

DEVELOPMENT CONTROL PLAN NO 1



NON – URBAN DEVELOPMENT

INCORPORATING DCP NO 29 REFERRED TO IN
GRIFFITH LEP 2002

Adopted: 23 March 2004



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PART 1

PRELIMINARY

1.0 What is the Name of This Plan?

This plan is known as Griffith Development Control Plan No. 1 – Non-Urban Development.

1.1 What Land Does This Plan Apply To?

This plan applies to all lands zoned, 1(a), 1(b), 1(c), 1(d) (Rural-Residential component only), 1(e), 1(f), 1(g), 1(h), 1(i), 7(v) and 7(w) within the Local Government Area of the City of Griffith.

1.2 What are the General Aims of this Plan?

- To position developments in the most suitable location to achieve site integration, efficiency in the operation of the development, physical comfort and sustainable natural resource management.
- To ensure residential and non-residential development is of a type, scale and character, which will maintain an acceptable level of amenity in the urban-rural fringe.
- To ensure residential and non-residential development does not impact adversely on adjoining

properties in terms of noise, air and water emissions, traffic movements and visual impact.

- To encourage ecologically sustainable development principals in rural-residential development.
- To allow for the conservation and use of wetlands and water bodies for conservation, education and nature based recreation and research.
- To ensure that changes in land use within the Lake Wyangan Drainage Catchment from irrigated horticulture to rural residential development will not adversely alter the flow of water into the wetlands.



1.3 What Definitions are used in this Plan?

A term defined in the Dictionary in GLEP 2002 has its defined meaning when used in this plan.



1.4 Relationship to Other Environmental Planning Instruments

This plan supplements the provisions contained in Griffith Local Environmental Plan 2002 (GLEP02) and incorporates and/or repeals Development Control Plans numbered:

- DCP 4 Rural Residential - Repealed
- DCP 7 Mallinson Road Rural Residential Precinct - Repealed
- DCP 8 Lakes Road - Repealed
- DCP 9 Myall Park Small Holding Precinct - Repealed
- DCP 10 Remnant Vegetation - Repealed
- DCP 12 Environmental Protection Areas - Repealed
- DCP 14 Watkins Avenue Rural/Residential Precinct - Repealed
- DCP 15 Myalbangera Stage 2 - Repealed
- DCP 16 Rural Industrial Development - Repealed
- DCP 29 (Draft) Lake Wyangan Drainage Catchment - Incorporated

The following Development Control Plans need to be considered in conjunction with this plan.

- DCP 28 Landuse Buffer Controls
- DCP 23 Development Manual
- DCP 25 Public Notification of Development Applications

1.5 How do I use this Plan

The plan is designed to assist the public and Council staff in determining what controls are placed on certain developments within the non-urban area.

Provisions are indicated in tables, and the utilization thereof will be according to the matrix following this clause. The provisions in Tables 3 – 8 overrides the provisions in Tables 1 and 2 in the case of any contradiction.

With the exception of Table 8, which includes general guidelines, the provisions are mandatory in the sense that the development application must test itself against them. Some provisions will not be relevant in the circumstances of the particular proposal and the applicant may meet the objectives and criteria by the implementation of other acceptable means.

Any departures from these provisions or use of 'other means' must be clearly justified in the development application.

This plan divides developments into 'design elements' that are shown on the left hand side of each table, on the right hand side of the table are the 'minimum development standards' Council will accept when assessing developments.

Compliance with the provisions of the Development Control Plan does not imply that Council will consent to, or recommend, an application. For each application, Council must consider the full range of matters listed under Section 79C(1) of the Environmental Planning and Assessment Act 1979.

MATRIX FOR UTILISATION OF PLAN

Locality or Zone	Provisions applicable to type of development (Listed in Tables)	
	Development by means of Subdivision	All other developments
Myall Park & Myallbangera	Table 1 & Table 3	Table 2 & Table 4
Myall Park & Myallbangera, fully or partially zoned Environmental Protection or Environmentally Sensitive	Table 1 & Table 3 & Table 8	Table 2 & Table 4 & Table 8
Lake Wyangan	Table 1 & Table 5	Table 2 & Table 6
Lake Wyangan, fully or partially zoned Environmental Protection or Environmentally Sensitive (* see note below.)	Table 1 & Table 5 & Table 8	Table 2 & Table 6 & Table 8
Land zoned 1(e) <i>Rural Industry & Employment</i> , 1(g) <i>Rural Mixed Use</i> , or 1(h) <i>Rural Small Holdings</i>	Table 1 & Table 7	Table 2 & Table 7
All other non-urban land	Table 1	Table 2
All other non-urban land fully or partially zoned Environmental Protection or Environmentally Sensitive (*see note below)	Table 1 & Table 8	Table 2 & Table 8

***Note regarding properties adjacent to Lakes Road:**

For subdivision and dwelling provisions for the environmentally sensitive land zoned Zone 7(c) on Lakes Rd Council will be requiring a separate DCP.



**FIGURE 1
MYALL PARK, MYALBANGERA**

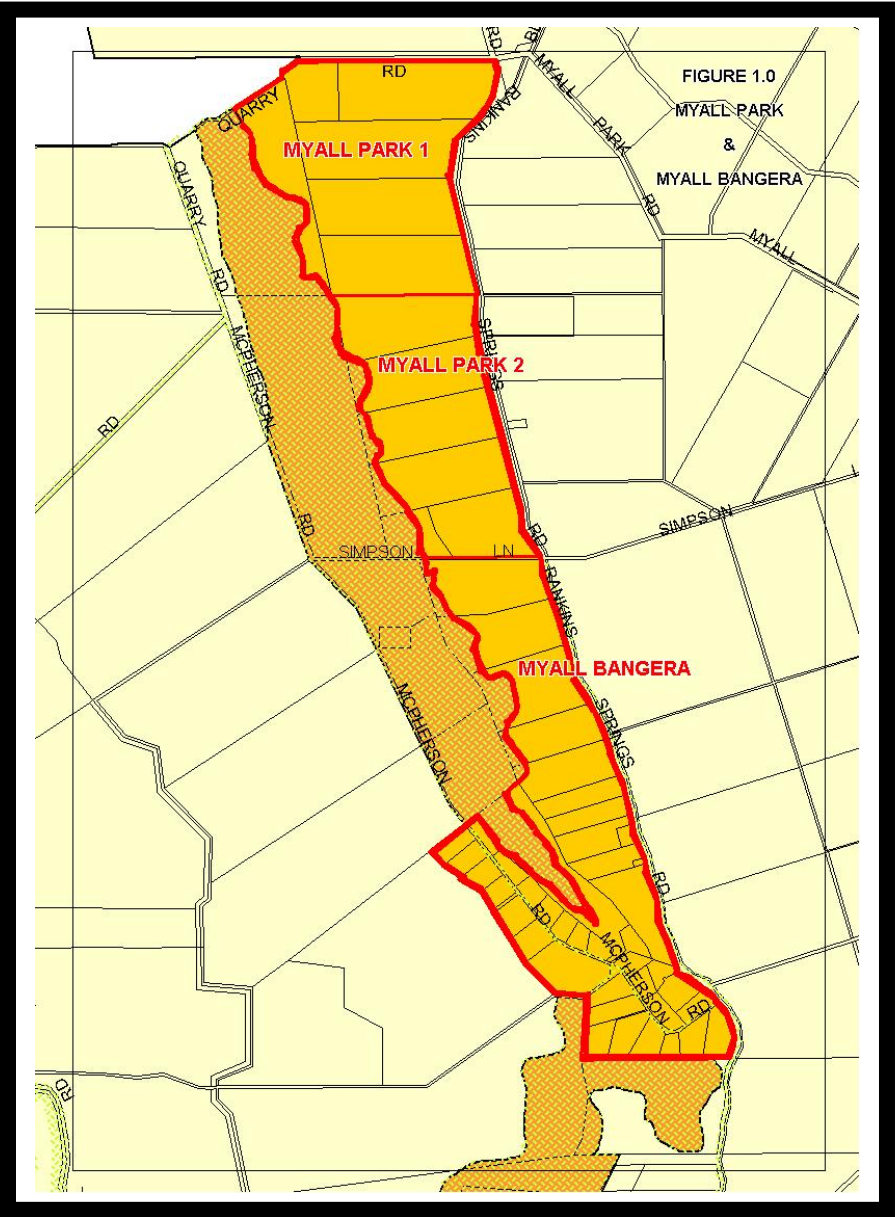
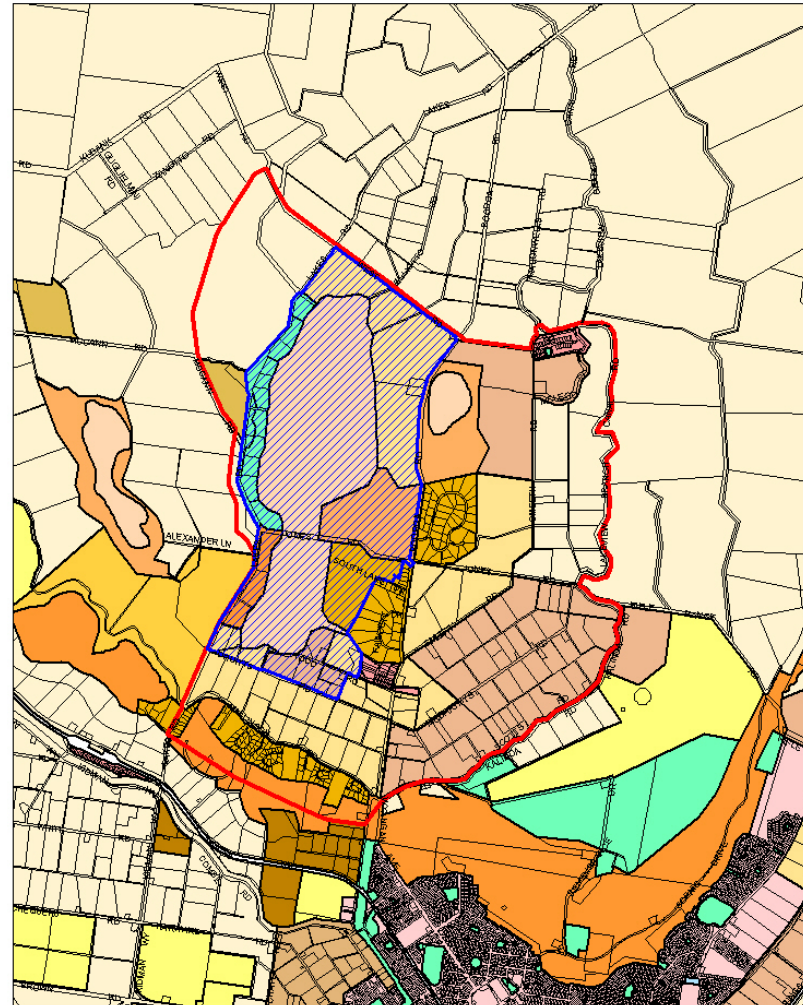
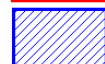




FIGURE 2
LAKE WYANGAN DRAINAGE CATCHMENT



Lake Wyangan Catchment as per DCP1



Height of dwellings restricted to no greater than one storey

PART 2

GENERAL PROVISIONS APPLICABLE TO NON-URBAN LAND

1.0 What land does this Part apply to?

This Part applies to all non-urban lands, excluding the non-urban land specified in Parts 3 to 6 in this Plan.





TABLE 1
GENERAL PROVISIONS FOR SUBDIVISION OF NON-URBAN LANDS

	Design Elements	Minimum Development Standards
a	Streetscape	<p>(i) Zones: 1(a), 1(b), 1(c), 1(d) (rural residential component only), 1(f), 1(h), 1(i).</p> <ul style="list-style-type: none"> The structure is to be set back at least ten (10) metres from front boundary or is to be set back at least one hundred (100) meters where the lot has frontage to an "arterial road" or "proposed by-pass route" (Refer to DCP 28 – Land use Buffer Controls for potential alternatives to the setback from arterial roads). <p>(ii) Zones: 1(e) & 1(g)</p> <ul style="list-style-type: none"> 0.3 hectare or less – Structures are to be set back six (6) metres from all boundaries. More than 0.3 hectares – Structures are to be set back ten (10) metres from all boundaries.
	Building Envelope	Each allotment shall include an identified 'building envelope' on the title of the allotment. The building envelope must incorporate the location of all buildings and associated structures and be based on solar access, minimum development standards, streetscape and bulk and scale setbacks.
b	Minimum Allotment Areas	<p>(i) Zones 1(c)</p> <ul style="list-style-type: none"> 0.3 hectare with reticulated sewerage; or 1 hectare without reticulated sewerage. <p><i>Note: A lesser area may be permitted if in accordance with Council's On-Site Sewage Management Policy (also refer to (g) of this division).</i></p> <p>(ii) Zone 1(h)</p> <ul style="list-style-type: none"> 2 hectare average size; and 1 hectare minimum. <p><i>Note: A lesser area may be permitted for the minimum lot size if in accordance with Council's On-Site Sewerage Management Policy (also refer to (h) of this division).</i></p> <p><u>General Notes:</u></p> <p>1) For other zone requirements refer to Griffith Local Environmental Plan 2002.</p> <p>2) Refer to Part 3, Division 1, 1.1 (a) of this Plan for Myall Park and Myallbangera average lot sizes.</p>



	Design Elements	Minimum Development Standards
c	Allotment Width	The minimum allotment width shall be forty five (45) metres at the building alignment of ten (10) metres.
d	Layout of Roads and Traffic Management	<p>All new roads, access ways and works associated with the proposal shall be constructed in accordance with the Council's <i>Development Manual</i> (Development Control Plan No. 23 <i>Engineering Requirements for Development</i>) and relevant Roads & Traffic Authority specifications and guidelines.</p> <p>Where access to proposed new lots is via an existing unconstructed and/or unsealed road, the council will require that the road be upgraded to a Council standard</p> <p><i>Note: Council generally requires the sealing of existing and proposed roads. However if the proposed subdivision is located in a 1(a) or 1(b) zone and or involves only one to two lots this requirement will be assessed on the merits of the case.</i></p> <ul style="list-style-type: none"> Street trees – species, layout and quantity – applicants are encouraged to adhere to the document <i>Greening Australia – The McPherson Range – Living near the Bush</i> Oct. 2001 recommendations. (Appendix No. 1)
e	Stormwater Management	Refer to DCP No 23 <i>Engineering Requirements for Development</i> for requirements
f	Utility Services	<p>(i) Zone 1(c)</p> <ul style="list-style-type: none"> Electricity, telephone, gas and other utility services are to be provided in accordance with the requirements of the respective utility agencies. All power and telephone lines associated with 'residential developments' shall be located underground in shared easements where possible. Reticulated sewer shall be required for allotments with a minimum lot size of 0.3 hectares to 0.9 hectares, unless in accordance with Council's On-site Sewerage Management Plan for lots less than one (1) hectare. (Refer to (h) of this table.) Reticulated water shall be required to all allotments. <p>(ii) Zone 1(h)</p> <ul style="list-style-type: none"> Council must be satisfied that each lot will be sustainable in regard to water supply, effluent disposal, solid waste disposal and soil type. Electricity, telephone, gas and other utility services are to be provided in accordance with the requirements of the respective utility agencies. New services should be located so as to minimise any potential erosion or adverse impact on the native vegetation. All power and telephone service lines associated with 'residential developments' shall be located underground in shared easements where possible.
g	Land Capability Assessment	<ul style="list-style-type: none"> A Land Capability Assessment is required to be undertaken in the case of those allotments with a minimum site area < (one) 1 hectare and not connected to a reticulated sewerage system. The study shall be carried out by an approved Geo-technical Engineer. Such an assessment shall generally include the following information:



	Design Elements	Minimum Development Standards
		<ul style="list-style-type: none"> ➤ A statement that site conditions will allow for the satisfactory treatment and disposal of effluent pursuant to Council's On-site Sewerage Management Plan (non reticulated sewerage system). ➤ A detailed erosion control strategy in accordance with Department of Land and Water Conservation (DLWC) may be required. <ul style="list-style-type: none"> • Salinity Assessment <p>Where the land is susceptible to salinity or subject to high water tables the applicant is required to submit a management plan for the development area to prevent or minimise urban salinity. The plan should include issues such as mechanisms to maintain ground water levels that will not adversely influence future building structures and provide guidelines for future landowners for on-site watering and vegetation management. The plan should address issues consistent with the NSW Salt Action Salinity Control Strategy of the Department of Infrastructure, Planning and Natural Resources (DIPNR).</p> <p><i>Note: This study is required to be submitted prior to the issue of any construction certificate for the subject subdivision.</i></p>
h	Management Plan	<ul style="list-style-type: none"> • Where applicable, ongoing management is to be undertaken by a Management Company, or Community Title arrangement or Deed of Agreement or the like, to plan and manage common infrastructure such as raw water supply, sewerage treatment systems, common land and tree and shrub plantings/themes. A copy of the ongoing Management Plan is to be submitted to and approved by Council, prior to issue of Subdivision Certificate.
i	Open Space, Additional Buffer Areas	<ul style="list-style-type: none"> • A minimum buffer distance (by way of an easement) of fifty (50) metres shall surround natural watercourses. • A minimum buffer distance (by way of an easement) of twenty (20) metres shall apply over open canals. <p><i>Note: This distance is measured from either side of the canal bank.</i></p> <ul style="list-style-type: none"> • A minimum buffer distance (by way of an easement) of forty (40) metres shall apply from any subject dwelling towards the property boundary of adjoining agricultural lands (Refer to DCP No 28 - <i>Land Use Buffer Controls</i>). • All buffer areas are to be planted out using tree species and shrubs that are suitable to the subject area.
j	Vegetation	<ul style="list-style-type: none"> • All Development Applications shall be accompanied by a site plan detailing the existing and proposed location of vegetation and identifying vegetation to be removed. • In the case of a proposed site being disturbed the applicant shall submit a revegetation schedule for the area that will be disturbed as a result of the



	Design Elements	Minimum Development Standards
		<p>development, including details of topsoil stockpiling for later re-spreading and grass species.</p> <p><i>Note: Consultation with the Department of Infrastructure, Planning & Natural Resources (DIPNR) must be undertaken when clearing land as permission may be required in some circumstances.</i></p>
k	<p>Fire Management</p> <p>(i) All structures where a fire threat has been identified on Council's <i>Environmental and Ecological Bushfire Threat map</i></p>	<ul style="list-style-type: none"> • Adequate provision is to be made for the access of fire fighting- and emergency service vehicles. • A minimum supply of ten thousand (10 000) litres of water shall be provided to the site for fire fighting purposes. A suitable connection is to be made available for the purpose of the Rural Fire Service. • The applicant may also wish to use a sprinkler system for fire protection purposes. A minimum twenty-two thousand (22 000) litres of water storage is recommended (please consult Planning NSW 'Planning for Bushfire Protection, 2001, Chapter 6 – Preparing for bushfires and maintenance). <p><i>Note: The supply of water for fire fighting purposes can be an amalgam of minimum quantities for each lot in the subdivision, or held individually in each lot. (Reference Planning NSW 'Planning for Bushfire Protection', 2001, Chapter 4: Bushfire Provisions – Development Stage, Chapter 5: Construction Standards for Bushfire Protection)</i></p> <ul style="list-style-type: none"> • The subdivision design shall allow for the provision of an asset protection zone; • The subdivision design shall also incorporate measures to promote bushfire protection through siting, building design and materials and garden vegetation management. • Rural residential design is encouraged to have an interlinked or continuous Asset Protection Zone (which may double for other purposes, i.e. link-roads). However if good reasons are provided that this is not possible, the following provisions shall apply: <ul style="list-style-type: none"> ➤ Asset Protection Zones around clusters of buildings rather than ensuring individual protection for a large number of scattered dwellings. ➤ A public through-road to the new rural residential subdivision with property access roads joining directly to this road (refer to section 4.3 of Planning NSW 'Planning for Bushfire Protection', 2001, for the specifications). <p><i>Note: Bushfire protection measures that are essential to the subdivision must occur on the site of the proposed development.</i></p>



	Design Elements	Minimum Development Standards
	<p>(ii) General Principles:</p> <p>Fire access trails and firebreaks are to be sensitively sited within the landscape, especially in steep terrain.</p>	<ul style="list-style-type: none"> • Mowing and slashing is the preferred method of construction of firebreaks. Recommendations for this include: <ul style="list-style-type: none"> ➤ Mowing a strip up the back of the table drain will help to prevent fires. ➤ Avoiding any rare or significant plants during firebreak construction. ➤ Avoiding areas where there are native shrubs and trees or revegetated zones when constructing firebreaks. ➤ Minimisation of damage to native vegetation. <p>Consultation is required with the Rural Fire Services.</p> <p>Planning NSW <i>Planning for Bushfire Protection</i> 2001 recommendations shall be incorporated in subdivision applications.</p>
l	Staging of Development	Staging of development is permitted subject to Council approval.
m	Subdivision – Zone 1(g) Rural Mixed Use	<p>Zone 1 (g) – Rural Mixed with a Residential Component.</p> <ul style="list-style-type: none"> • A subdivision can proceed without the identification of the non-residential use. However the dwelling cannot be erected on the subject allotment until consent has been approved for the non-residential use. • The residential component must be ancillary to or associated with the approved non-residential use on the subject site. • Reticulated water supply or a tank water supply shall be made available to each lot; • On-site effluent disposal to each lot shall be in accordance with Council's On-site Sewage Management Plan; <p><u>Note:</u> <i>Dwelling(s) cannot be approved until the non-residential use of the site has been approved.</i></p>



TABLE 2

GENERAL PROVISIONS FOR DEVELOPMENT OTHER THAN SUBDIVISION OF NON-URBAN LANDS

	Design Elements	Minimum Development Standards
a	Bulk, Scale, Setbacks and General Amenity Issues	<p>(i) 1(a), 1(b), 1(d) (Rural Residential component only), 1(h), 1(i) (Rural Residential component only)</p> <ul style="list-style-type: none"> The structure is to be setback a minimum of ten (10) metres from the front boundary or setback a minimum of one hundred (100) meters from the front boundary where the lot has frontage to an "arterial road" or "proposed by-pass route". (Refer to DCP 28 – <i>Land Use Buffer Controls</i>) <p>(ii) Zone 1(c)</p> <ul style="list-style-type: none"> For allotments 0.5ha and greater – a ten (10) metre setback shall apply to side and rear boundaries. For allotments less than 0.5ha – an eight (8) metre setback shall apply to side and rear boundaries. <p>(iii) Zone 1(e) and 1(g)</p> <ul style="list-style-type: none"> For allotments 0.3 hectares or less – a six (6) metre setback shall apply to all boundaries. For allotments exceeding 0.3 hectares – a ten (10) metre setback shall apply to all boundaries. The establishment of a dwelling ancillary to a lawfully established development in Zone 1(e) must be <i>bona fide</i> ancillary to, or associated with, another existing or proposed approved development on the same site. <i>Note: With the exception of a nursery, 'agriculture' is not defined as 'another existing or proposed approved development' in this case.</i>
b	Open Additional Areas Space, Buffer	<ul style="list-style-type: none"> A minimum buffer distance (by way of an easement) of fifty (50) metres shall apply from natural watercourses. A minimum buffer distance (by way of an easement) of twenty (20) metres shall apply over drainage lines and canals. A minimum buffer distance (by way of an easement) of forty (40) metres shall apply from adjoining agricultural lands (Refer to DCP 28 - <i>Land Use Buffer Controls</i>). All buffer areas are to be planted out using tree species and shrubs that are suitable to the area. <p>The above information shall be incorporated in the Management Plan to be submitted to Council. (See Table 1, Row h)</p>



	Design Elements	Minimum Development Standards
c	Landscaping	<ul style="list-style-type: none"> The required setback area in sub clause (a) to all boundaries is to be soft landscaped to a minimum of 90% of that part of the lot. No more than 10% of the front yard is to be paved or sealed. <p><i>Note: Soft landscaping can be trees, gardens, lawns and the like of the applicant/owners choice but does not include improvements such as driveways, parking areas, swimming pools (including coping decking and development ancillary to the pool) and ancillary dwelling structures/sheds/garages and the like.</i></p>
d	Site Access	<ul style="list-style-type: none"> Where the access way connects to a sealed road, the access way and suitable tapers are to be bitumen sealed or equivalent hard surface between the property boundary and the road carriageway. Where the access connects to a gravel road, the access way and suitable tapers are to be constructed to gravel road standard, between the property boundary and the road carriageway. Concrete pipe culvert with standard headwalls is to be constructed at a suitable location relative to the table drain and clear of the edge of the road carriageway. Design and construction is to be to Council's standard. Existing channel crossings are to be used to service all existing and proposed structures on the allotment. Only one channel crossing per road frontage shall be permitted to be used to access allotments. Where additional channel crossings are proposed consent shall be obtained from Murrumbidgee Irrigation and Council prior to construction. In 1(a) Rural and 1(b) Rural Agricultural Protection zones, where the access connects to a sealed Council road (except arterial roads) and there is no change to the agricultural utilization and/or no additional access points to existing dwellings and the access ways are well constructed and maintained, bitumen sealing will not necessarily be imposed. (Note: Should the development change, then the situation should be reviewed.) <p>Driveways shall be a minimum of six (6) metres wide between the edge of the road carriageway and the property boundary. Internal driveways shall be a minimum of three (3) metres wide.</p>
e	Stormwater Management	Refer to DCP 23 - <i>Engineering Requirements for Development</i> for requirements.



	Design Elements	Minimum Development Standards
f	<p>Fire Management (i) All structures where a fire threat has been identified on Council's 'Environmental and Ecological Bushfire Threat' map</p> <p>(ii) General Principles: Fire access trails and firebreaks are to be sensitively sited within the landscape, especially in steep terrain</p> <p>(iii) Works in association with clubs, community facilities places if assembly and recreation areas.</p>	<ul style="list-style-type: none"> Adequate provision is to be made for the access of fire fighting- and emergency service vehicles. An adequate supply of water is to be made available for fire fighting purposes. A minimum supply of twenty thousand (20 000) litres of water shall be provided solely for fire fighting purposes. A suitable connection is to be made available for the purpose of the Rural Fire Service. (Reference <i>Planning NSW 'Planning for Bushfire Protection', 2001, Chapter 4: Bushfire Provisions – Development Stage, Chapter 5: Construction Standards for Bushfire Protection</i>) Consultation required with the NSW Rural Fire Service. Developments shall also incorporate measures to promote bushfire protection through site selection, building design and materials and garden vegetation management. Rural residential design is encouraged to have a single asset protection zone. Consideration should be given to grouping rural residential developments into clusters that allow for the establishment of Asset Protection Zones around a group of dwellings rather than having to ensure individual protection for a large number of scattered dwellings. The provision of adequate and independent static water supplies where mains water is not available shall be made. <p><u>Note:</u> <i>Bushfire protection measures that are essential to the subdivision must occur on the site of the proposed development.</i></p> <ul style="list-style-type: none"> Mowing and slashing is the preferred method of construction of firebreaks. Recommendations for this include: <ul style="list-style-type: none"> ➤ Mowing a strip up the back of the table drain will help to prevent fires. ➤ Avoiding any rare or significant plants during firebreak construction. ➤ Avoid construction of unnecessary firebreaks. ➤ Avoiding areas where there are native shrubs and trees or revegetated zones when constructing firebreaks. ➤ Minimisation of damage to native vegetation. <p>Consultation is required with the Rural Fire Services.</p> <p>Planning NSW <i>Planning for Bushfire Protection</i> 2001 recommendations shall be incorporated in subdivision applications.</p> <ul style="list-style-type: none"> Consultation is required with the Rural Fire Service of NSW for construction works associated with community facilities, places of assembly and recreation areas. <p><u>Note:</u> (Planning NSW 's <i>Planning for Bushfire Protection</i>, 2001 document shall be taken into consideration.)</p>

TABLE 2



PART 3

ADDITIONAL PROVISIONS MYALL PARK /MYALLBANGERA

1.0 Which land does this Part apply to?

This Part applies to all lands located within the Myall Park & Myallbangera precincts as shown outlined in bold in Figure 1.0, p 7.

The Myalbangera/Myall Park precinct is located on the eastern side of McPherson's Range north of the city of Griffith. Being predominantly farming land including dry land cropping and intensive horticultural plantings, the land has been substantially cleared of all native vegetation on the eastern side of the Range with naturally vegetated steep slopes located on the western side of the Range. The township of Beelbangera is located to the south of the precinct.

The land use zoning is split between 7(v) Environmental Protection (Scenic) on the western side of the Range, and 1(c) Rural – Residential Zone on the eastern side, with the sealed Rankins Springs Road running north-south located on the eastern side of the Range and running perpendicular to Quarry Road at the most northern section of the land.

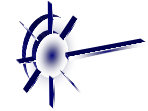
Raw water, telephone, electricity and natural gas can be supplied to the precinct.

Both sensitive and significant vegetation has been identified in the precinct. The significant native vegetation on the Range has been identified as having a high bushfire threat.



TABLE 3
ADDITIONAL PROVISIONS FOR SUBDIVISION IN MYALL PARK /MYALLBANGERA

	Design Elements	Minimum Development Standards
a	Minimum Allotment Area	<p>Rural – Residential (Myall Park 1)</p> <ul style="list-style-type: none"> For all lands located within the area shown within the red border on the map and marked Myall Park 1, Lot 1, 2, 3, DP 865073, Lots 197 and 68, DP 751730. ➤ 20 hectare average. <p>Rural-Residential (Myall Park 2)</p> <ul style="list-style-type: none"> For all lands located within the area shown shaded in Figure 1.0 and marked Myall Park 2 Lot 1, DP 1014178, Lot 1, DP1015794, Lots 198 & 199, DP 751730, Lot 31, DP 841128, & Lot 222, DP720523 to Simpson Rd. ➤ 10 hectare average. <p>Rural-Residential (Myallbangera)</p> <ul style="list-style-type: none"> For all lands located within the area shown hatched on the map and marked Myallbangera (south of Simpson Rd). ➤ 4 hectare average.
b	Buffers	A buffer area of twenty (20) meters from the rear boundary is to be planted with local native vegetation at the rear of all lots adjacent to the McPherson Range.
c	Vegetation	<ul style="list-style-type: none"> The proposed plan of subdivision shall identify vegetation on the site and any vegetation proposed to be removed. Council approval is required prior to the removal of any trees. Rural-residential subdivisions are to be located so as to minimize the removal of existing vegetation. Trees are not to be loped, damaged or removed without prior consent of Council. Where possible open space must be integrated with and adjoin crown land.



	Design Elements	Minimum Development Standards
		<ul style="list-style-type: none"> Native vegetation is to be regenerated within this area where it has been degraded or destroyed. Any significant trees identified by Council in its assessment of the application shall be protected at all times during excavation and/or construction. Council may require a bond to be lodged by the applicant and forfeited in the event that the trees are either damaged or removed. Any such bond is to remain in place for a period of 6 months after the registration of the Final Survey Plan of Subdivision. All noxious weeds are to be eradicated from the site and the area rehabilitated prior to the issue of the Subdivision Certificate.



TABLE 4

ADDITIONAL PROVISIONS FOR DEVELOPMENT OTHER THAN SUBDIVISION IN MYALL PARK AND MYALLBANGERA

	Design Elements	Minimum Development Standards
a	Development Form	<ul style="list-style-type: none"> Any hard landscaping shall be of a type, colour and finish compatible with the rural setting. Paving aggregate and timber surfaces should be of an earthy tone to reinforce the rural character of the area. Front elevation of any proposed dwelling is to be broken into a number of planes so as to reduce the bulky appearance of one plane. Development should be kept to a pattern that maintains the rural and scenic qualities of the area. <p>Dwelling height</p> <ul style="list-style-type: none"> Dwellings are to be no more than two storeys of living area. <p>Colours</p> <ul style="list-style-type: none"> The colour schemes of all structures must be appropriate to the surrounding settings. Buildings and structures shall be constructed of materials having non-reflective properties (low reflective properties in the case of windows). Natural tones and finishes which compliment the native vegetation are required. Natural colours including olive greens, browns and greys are preferred. Alternatives may be considered by Council. External finishes should generally be of an earthy tone e.g. reddish brown, light brown, dark orange; white or cream bricks must not be used as they are too visually bulky and do not blend with the surrounds. <p>Roofs</p> <ul style="list-style-type: none"> Roofs must be colour-bonded or appropriately painted to blend with the surrounds. <p>Outbuildings</p> <ul style="list-style-type: none"> Outbuildings including garages, tanks and sheds should be clustered and of similar materials, proportions and colours as the dwelling. <p>Materials</p> <p>Where possible all construction materials should be fire resistant.</p>



	Design Elements	Minimum Development Standards
b	Landscaping	<ul style="list-style-type: none"> • The dwelling shall be generally designed to blend in with the natural landscape. • Trees and shrubs should be planted to screen and soften the building outline to further break bulk. • Regeneration of bush shall be undertaken elsewhere on the site (in sensitive vegetation corridor and buffer and setback areas) to compensate for any areas cleared for building sites and surrounds. • All buffer areas are to be planted with native vegetation.
c	Fencing	<ul style="list-style-type: none"> • Fencing directly abutting open space shall not exceed 1.8 metres and must be a natural colour in order to allow visual harmony with the natural environment. • Fences must be made of non-combustible materials if located within or adjacent to a fire threat area.
d	Sediment and Erosion Control During Construction	<ul style="list-style-type: none"> • All proposed development shall be designed so as to minimise soil disturbance during and after construction. • Sedimentation and erosion control measures must be installed prior to any construction taking place on the land. Temporary controls shall be removed after satisfactory restoration and completion of landscaping works to stabilise all exposed areas.



PART 4

LAKE WYANGAN DRAINAGE CATCHMENT PROVISIONS

1.0 What land does this Part apply to?

This Part applies to all lands located within the Lake Wyangan Drainage Catchment as hatched in Figure 2.0, page 8.

The Lake Wyangan basin is located to the north of Griffith City. This land has been partly zoned for current rural-residential development and Investigation for future Rural Residential development.

The predominant land uses within the basin have been mostly irrigated horticulture and grazing resulting in the vegetation of the area being highly modified.

The Lake Wyangan basin and its environs are highly valued for its natural aesthetic setting, visual amenity, recreation, leisure and education opportunities and contain a number of attributes that encourage developmental pressures.

Nericon and Campbell's Swamps are considered significant wetlands. Three species found at Nericon and two at Campbell's Swamps are listed in the Threatened Species Conservation Act 1995 NSW. In addition, several species covered by the Japan-Australia Migratory Bird Agreement (JAMBA) and the China-Australia Migratory Waterbird agreement (CAMBA) have also been recorded in the area. The government of Australia is obliged to abide by these agreements to protect the habitats of the species concerned.

Nericon and Campbell's Swamps also meet several criteria specified in the Ramsar Convention to which Australia is a signatory for the designation of the wetland sites of national and international conservation significance for the conservation of waterbirds.



TABLE 5
ADDITIONAL PROVISIONS FOR SUBDIVISION IN LAKE WYANGAN

	Design Elements	Minimum Development Standards
a	Vegetation	<ul style="list-style-type: none"> Rural-residential subdivisions are to be located to ensure minimal removal of existing vegetation. Trees are not to be loped, damaged or removed without prior consent of Council. If possible open space must be integrated with Crown land. All natural riparian vegetation, wetlands and native vegetation within sixty (60) metres of Lake Wyangan, Nericon and Campbell's Swamps shall be retained and rehabilitated. Natural vegetation is to be regenerated where it has been degraded or destroyed. Any significant trees identified by Council in their assessment of the application shall be protected at all times during excavation and/or construction. Council may require a bond to be lodged by the applicant and forfeited in the event that the trees are either damaged or removed. Any such bond shall remain in place for a period of 6 months after the registration of the Final Survey Plan of Subdivision or issue of 'Subdivision Certificate'. All noxious weeds are to be eradicated from the site and the area rehabilitated prior to the completion of the subdivision.
b	Water allocation to wetlands	<ul style="list-style-type: none"> Where applicable, stormwater drainage systems, canals and detention basins shall be designed to enhance discharge of surface water to Nericon and Campbell's Swamps in order to maintain adequate water levels. (A discharge of 0.4mL per lot will be favoured) Proposed water allocation details shall be provided with the proposed plan of subdivision Each lot in a subdivision with a potential of three (3) or more lots shall be connected to the reticulated water supply and sewerage system ('residential development')
c	Effluent disposal and water supply	<ul style="list-style-type: none"> Two (2) lot subdivisions may use an approved tank water supply and alternative effluent disposal system in accordance with Council's On-Site Sewerage Management Plan. <p><i><u>Note:</u> Any lots created by a further subdivision of the residual lot shall be connected to a reticulated water supply and sewerage system.</i></p>



Design Elements		Minimum Development Standards
d	<p>Salinity</p> <p>Where salinity is present on-site or land is highly susceptible to salinity.</p>	<ul style="list-style-type: none"> • The development application shall adequately address the issue of salinity in the Management Plan based on current knowledge of land conditions and the use of appropriate building standards • The Management Plan shall contain mechanisms to maintain groundwater levels that will not adversely influence future building structures and shall provide guidelines for future landowners for on-site watering and vegetation management. • The Management Plan shall address issues consistent with the NSW Salt Action Control Strategy of the Department of Land and Water Conservation. (Available on www.dlwc.nsw.gov.au/care/salinity/index.html.) • Mapping of areas with, or suspected of having, excessive salinity may be required as additional information to the Management Plan. • Areas known with, or suspected of having, excessive salinity should be mapped in the development application. In addition appropriate measures are to be taken to prevent a further increase in salinity, or the areas must be converted to a constructed wetland(s).



TABLE 6

ADDITIONAL PROVISIONS FOR DEVELOPMENT OTHER THAN SUBDIVISION IN LAKE WYANGAN

	Design Elements	Minimum Development Standards
a	Development Form	<ul style="list-style-type: none"> Landscaping shall utilize natural and indigenous plants and materials, or must be compatible with the rural setting. Paving aggregate and timber surfaces should be of an earthy tone to reinforce the rural character of the area. Front elevation is to be broken into a number of planes so as to reduce the more likely bulky appearance of one plane. <p><i>Dwelling height</i></p> <ul style="list-style-type: none"> Dwellings are not to exceed one (1) storey in height on land indicated on Figure 2. Development should be kept to a design theme which maintains the rural and scenic qualities of the area. Building materials and finishes should be of a low reflective quality aimed at maintaining the natural colours of the environment. <p><i>Colours</i></p> <ul style="list-style-type: none"> Colours must be appropriate to the settings; Buildings and structures shall be constructed of materials having non-reflective properties, (low reflective properties in the case of windows). Natural tones and finishes which compliment native vegetation are required. Alternatives may be considered by Council. External finishes must be of an earthy tone e.g. reddish brown, light brown, dark orange; White or cream bricks must not be used as they are too visually bulky and do not blend with the surrounds. <p>Roofs</p> <ul style="list-style-type: none"> Roofs must be of a material and colour which will blend with the surrounds. <p>Outbuildings</p> <ul style="list-style-type: none"> Outbuildings including: garages, tanks and sheds should be clustered and of similar materials, proportions and colours as the dwelling(s).



	Design Elements	Minimum Development Standards
		Materials <ul style="list-style-type: none"> All materials used in construction should be fire resistant. The external finish of materials should blend with the surrounds.
b	Landscaping	<ul style="list-style-type: none"> Trees and shrubs are to be planted to screen and soften the outline of the building(s). Regeneration of native vegetation shall be undertaken elsewhere on the site (in sensitive vegetation corridor(s), buffer(s) and set back areas) to compensate for any areas cleared for building sites and surrounds; The entry driveway is to curve (parallel to contour where possible) when approaching the house to reduce the visual impact;
c	Fencing	<ul style="list-style-type: none"> Fencing directly abutting open space shall not be above 1.8 metres and must be of a natural colour in order to allow visual harmony with the natural environment. Fences must be made of non-combustible materials if located within a fire threat area.
d	Sediment and Erosion Control During Construction	<ul style="list-style-type: none"> The proposed development is to be designed so as to minimize soil disturbance during and after construction. <p>Sedimentation and erosion control measures must be installed prior to any construction taking place on the land. Temporary controls shall be removed after satisfactory restoration and completion of landscaping works to stabilise all exposed areas.</p>

Notes:

1. Council's Development Manual is available from the Engineering Services Department of Council.
2. Consultation should be had with various government agencies/groups to ensure satisfactory standards are achieved

PART 5

RURAL MIXED USE AND RURAL INDUSTRY

1.0 What Land does this Part apply to?

This Part applies to all land zoned 1(g) Rural Mixed Use, 1(h) Rural Small Holdings and 1(e) Rural Industry Employment as well as any future rural industries, excepting those lands covered in site specific Development Control Plans.

Industrial and mixed uses on rural land is a major source of employment and growth in peri-urban and rural Griffith.

However, care must be taken with the placement, design and operation of these facilities to minimize the impact of these uses on other rural uses, the natural environment as well as the general amenity.





TABLE 7

ADDITIONAL PROVISIONS APPLICABLE TO DEVELOPMENT OF ALL LAND ZONED:

1(e) RURAL INDUSTRY & EMPLOYMENT, 1(g) RURAL MIXED USE, AND/OR 1(h) RURAL SMALL HOLDINGS

	Design Elements	Minimum Development Standards
a	<p>Non-Residential Development in Zones 1(e) and 1(g)</p> <p>Amenity/character</p> <p>The non-residential use does not result in a detrimental impact on surrounding amenity and character.</p>	<p>For any development in these zones, the Statement of Environmental Effects should demonstrate or state that :</p> <ul style="list-style-type: none"> • The scale and character of buildings are compatible with the nature of the locality. • The level of noise and volume of traffic and machinery does not exceed those normally relating to the urban area. • The hours of operation are restricted to normal business hours or as otherwise approved by the consent authority • The proposed development will be located and positioned in such a manner that overlooking of nearby adjoining uses are avoided. • Buildings will be positioned well away from sensitive nearby adjoining uses to allow for ample buffers from possible sources of noise, odour, light and air emissions, dust generating uses and potential pollutants. (Refer to DCP No. 28 <i>Land use Buffer Controls</i>) • Generous landscaping will be established between the buildings and any adjoining sensitive land use. • Adequate off-street parking is provided in accordance with Council's policy – DCP No. 20 – Off-Street Parking. <p><i>Note: The Roads and Traffic Authority's 'Traffic Generating Development Guidelines' document is applicable in those situations not covered in DCP No 20.</i></p>
b	(c) Ancillary Shop – Zones 1(e) and 1(g)	<p>For any development an Ancillary Shop in Zone 1(e) the Statement of Environmental Effects should demonstrate or state that :</p> <ul style="list-style-type: none"> • The shop indeed serve the needs of the workforce within the locality; or • the shop will be ancillary to or associated with another bona fide and lawful development on the same site. • Adequate off-street parking will be provided in accordance with Council's policy – DCP No. 20 – Off-Street Parking. <p>Note: Any shop other than a "general store" is prohibited on land zoned 1 (g) – Rural Mixed Use</p>



PART 6

ADDITIONAL CONTROLS FOR ENVIRONMENTALLY SENSITIVE LAND

1.0 Land to Which this Part Applies

This Part applies to all land identified as environmentally sensitive on Sheet 1 of the Griffith Local Environmental Plan 2002 .



1.2 Development allowed within the identified environmentally sensitive area

- (a) Development allowed with Councils consent: car parks, clearing of land, clubs, community facilities, removal of trees, environmental conservation, places of assembly, recreation areas, roads, utility installations and demolition.
- (b) Prohibited development – All other development not included in item (a) including subdivision and dwellings. (Note: Bushfire hazard reduction may be carried out without the need for a development application.)



TABLE 8
ADDITIONAL GUIDELINES USEFUL FOR DEVELOPMENT OF ALL LAND ZONED:
ENVIRONMENTAL PROTECTION OR ENVIRONMENTALLY SENSITIVE

	Design Elements	Suggested Development Guidelines
a	<p>Construction Works.</p> <p>Where works require the clearance of vegetation, applicants are to disturb only the area necessary for the works and this is to be minimised by careful planning, design and implementation.</p>	<p>Construction Works</p> <ul style="list-style-type: none"> • Inspect and assess future construction areas prior to the commencement of planning. • Ensure all works are planned, overseen and monitored by employees well versed in environmental issues. • Clearly define the boundaries of the construction zone. Stay within the marked construction zone during construction and confine machinery to well defined access tracks. • Do not disturb healthy vegetation outside the construction zone. • Works should be constructed on land free of remnant vegetation where possible. • Assess the status of any vegetation that is likely to be removed with other professionals. • If trees need to be pruned ensure that the work is carried out by a person trained in chainsaw use and correct pruning techniques. • Avoid working within the drip line of a tree to reduce damage to roots, trunk and limbs. • Avoid storing materials and equipment under trees. Do not drive vehicles under trees or over native plants, such as native herbs and grasses. • Where vegetation and particularly trees are to be retained, temporarily fencing the area is the most efficient way of keeping vehicles, machinery and stockpiles away. • Do not burn timber. • Design and implement works so there is minimal disturbance of soil and native vegetation. Locate stockpiles in cleared areas only.



	Design Elements	Suggested Development Guidelines
		<ul style="list-style-type: none"> Revegetate with local native species as identified in the document Greening Australia (Lower Murrumbidgee), The McPherson Range, Living Near the Bush, Oct. 2001, attached as Appendix 1. Protect natural regeneration.
b	<p>Site Rehabilitation</p> <p>Requirements for Developments Requiring Council's Consent.</p>	<ul style="list-style-type: none"> Revegetate with local native species as identified in the document Greening Australia (Lower Murrumbidgee), The McPherson Range, Living Near the Bush, Oct. 2001, attached as Appendix 1. Plan to produce a self-sustaining ecosystem. Incorporate shrubs and groundcover plants with trees when planting. Existing remnant vegetation should be maintained and not removed for new plantings. Try to minimise the disturbance of native groundcovers and grasses. <p><i>Note: Often natural regeneration will occur if the area is left undisturbed for a while.</i></p>
c	<p>Area Maintenance</p> <p>Requirements for developments requiring consent. Maintenance of existing areas should be carefully planned to ensure a minimal impact on existing vegetation.</p>	<ul style="list-style-type: none"> Slash weeds in late spring. Use selective herbicide sprays to target weeds. Identify areas of regenerating native vegetation and avoid and minimise disturbance to plants during spraying or slashing operations. Retain and avoid 'tidying up' shrubs, logs, old or dead trees and small shrubs where possible. <p>Use soil or gravel from a weed free site only.</p>
d	<p>Farming Practices</p> <p>Requirements for developments requiring consent. Grazing and cropping has the greatest impact on native vegetation.</p>	<ul style="list-style-type: none"> Control grazing and trampling pressures and allow flowering and seed set of local native vegetation. Fence off significant remnant vegetation areas. Protect regenerating and newly planted shrubs and trees by fencing. Plant windbreaks of local native shrubs and trees around developments. <p>A person <u>must not</u> clear, drain, excavate or fill land to which this clause applies except with Councils consent.</p>



	Design Elements	Suggested Development Guidelines
e	Allotment area is governed by Part 3, Special Provisions, Division 1 – Subdivision, of GLEP 2002.	<p>Area</p> <ul style="list-style-type: none"> The minimum area relates to the zoning of the land and provisions related thereto <p>Effluent Disposal</p> <ul style="list-style-type: none"> Disposal methods shall be in accordance with Council's On-site Sewage Management Plan. <p>Specific Provisions</p> <p>For subdivision and dwelling provisions for the environmentally sensitive land zoned 7(c) on Lakes Rd Council will be requiring a separate DCP.</p>

APPENDIX 1

Greening Australia (Lower Murrumbidgee)

The McPherson Range – LIVING NEAR THE BUSH

The following information offers some suggestions for residents living close to McPherson Range. The suggestions aim is to help maintain the environmental values of the Range by minimizing the effects of the increasing presence of humans in this area.

• Tree Planting

Where possible plant "local-natives", that is native plants that are local to the hills and ranges of this area. These species are best adapted to survive our harsh summer and winter conditions, variable rainfall patterns, and local soil types. They provide habitat for native birds and animals and also help to preserve the unique character and beauty of the Range. This beauty is largely the reason people choose to live next to the Range and ensures the high value of your land in the future!!

A list of trees and shrubs native to the McPherson Range is attached, and a Directory of Nurseries where these plants can be purchased is available from Greening Australia.

• Plant Identification

Take the time to learn more about your local native plants. Do you know what species are there? Can you identify the native birds and animals that feed on these plants? The McPherson Range is an important remnant in an area such as the MIA that has had 95% of its original vegetation cleared. We can never replace the intricate web of interconnections between mosses and lichen, ferns and lilies and so on, once they are gone.

Join Greening Australia for a "Wattle Walk" in spring to learn more about your local bush. You will be surprised at the variety and beauty of the local-native plants. These plants have evolved over thousands of years and will survive with little care as well as attract native woodland birds.

• Gardens and Garden Waste

Some garden plants and established lawns such as kikuyu and couch can spread into surrounding bush land if not kept in check. It is necessary to maintain a boundary between lawn and bush to prevent this. Lawn clippings and prunings should be mulched or composted and not dumped in surrounding bush land or on local roadsides.

Many environmental weeds found in the bush are escapees from gardens, eg. Bridal Creeper and Prickly Pear. These weeds can be extremely difficult and expensive to control, and unfortunately like fire, occur more commonly with greater presence of humans. Take care not to introduce environmental weeds into the bush.





- **Dead trees & fallen timber**

Some big old trees are over 300 years old and provide critical habitat for native birds and animals requiring hollows. It takes over 100 years for a small hollow to form in a tree, and 200 years for a hollow suitable for a parrot to form. Many people feel the need to "tidy up" & pile up fallen branches & dead timber into a heap for burning. However, dead trees & fallen timber provide invaluable habitat for lizards, frogs & other fauna, and many native birds feed on the insects found in the mulch of twigs and decaying branches. Leave fallen timber on the ground or if it is in the way, move it to a more suitable site.

- **Firewood, Rocks, Logs & Plant material**

These things all provide valuable habitat for fauna & should not be removed from areas of bush land, besides it is illegal to do so. Picking of flowers prevents plants from producing seed & can hinder regeneration.

- **Fire**

Native grasses are well adapted to our local conditions and don't require watering. Once native grasses and groundcovers are disturbed, weeds such as Capeweed, Barley Grass & Pattersons Curse, quickly establish (making more work for you). Weeds & annual grasses with their lush growth will create more of a fire threat than the native plants.

- **Cats**

Domestic cats are a major threat to wildlife in the bush. Cats are instinctive hunters and even if well fed will kill wildlife. Two large bells may help but if you must have a cat near bush land, keep it confined, especially at night.

- **Grazing**

Continuous grazing by domestic stock will result in elimination of palatable species, soil compaction, the introduction of excessive nutrients & weeds, and a reduction in native ground covers & native grasses. It is important to consider the stocking rate, duration of grazing, and recovery period, to minimize damage to the native plant species. Overgrazing causes tree death, erosion, & the establishment of weeds such as Bathurst Burr.

- **Bush Birds**

The abundance of many of Australia's woodland birds has significantly declined due to loss of habitat. To attract the greatest variety of native birds and wildlife to your garden you need to provide habitat with structural diversity as well as plant diversity. This means that a garden with only trees and mown lawns is not very inviting for most small creatures. It is best to have lots of layers! Lots of complexity! Native shrubs, groundcovers and leaf litter are all important.

Introduced plant species are the least attractive option for native birds and contribute to the spread of exotic bird species such as the European Starling, House Sparrow and Common Blackbird. Some large aggressive birds exclude native birds from nesting hollows and compete with them for food. Learn to identify some of the local bush birds, see list attached.





Native Plant Species - McPherson Range, Griffith

Common Name	Scientific Name	Height
Trees:		
Oxyera Mallee Gum	<i>Eucalyptus dwyeri</i>	10 m.
Grey Box	<i>Eucalyptus microcarpa</i>	20 m.
Bimble Box	<i>Eucalyptus populnea</i>	20 m.
Ironbark	<i>Eucalyptus sideroxylon</i>	12 m.
Wiga	<i>Geijera parviflora</i>	10 m.
White Cypress Pine	<i>Callitris glaucophylla</i>	20 m.
Kurrajong	<i>Brachychiton populneum</i>	15-20 m.
Bull Oak	<i>Allocasuarina luehmannii</i>	15 m.
Currawang	<i>Acacia doratoxylon</i>	10 m.
Small Trees:		
Deanes Wattle	<i>Acacia deanei</i>	5 m.
Yarran	<i>Acacia homalophylla</i>	7-10 m.
Miljee	<i>Acacia oswaldi</i>	2-5 m.
Drooping She-Oak	<i>Allocasuarina verticillata</i>	8 m.
Emu Bush	<i>Eremophila longifolia</i>	3-4 m.
Hocked Needlewood	<i>Hakea tephrosperma</i>	2-5 m.
Butterbush	<i>Pittosporum phyllaeroides</i>	6 m.
Shrubs:		
Wallawa	<i>Acacia calamifolia</i>	2-3 m.
Western Black Wattle	<i>Acacia hakeoides</i>	2-3 m.
Haviland's Wattle	<i>Acacia havilandii</i>	3 m.
Cough Bush	<i>Cassia laevis</i>	1 m.
Wedge-leaf Hopbush	<i>Dodonaea viscosa ssp. cuneata</i>	1-2 m.
Broad-leaf Hopbush	<i>Dodonaea viscosa ssp. spatulata</i>	1-2 m.
Ruby Saltbush	<i>Encalypta tomentosa</i>	0.5 m.
Long Leaf Wax Flower	<i>Eriostemon myoporoides</i>	2 m.
Indigo Bush	<i>Indigofera australis</i>	1 m.
Showy Daisy Bush	<i>Cleonia pimeleoides</i>	0.5 m.
Snowy Mintbush	<i>Prostanthera nivea</i>	1 m.
Purty Bush	<i>Senna artemisoides</i>	1-2 m.
Groundcovers:		
Climbing Saltbush	<i>Enada nutans</i>	0.2 m.
Yellow Buttons	<i>Chrysocephalum spiculatum</i>	0.4 m.
Sticky Everlasting	<i>Bracteantha viscosa</i>	0.6 m.
Flax-Lily	<i>Dianella species</i>	0.5 m.
Garland Lily	<i>Calostemma purpureum</i>	0.3 m.
Mulga Fern	<i>Cheilanthes sieberi</i>	0.1 m.
Climbers:		
Wonga Vine	<i>Pandorea pandorana</i>	
Native Jasmine	<i>Jasminum lineare</i>	
Small-leaf Clematis	<i>Clematis microphylla</i>	
Native Grasses:		
Wallaby Grass	<i>Austrodanthonia species</i>	0.4 m.
Spear Grass	<i>Austrotopia species</i>	0.4 m.
Curly Windmill Grass	<i>Enteropogon acicularis</i>	0.4 m.
Tall Bottlewashes	<i>Erneapogon intermedius</i>	0.4 m.

This list is by no means comprehensive but give an overview of the more common native plants found on the McPherson Range.

Prepared by Greening Australia - Griffith, Oct-2001.



"Greenhood Orchids
& Creamy Candles"



"White Cypress Pine"



- *Tree Preservation*

Trees on private and public land are protected by law under the Griffith City Council Tree Preservation Order. Council approval is required to remove any tree greater than 1 meter in height.

- *Roadside Vegetation*

Many roadsides contain significant remnant vegetation and may contain rare native plant species and evidence of regeneration. It is important to protect these areas.

- *Greening Australia*

Greening Australia is a national, non-government, community organization that works to help landholders and the broader community conserve, restore and better manage native vegetation. The decline in cover and health of our native vegetation is now widely accepted as having a direct impact on loss of biodiversity, rising water tables and salinity, and loss of primary production potential. The projects of Greening Australia are attempting to protect and restore the health of our native vegetation to help contribute to the sustainable management of our natural resources, for the benefit of the community as a whole.

Greening Australia is funded through the Federal Government's Natural Heritage Trust program and corporate sponsorship including major sponsors Murrumbidgee Estate Developments and Murrumbidgee Irrigation. Two projects operate in the Lower Murrumbidgee River Catchment area and based in Griffith include the Seed bank - for the collection, storage and distribution of "local-native" seed; and Fencing Incentives - for fencing areas of remnant vegetation to enable management of these areas. A major part of both these projects is to raise awareness and appreciation of our local native vegetation.

Greening Australia hopes you find this information useful and any feedback is very welcome. For further information please do not hesitate to contact the Griffith office of Greening Australia on phone 69630667.



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Private Mail Bag 3, GRIFFITH NSW 2680
Phone: 02 69630667 Fax: 02 69630657 Email: gagrif@webfront.net.au



Illustrations by local artist Melanie Brougham.



Checklist of Woodland Birds found in the MIA

Site:				Date:	
<input checked="" type="checkbox"/>	Emu	<input type="checkbox"/>	Barking Owl	<input checked="" type="checkbox"/>	Yellow-rumped Thornbill
<input checked="" type="checkbox"/>	Black-shouldered Kite	<input checked="" type="checkbox"/>	Barn Owl	<input checked="" type="checkbox"/>	Yellow (Little) Thornbill
<input type="checkbox"/>	Letter-winged Kite	<input type="checkbox"/>	# Masked Owl	<input checked="" type="checkbox"/>	Southern Whiteface
<input checked="" type="checkbox"/>	Black Kite	<input checked="" type="checkbox"/>	Tawny Frogmouth	<input checked="" type="checkbox"/>	Varied Sittella
#	Square-tailed Kite	<input checked="" type="checkbox"/>	Australian Owllet-nightjar	<input type="checkbox"/>	White-throated Treecreeper
<input checked="" type="checkbox"/>	Whistling Kite	<input type="checkbox"/>	Spotted Nightjar	<input type="checkbox"/>	Brown Treecreeper
<input checked="" type="checkbox"/>	Brown Goshawk	<input type="checkbox"/>	White-throated Needletail	<input type="checkbox"/>	Red Wattlebird
<input checked="" type="checkbox"/>	Collared Sparrowhawk	<input type="checkbox"/>	Fork-tailed Swift	<input checked="" type="checkbox"/>	Spiny-cheeked Honeyeater
<input type="checkbox"/>	White-bellied Sea Eagle	<input checked="" type="checkbox"/>	Laughing Kookaburra	<input checked="" type="checkbox"/>	Striped Honeyeater
<input checked="" type="checkbox"/>	Wedge-tailed Eagle	<input type="checkbox"/>	Red-backed Kingfisher	<input type="checkbox"/>	Noisy Friarbird
<input type="checkbox"/>	Little Eagle	<input checked="" type="checkbox"/>	Sacred Kingfisher	<input checked="" type="checkbox"/>	Little Friarbird
<input type="checkbox"/>	Spotted Harrier	<input checked="" type="checkbox"/>	Rainbow Bee-eater	<input checked="" type="checkbox"/>	Blue-faced Honeyeater
<input type="checkbox"/>	Swamp Harrier	<input type="checkbox"/>	Dollarbird	<input type="checkbox"/>	Noisy Miner
<input type="checkbox"/>	Black Falcon	<input type="checkbox"/>	Singing Bushlark	<input checked="" type="checkbox"/>	Yellow-throated Miner
<input checked="" type="checkbox"/>	Peregrine Falcon	<input type="checkbox"/>	White-backed Swallow	<input type="checkbox"/>	Yellow-faced Honeyeater
<input type="checkbox"/>	Australian Hobby	<input checked="" type="checkbox"/>	Welcome Swallow	<input type="checkbox"/>	Singing Honeyeater
#	Grey Falcon	<input checked="" type="checkbox"/>	Tree Martin	<input type="checkbox"/>	White-eared Honeyeater
<input type="checkbox"/>	Brown Falcon	<input type="checkbox"/>	Fairy Martin	<input type="checkbox"/>	Yellow-plumed Honeyeater
<input checked="" type="checkbox"/>	Nankeen Kestrel	<input type="checkbox"/>	Richard's Pipit	<input type="checkbox"/>	Fuscous Honeyeater
#	Malleefowl	<input checked="" type="checkbox"/>	Black-faced Cuckoo-shrike	<input checked="" type="checkbox"/>	White-plumed Honeyeater
<input type="checkbox"/>	Stubble Quail	<input type="checkbox"/>	Ground Cuckoo-shrike	<input checked="" type="checkbox"/>	Brown-headed Honeyeater
<input type="checkbox"/>	Brown Quail	<input checked="" type="checkbox"/>	White-winged Triller	<input type="checkbox"/>	Painted Honeyeater
<input checked="" type="checkbox"/>	Painted Button-quail	<input type="checkbox"/>	Southern Scrub-robin	<input type="checkbox"/>	White-fronted Honeyeater
#	Australian Bustard	<input checked="" type="checkbox"/>	Flame Robin	<input type="checkbox"/>	Black Honeyeater
#	Bush Stone-curlew	<input type="checkbox"/>	Scarlet Robin	<input type="checkbox"/>	Scarlet Honeyeater
<input checked="" type="checkbox"/>	Peaceful Dove	<input checked="" type="checkbox"/>	Red-capped Robin	<input type="checkbox"/>	Crimson Chat
<input type="checkbox"/>	Bar-shouldered Dove	<input type="checkbox"/>	Rose Robin	<input type="checkbox"/>	Orange Chat
<input type="checkbox"/>	Diamond Dove	<input type="checkbox"/>	# Hooded Robin	<input type="checkbox"/>	White-fronted Chat
<input checked="" type="checkbox"/>	Common Bronzewing	<input checked="" type="checkbox"/>	Eastern Yellow Robin	<input checked="" type="checkbox"/>	Mistletoebird
<input checked="" type="checkbox"/>	Crested Pigeon	<input checked="" type="checkbox"/>	Jacky Winter	<input checked="" type="checkbox"/>	Spotted Pardalote
#	Glossy Black Cockatoo	<input checked="" type="checkbox"/>	Crested Shrike-tit	<input type="checkbox"/>	Yellow-rumped Pardalote
<input checked="" type="checkbox"/>	Galah	<input type="checkbox"/>	# Gilbert's Whistler	<input checked="" type="checkbox"/>	Striated Pardalote
<input type="checkbox"/>	Long-billed Corella	<input type="checkbox"/>	Golden Whistler	<input checked="" type="checkbox"/>	Silvereye
<input type="checkbox"/>	Little Corella	<input checked="" type="checkbox"/>	Rufous Whistler	<input type="checkbox"/>	Red-browed Finch
<input checked="" type="checkbox"/>	# Major Mitchell's Cockatoo	<input checked="" type="checkbox"/>	Grey Shrike-thrush	<input type="checkbox"/>	# Diamond Firetail
<input checked="" type="checkbox"/>	Sulphur-crested Cockatoo	<input type="checkbox"/>	Crested Bellbird	<input checked="" type="checkbox"/>	Zebra Finch
#	Superb Parrot	<input type="checkbox"/>	Leaden Flycatcher	<input checked="" type="checkbox"/>	Double-barred Finch
<input checked="" type="checkbox"/>	Cockatiel	<input checked="" type="checkbox"/>	Restless Flycatcher	<input checked="" type="checkbox"/>	Olive-backed Oriole
#	Swift Parrot	<input checked="" type="checkbox"/>	Grey Fantail	<input checked="" type="checkbox"/>	White-breasted Woodswallow
<input checked="" type="checkbox"/>	Budgerigar	<input checked="" type="checkbox"/>	Willie Wagtail	<input checked="" type="checkbox"/>	Masked Woodswallow
<input type="checkbox"/>	Crimson Rosella	<input type="checkbox"/>	# Chestnut Quail-thrush	<input checked="" type="checkbox"/>	White-browed Woodswallow
<input type="checkbox"/>	Yellow Rosella	<input checked="" type="checkbox"/>	# Grey-crowned Babbler	<input checked="" type="checkbox"/>	Black-faced Woodswallow
<input type="checkbox"/>	Eastern Rosella	<input checked="" type="checkbox"/>	White browed Babbler	<input type="checkbox"/>	Dusky Woodswallow
<input checked="" type="checkbox"/>	Australian Mallee Ringneck	<input type="checkbox"/>	Golden-headed Cisticola	<input checked="" type="checkbox"/>	Australian Magpie-lark
<input checked="" type="checkbox"/>	Red-rumped Parrot	<input checked="" type="checkbox"/>	Rufous Songlark	<input checked="" type="checkbox"/>	Apostlebird
<input type="checkbox"/>	Mulga Parrot	<input checked="" type="checkbox"/>	Brown Songlark	<input checked="" type="checkbox"/>	White-winged Chough
<input checked="" type="checkbox"/>	Blue Bonnet	<input checked="" type="checkbox"/>	Splendid Fairy-wren	<input type="checkbox"/>	Pied Currawong
<input type="checkbox"/>	Blue-winged Parrot	<input checked="" type="checkbox"/>	Variegated Fairy-wren	<input checked="" type="checkbox"/>	Grey Butcherbird
#	Turquoise Parrot	<input type="checkbox"/>	White-winged Fairy-wren	<input checked="" type="checkbox"/>	Pied Butcherbird
<input checked="" type="checkbox"/>	Pallid Cuckoo	<input type="checkbox"/>	Shy Heathwren	<input checked="" type="checkbox"/>	Australian Magpie
<input type="checkbox"/>	Fan-tailed Cuckoo	<input type="checkbox"/>	# Speckled Warbler	<input checked="" type="checkbox"/>	Australian Raven
<input type="checkbox"/>	Black-Eared Cuckoo	<input checked="" type="checkbox"/>	Weebill	<input checked="" type="checkbox"/>	Little Raven
<input type="checkbox"/>	Horsfield's Bronze-Cuckoo	<input checked="" type="checkbox"/>	Western Gerygone	<input checked="" type="checkbox"/>	House Sparrow
<input checked="" type="checkbox"/>	Shining Bronze-Cuckoo	<input type="checkbox"/>	Inland Thornbill	<input checked="" type="checkbox"/>	Common Starling
<input checked="" type="checkbox"/>	Southern Boobook (Owl)	<input checked="" type="checkbox"/>	Chestnut-rumped Thornbill	<input checked="" type="checkbox"/>	Common Blackbird

Denotes Vulnerable species (from Schedule 2 of "Threatened Species Conservation Act 1995" (NSW).)

Denotes Introduced species

✓ = M. Peterson Range
C. H. H. G.