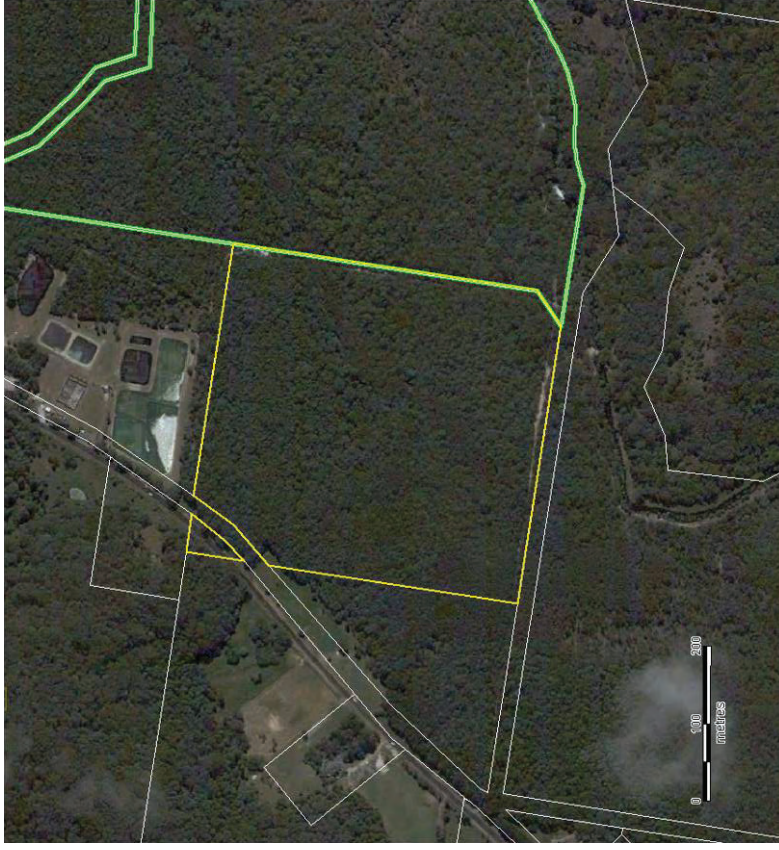


Site Number 7	
Zoning:	7(a) Environmental Protection (Wetlands & Littoral Rainforests) 7(l) Environmental Protection (Habitat)
MGA Co-ordinates of general locality:	X: 555,208 Y: 6,864,531
Assessment Summary	
<p>This property is located at Cudgen, New South Wales, and is situated approximately 20 km from Tugun. A housing estate borders a small portion of the eastern boundary, and Cudgen Nature Reserve adjoins the northern and southern property boundaries. Reservoir Road dissects the site and provides access to a small single allotment that borders the western property boundary.</p> <p>The topography of the site is undulating and is characterised by two low lying drainage lines separated by a small ridge in the centre of the site. The ridge line contains 28.94 ha of vegetation mapped by DECC as moist eucalyptus forest, which is likely to provide habitat for Common Planigale. Low lying areas contain 12.17 ha of vegetation mapped by DECC as a coastal complex community. The visible expanses of sedges suggest that this site may provide habitat for acid frogs.</p> <p>This site is adjacent to the previously investigated “Block F” that was found to support Wallum Froglet and Common Planigale; however Wallum Sedge Frogs were not encountered during those surveys. Despite this, there are multiple sightings of all three species within a close proximity of the site, including Wallum Sedge Frog which has previously been recorded within 0.53 km to the north.</p> <p>The subject site is 41.11 ha. Tweed Shire Council LEP, Part 4, clause 20 states that 40 hectares is the minimum land parcel size for this zoning. According to advice provided by Council, there are no special provisions in the LEP that would allow the existing lot to be subdivided as it would result in land parcels that are less than 40 hectares. Council advised that it may be possible to appeal this provision through SEPP 1 (State Environmental Planning Policy), which allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary. Given the size of the parcel is 41.11 ha further subdivision of this site is unlikely to be viable.</p>	
Conclusion	<i>SUB-OPTIMAL</i>
<p>The assessments suggest this site represents good potential habitat for Wallum Sedge Frog, Wallum Froglet and Common Planigale. However, the property is substantially larger than the area required for compensatory habitat, the minimum lot size for this zoning also prohibits further subdivision and Wallum Sedge Frogs were not found to be present on the site directly adjoining to the north in previous investigations.</p>	

Site Number 8



- 7. ENVIRONMENTAL PROTECTION**
- 7(a)** ENVIRONMENTAL PROTECTION (Wetlands & Littoral Rainforests)
 - 7(b)** ENVIRONMENTAL PROTECTION (Scenic / Escarpment)
 - 7(c)** ENVIRONMENTAL PROTECTION (Coastal Landscapes)
 - 7(d)** ENVIRONMENTAL PROTECTION (Habitat)

Site Description

Property Description: Lot 4 DP601993

Area of Parcel (Ha): 17.20

Distance to known records:

Wallum Sedge Frog (km): 2.13

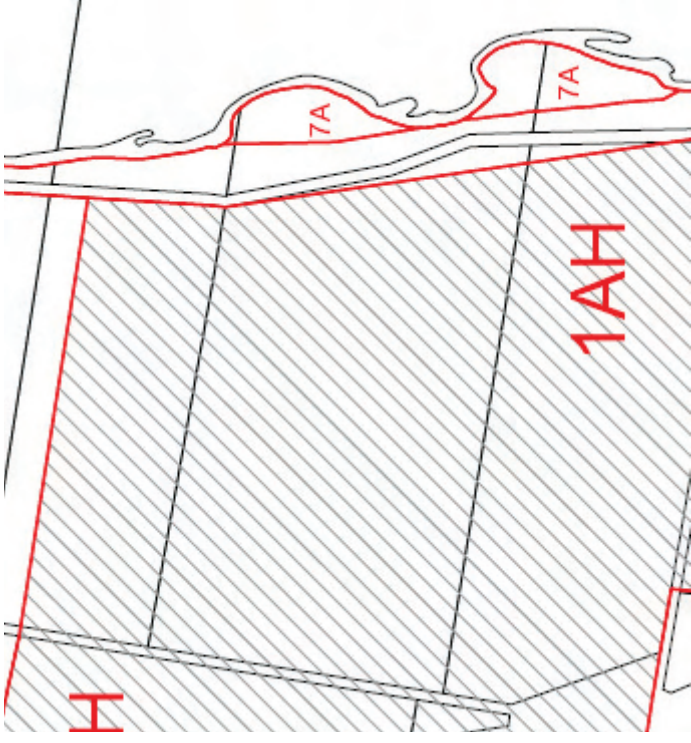
Wallum Froglet (km): 2.09

Cudgen Nature Reserve

Cudgen Nature Reserve

Site Number 8	
Common Planigale (km):	0.36 Hastings Point
Planning and Location:	
Local Government Area (LGA):	Tweed Shire Council
Zoning:	7(a) Environmental Protection (Wetlands and littoral forests)
MGA Co-ordinates of general locality:	X: 554,832 Y: 6,863,126
Assessment Summary	
<p>This property is located at Cudgen, New South Wales, and is situated approximately 22km from Tugun. The site has a relatively flat topography, and is vegetated by dense and undisturbed coastal woodland. Vegetation mapping shows that the north east corner of the property has been cleared, however aerial photography shows that the site is completely vegetated (17.20 ha of habitat). A two lane road intersects the north western corner of the property, and a small drainage line traverses from the south-east to the south-west corner of the property.</p> <p>This property has been previously considered as part of the Tugun Bypass compensatory habitat investigation, and on ground surveys found the site supports Common Planigale and Wallum Froglet. Wallum Sedge Frog was not found on the site at the time the surveys were conducted.</p>	
Conclusion	NOT SUITABLE (De Good Property)
<p>Previous investigations determined that Wallum Sedge Frog is not present. On the basis of this previous finding, this site is considered unsuitable for use as an offset habitat.</p>	

Site Number 9



7A Wetland
1AH (1 A (Hatched) Rural (Cl. 38))

Site Description

Property Description:	Lot 162 DP755692
Area of Parcel (Ha):	48.64
Distance to known records:	
Wallum Sedge Frog (km):	2.8
Wallum Froglet (km):	1.8
Common Planigale (km):	0.54
Planning and Location:	
Local Government Area (LGA):	Byron Shire Council

Site Number 9	
Zoning:	1(a) Rural (Cl. 38) 7(a) Wetland 7(b) Coastal habitat
MGA Co-ordinates of general locality:	X: 553,808 Y: 6,838,545
Assessment Summary	
<p>This property is located in Byron Bay, approximately 46 km from Tugun. The site is low-lying and is likely to be periodically inundated by overland flow. A tributary of the Brunswick River borders the eastern property boundary, which adjoins Tyagarah Nature Reserve. Coastal complex vegetation abuts the northern and western sides. Land adjacent to the southern boundary has been cleared for agricultural activities. An unmade road reserve bisects the eastern portion of the site.</p> <p>The centre of the property is partially degraded and 32.62 ha have been mapped as cleared, however areas of regenerating wetland vegetation remain and extensive tracts of sedges are likely to be present. While potentially not ideal habitat, this regrowth vegetation would represent a seral community likely to support a diversity of species including Wallum Sedge Frog and Wallum Froglet. Towards the east and west of the property 16.02 ha of vegetation have been mapped as coastal complex and within this area aerial photography suggests a greater presence of woodland species as indicated by canopy height and texture. This area may provide suitable habitat for Common Planigale. Cleared areas of the property show a sandy geology, which is consistent with vegetation communities present.</p> <p>There are extensive records of all three species within Tyagarah Nature Reserve, with one data point in the wildlife atlas often representing multiple species sightings. There are more 10 sightings of Wallum Sedge Frog and 15 sightings of Wallum Froglet within the reserve, less than 3km to the south and Common Planigale is known to occur within 0.54 km.</p> <p>Byron Shire Council LEP, Part 3, clause 11.1 states that the minimum parcel size for this zone is 40 hectares. Council advised that it may be possible to appeal this provision through the State Environmental Planning Policy 1, which allows councils to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary. Given the size of the parcel is 48.64 ha further subdivision of this site is unlikely to be viable. Other subdivision scenarios considered included habitat on adjoining properties to the north and south, however these scenarios were also not compliant with the LEP's minimum lot size provisions.</p>	
Conclusion	
SUB-OPTIMAL	
<p>The analyses undertaken suggest this site represents good potential habitat for all three target species, however the property is substantially larger than the area required for compensatory habitat and the minimum lot size for this zoning is prohibits further subdivision.</p>	