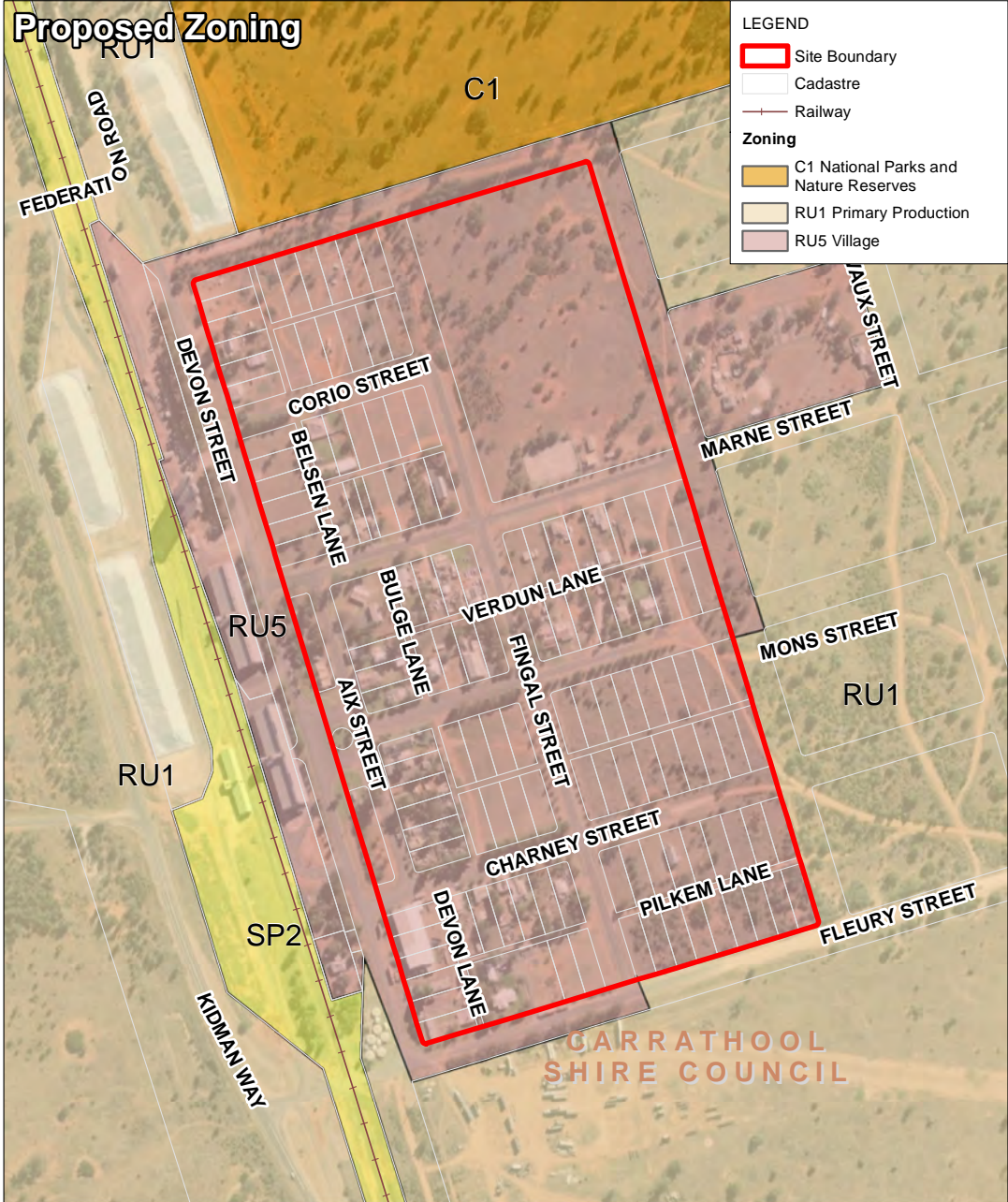
Legend
Boundary



Existing Zoning



Proposed Zoning

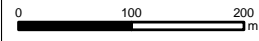


LEGEND

- Site Boundary
- Cadastre
- Railway

Zoning

- C1 National Parks and Nature Reserves
- RU1 Primary Production
- RU5 Village



Scale: 1:6,700 at A4
 Coordinate System: GDA2020 MGA Zone 55

Date Drawn: 12-Apr-2023
 Project Number: 631.30921.00000



Data Source: Basedata NSW SS, 2022
 Aerial imagery - 2021, Esri, Maxar, Earthstar Geographics, and the GIS User Community
 NSW environmental planning instrument (EPI) © State Government of NSW and
 Department of Planning and Environment 2022

ZONING PLAN
Merriwagga

FIGURE 3

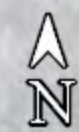


Attachment B : *Aerial photographs and satellite images*

Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
NSW DSC image 1966

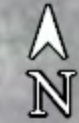
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Boundary



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
NSW DSC image 1973

Legend
Boundary



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
NSW DSC image 1987

Legend
Boundary



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
NSW DSC image 1991

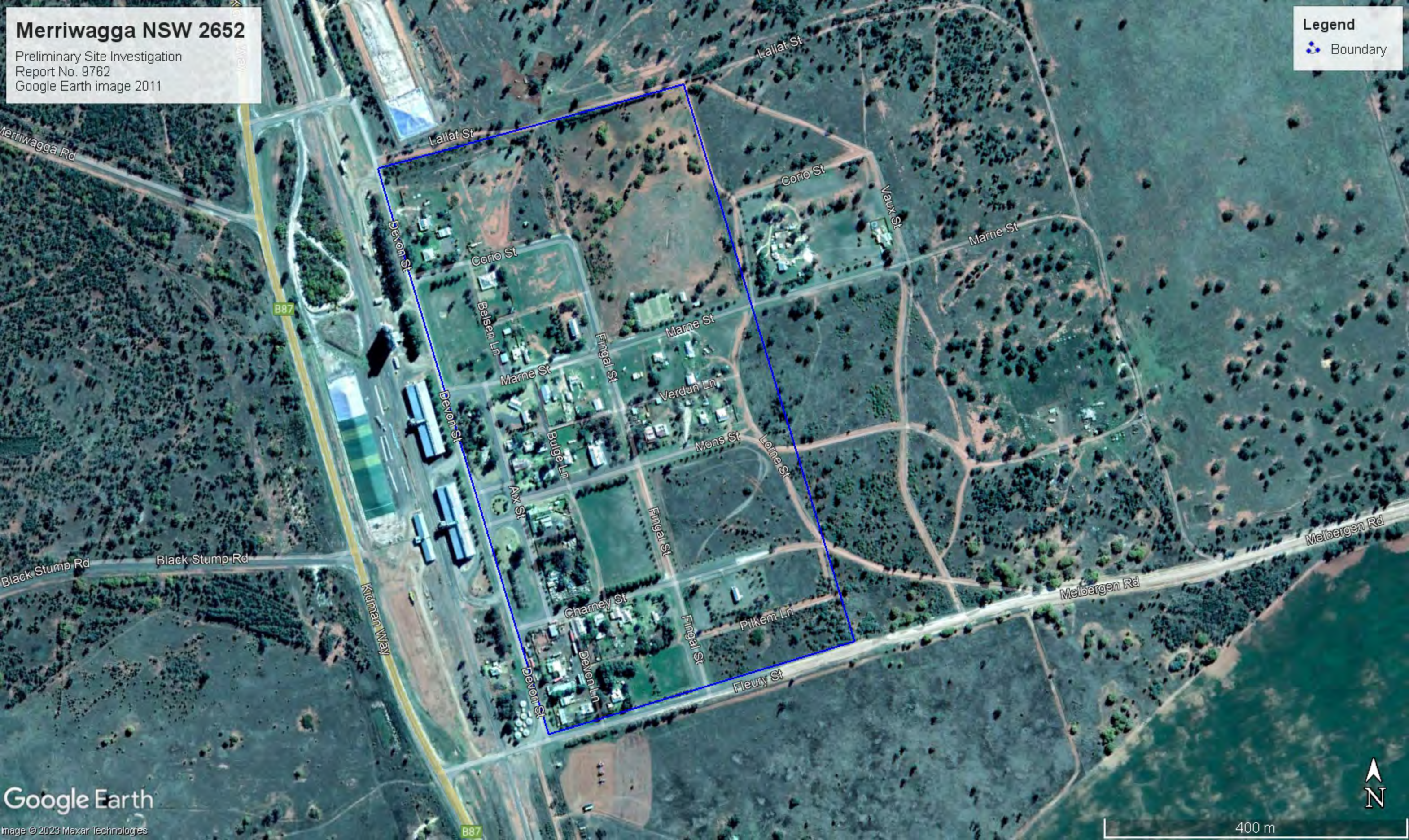
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Boundary



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
Google Earth image 2011

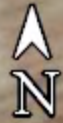
Legend
Boundary



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
Google Earth image 2015

Legend
Boundary



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
Google Earth image 2016

Legend
Boundary



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
Google Earth image 2022

Legend
Boundary





Attachment C : *Site features and areas of concern*

Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
Google Earth image 2022

Legend
Boundary

- Former Morris & Co. motor garage
- Blue Bird Cafe (closed)
- Playground
- Mechanic workshop (former G McCaw motor garage)
- NSW Rural Fire Service
- Downey's Black Stump Trading (closed)
- Black Stump Hotel
- Post office (closed)
- Uniting Church
- Merriwagga Community Hall
- St. Therese Catholic Church
- Tennis court and football oval



Merriwagga NSW 2652

Preliminary Site Investigation
Report No. 9762
Google Earth image 2022

Legend

- Boundary
- Concrete slabs from demolished buildings
- Mechanics workshop/former garage
- Potential fill





Attachment D : *Site photographs*



Photograph 1: Typical house in Merriwagga.



Photograph 2: Typical house in Merriwagga.



Photograph 3: Typical yard in Merriwagga.



Photograph 4: Typical yard in Merriwagga.



Photograph 5: Typical undeveloped land in Merriwagga.



Photograph 6: Typical undeveloped land in Merriwagga.



Photograph 7: Black Stump Hotel. Photograph taken facing south east.



Photograph 8: Blue Bird cafe. Photograph taken facing east.



Photograph 9: Downey's Black Stump Trading. Photograph taken facing east.



Photograph 10: Post office. Photograph taken facing south.



Photograph 11: St. Therese Catholic Church. Photograph taken facing south.



Photograph 12: Uniting Church. Photograph taken facing north.



Photograph 13: Crowe's Mechanical and Engineering workshop. Photograph taken facing east.



Photograph 14: Trucks and farm machinery and equipment at Crowe's workshop. Photograph taken facing south.



Photograph 15: Concrete pad at the former Morris & Co motor garage site. Photograph taken facing south.



Photograph 16: Concrete pad at the former Morris & Co motor garage site. Photograph taken facing east.



Photograph 17: Concrete pad at the former Morris & Co motor garage site. Photograph taken facing south west.



Photograph 18: ACM fragment at the former Morris & Co motor garage site.



Photograph 19: Steel shed on grade slab for the NSW Rural Fire Service Merriwagga Bushfire Brigade. Photograph taken facing north.



Photograph 20: Shed clad with ACM in the north of the site. Photograph taken facing north.



Photograph 21: Some fill material from an unknown source in the south east of the site. Photograph taken facing east.



Photograph 22: Playground on the western boundary, seen behind the Merriwagga sign. The public toilets can be seen behind the playground. Photograph taken facing north.



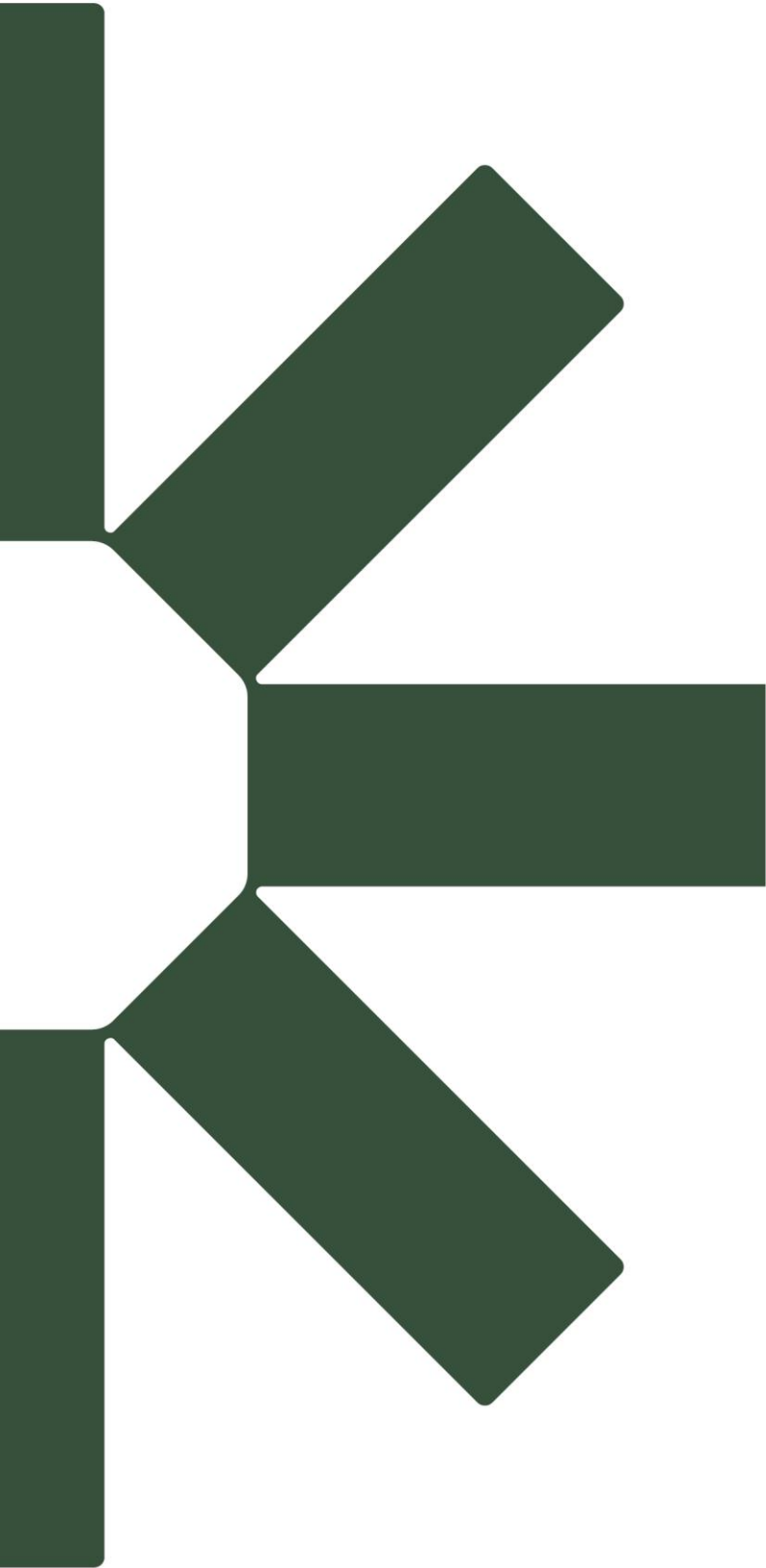
Photograph 23: Septic system for public toilets. Photograph taken facing west.



Photograph 24: Merriwagga Community Hall. Photograph taken facing north.



Photograph 25: Tennis court in the north east corner of the site. Photograph taken facing north east.



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