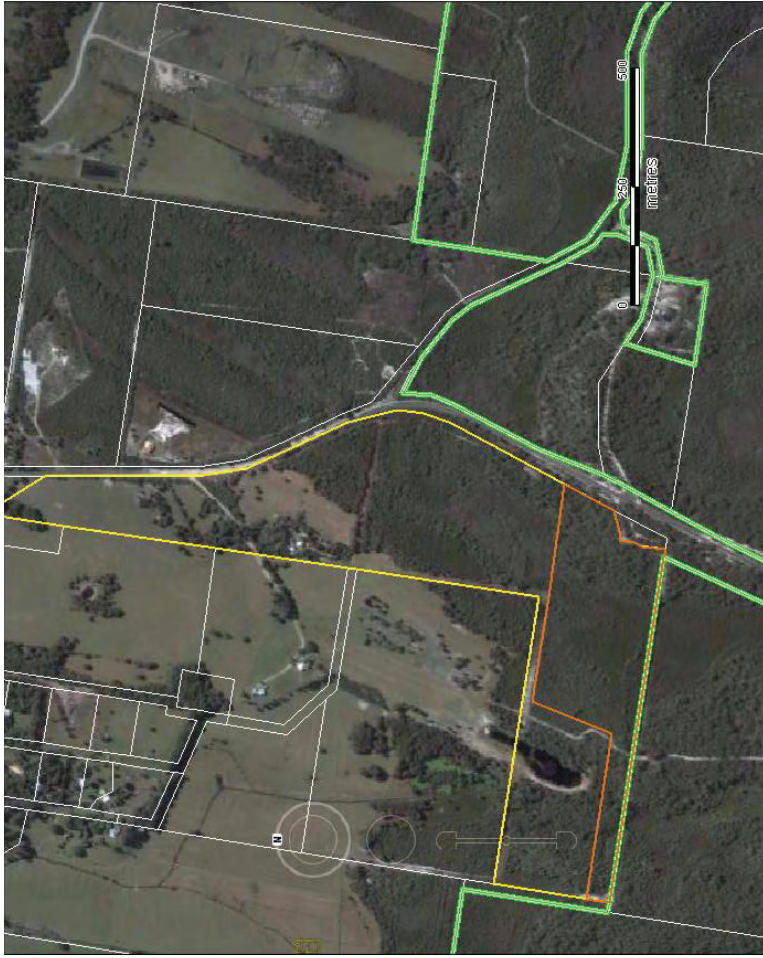
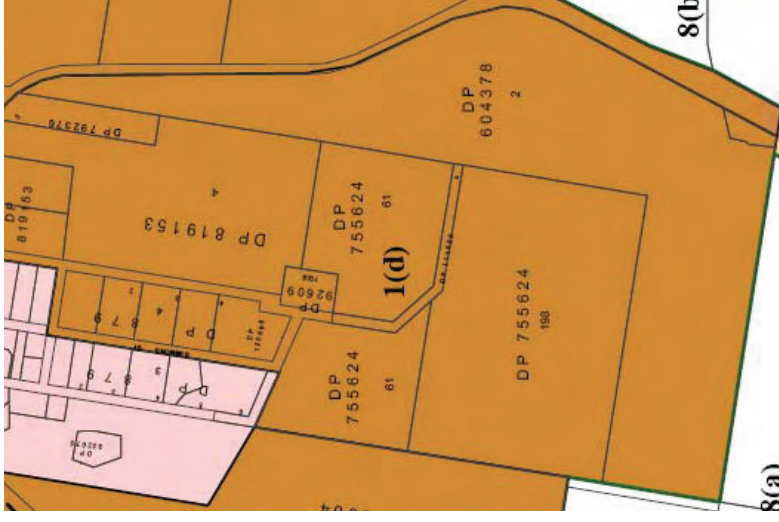


Site Number 18



For concept discussion, an indicative subdivision boundary is shown in orange; this area is approximately equivalent to 11 hectares.



1. RURAL
- 1(a) Rural (Prime Agricultural Land)
 - 1(b1) Rural (Secondary Agricultural Land)
 - 1(d) Rural (Urban Investigation)
 - 1(e) Rural (Extractive & Mineral Resources)

Site Description

Property Description: Lot 2 DP604378

Area of Parcel (Ha): 44.91

Site Number 18

Distance known to records:

Wallum Sedge Frog (km):	1.4	Broadwater National Park
Wallum Froglet (km):	4.9	Broadwater National Park
Common Planigale (km):	4.6	Broadwater National Park

Planning and Location:

Local Government Area (LGA):	Richmond Valley Shire Council
Zoning:	1(d) Rural (Urban investigation zone)
MGA Co-ordinates of general locality:	X: 542,455 Y: 6,789,127

Assessment Summary

This property is located in Broadwater, New South Wales and is approximately 95 km from Tugun. Broadwater National Park adjoins the southern boundary and sections of the eastern and western boundaries. Agricultural activities are conducted to the north of the site.

The property contains approximately 34.15 hectares of undisturbed coastal vegetation that adjoins Broadwater National Park, which has known records of the target species. The northern portion of the property has been cleared for agricultural activities and a dwelling. In some sections the topography is flat and low-lying and vegetation is likely to be subject to inundation, which has resulted in significant expanses of sedges. This vegetation is highly suitable habitat for Wallum Froglet and Wallum Sedge Frog. More elevated areas of the site are vegetated by a coastal woodland complex possibly dominated by Eucalyptus or Melaleuca species. These areas may also provide habitat Wallum Froglet and Common Planigale. In general this site represents the greatest diversity and potential suitability within the target of 11 hectares as required to fulfil the habitat offset requirement.

This site is located in Zone No. 1(d) Rural (Urban Investigation) Zone under the Richmond River Shire Council LEP. Clause 11(2)(e), Part 3 Special Provisions, Division 2 – Rural Development relating to subdivision, identifies the minimum lot size of not less than 10 hectares. Subdivision of this land parcel could achieve the minimum lot size provision, and a recommended subdivision layout is displayed in orange on the aerial imagery. The conceptual subdivision boundary has been defined such that the current land owner retains access to and ownership of the existing dam. This represents one possible alternative for subdivision that encapsulates the required area of preferred habitat.

Conclusion

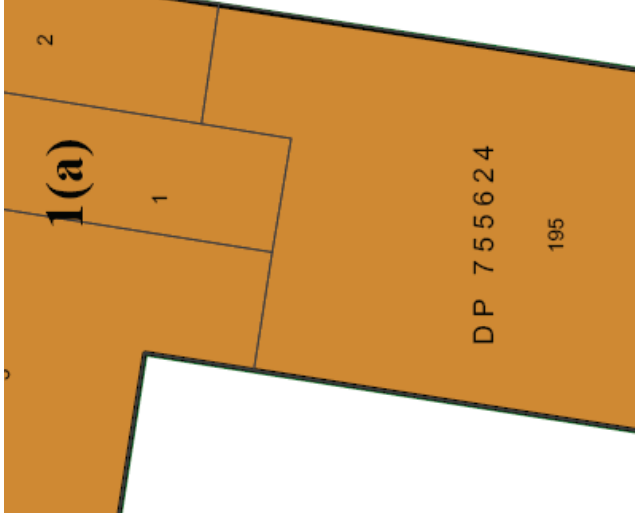
POTENTIALLY SUITABLE

Review of aerial imagery and review of land use planning controls on this site concluded the site represents potentially suitable habitat within a zone that can be subdivided. This site is considered potentially suitable for use as an offset.

Site Number 19



For concept discussion, an indicative subdivision boundary is shown in orange; this area is approximately equivalent to 1.1 hectares.



1. RURAL

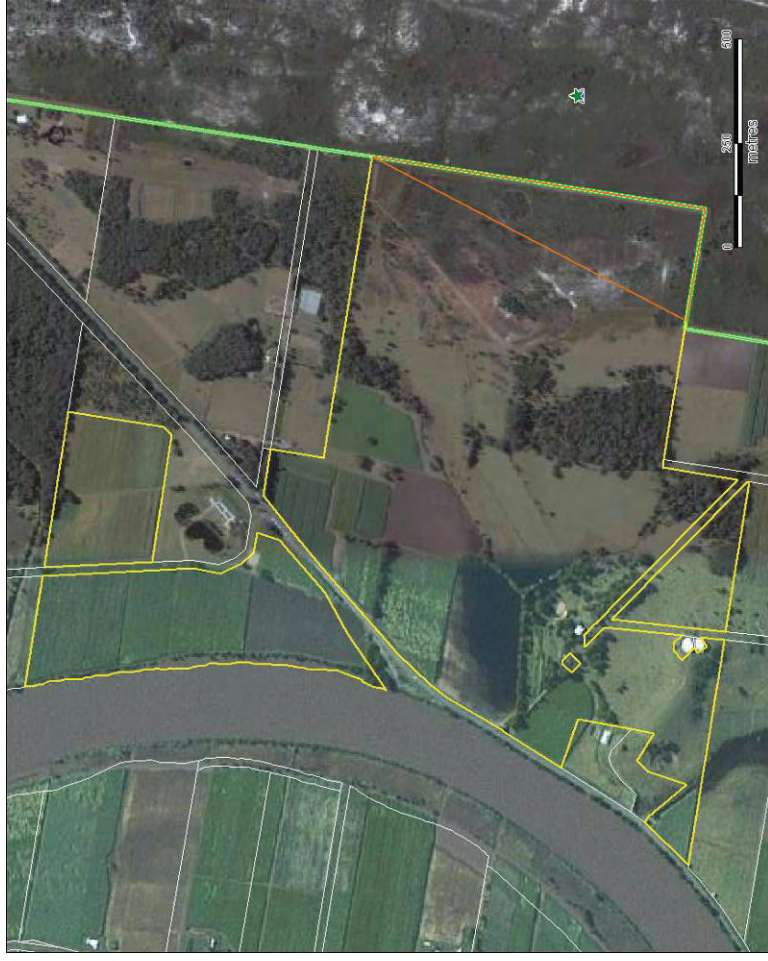
- 1(a) Rural (Prime Agricultural Land)
- 1(b1) Rural (Secondary Agricultural Land)
- 1(d) Rural (Urban Investigation)
- 1(e) Rural (Extractive & Mineral Resources))

Site Description

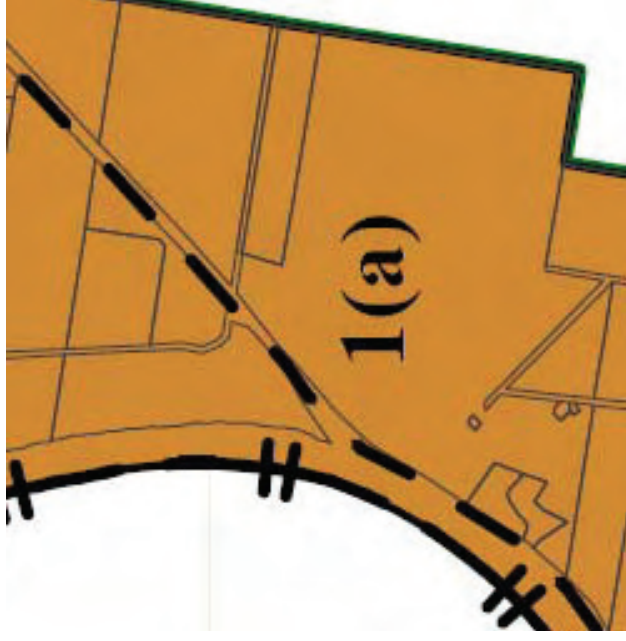
Property Description:	Lot 195 DP755624
Area of Parcel (Ha):	24.10
Distance known to records:	
Wallum Sedge Frog (km):	1.1
Wallum Froglet (km):	5.6
	Broadwater National Park
	Broadwater National Park

Site Number 19	
Common Planigale (km):	3.9
Broadwater National Park	
Planning and Location:	
Local Government Area (LGA):	Richmond Valley Shire Council
Zoning:	1(a) Rural (Primary Agriculture Land)
MGA Co-ordinates of general locality:	X: 541,116 Y: 6,788,505
Assessment Summary	
<p>This property is located in Broadwater, New South Wales, and is 96 km from Tugun. Agricultural activities are conducted in land to the north and Broadwater National Park adjoins the remaining property boundaries.</p> <p>The site contains approximately 13 hectares of relatively intact coastal complex. A drainage line begins in the north-eastern corner of the property and extends into the National Park. This area is low lying and vegetated by wetland species. Vegetation present appears to be highly suitable habitat for the target species.</p> <p>Wallum Sedge Frog is known to occur 1.1 km to the south in Broadwater National Park, which also contains records of Common Planigale and Wallum Froglet. The north-western corner of the lot has been cleared for agricultural activities.</p> <p>This site is located in Zone No. 1(a) Rural (Prime Agricultural Land) Zone under the Richmond River Shire Council LEP. Clause 11(2)(a), Part 3 Special Provisions, Division 2 – Rural Development relating to subdivision, identifies the minimum lot size of not less than 40 hectares. Given this minimum lot size, it would be necessary to acquire the whole parcel which equates to approximately 24.1 hectares. The aerial photograph above provides an indicative subdivision layout that may be considered should a boundary adjustment be considered whereby the residual parcel could be absorbed into a new amalgamated lot. This is contingent on the land owner for the adjacent lots being interested in, and or capable of purchasing the residual land if they are not the current owner. Despite this potential limitation, the site represents good potential for the target species and should be considered further.</p>	
Conclusion	
POTENTIALLY SUITABLE	
<p>Review of aerial imagery and review of land use planning controls on this site concluded the site represents potentially suitable habitat within a zone that can be subdivided. This site is considered potentially suitable for use as an offset.</p>	

Site Number 20



For concept discussion, an indicative subdivision boundary is shown in orange; this area is approximately equivalent to 11 hectares.



- 1. RURAL**
- 1(a) Rural (Prime Agricultural Land)
 - 1(b1) Rural (Secondary Agricultural Land)
 - 1(d) Rural (Urban Investigation)
 - 1(e) Rural (Extractive & Mineral Resources)

Site Description

Property Description:	Lot 212 DP851963
Area of Parcel (Ha):	141.71
Distance known to records:	
Wallum Sedge Frog (km):	0.22
Wallum Froglet (km):	2.1
Common Planigale (km):	1.13
	Broadwater National Park
	Broadwater National Park
	Broadwater National Park