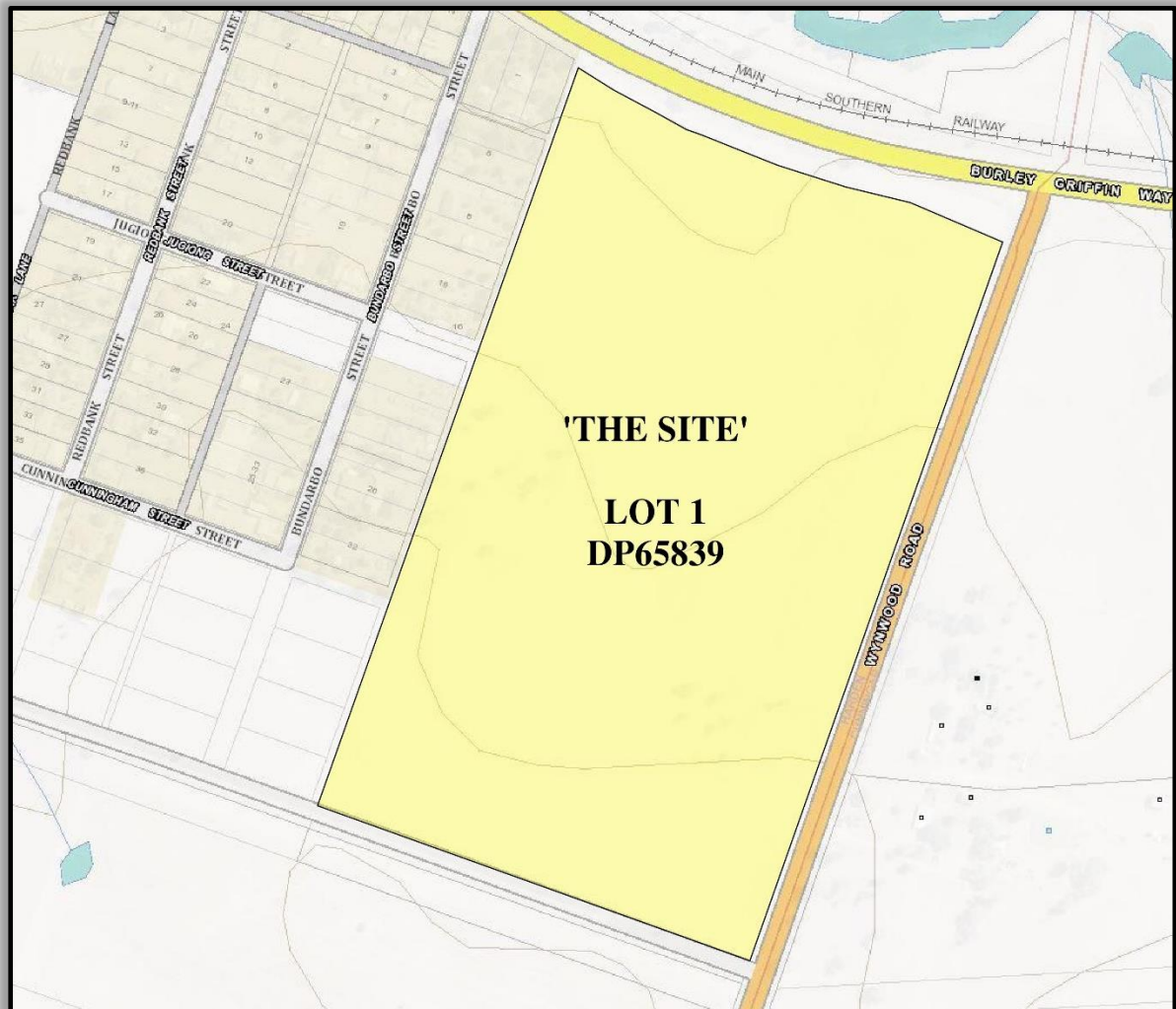


STATEMENT OF ENVIRONMENTAL EFFECTS



**PROPOSED SUBDIVISION OF
Lot 1 in DP65839
Being part of the holding addressed as
39 Wynwood Road
Cunningar
NSW 2587**

Statement of Environmental Effects

Proposed Subdivision of Lot 1 in DP65839

Client:

Kay Wyatt

Address:

39 Wynwood Road Cunningar NSW 2587

Prepared under instructions from

Kay Wyatt,

Catherine Sheather

Margo Smith

Ref: **23008**

July 2024

Version	Purpose	Prepared/Reviewed	Date
Draft SEE	Draft	PG	27 February 2024
Draft SEE	Client Review	PG / KR	01 March 2024
Final	Council Issue	PG	

Study Limitations and Disclaimer

This report has been prepared on behalf of for the purpose of supporting a development application to HILLTOPS Council for a proposed subdivision at 39 Wynwood Road Cunningar NSW 2587.

Information provided in this report has been obtained from currently available public sources, including Council and the Department of Planning and Environment website, as acknowledged within the document. While reasonable measures have been undertaken to verify the currency and validity of the information taken within these sources, no liability is accepted for errors or omissions within the source documentation provided by these agencies, as accessed at the date of publication.

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CMS Surveyors Pty Limited

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LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



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2. Introduction / Executive Summary

The proposal will see the subdivision of Lot 1 in DP65839, being part of the current holding known as 39 Wynwood Road Cunnigar NSW 2587.

The existing one lot land will be subdivided into 4 new allotments, each of which will meet the minimum Lot size requirements for a building entitlement. The proposed allotments will need to be connected to essential services as stipulated in the Hilltops Local Environment Plan 2022, Clause 6.2 Essential Services.

The site does not currently contain any habitable structures.

The intent of the subdivision is to divide the existing estate between 4 siblings as stipulated in their late mothers will.

All proposed allotments will have direct road frontage.

2.1. Legal Description and Location

The land subject to the proposed subdivision is comprised in the Folio Identifier:

- 1/65839

The land is in the Local Government Area of Hilltops Council, Parish of Murrimboola, County of Harden.

The title diagram for DP65839 is shown below. It is worthwhile noting for historical background, that the plan describing Lot 1 in DP65839 was originally registered under Vol 2028 Fol.65. With the advent of the Deposited Plan System, the plan was allocated with a deposited plan number known today as DP65839.

Records indicate that the current plan was the result of the consolidation of Portions 58 and 59.

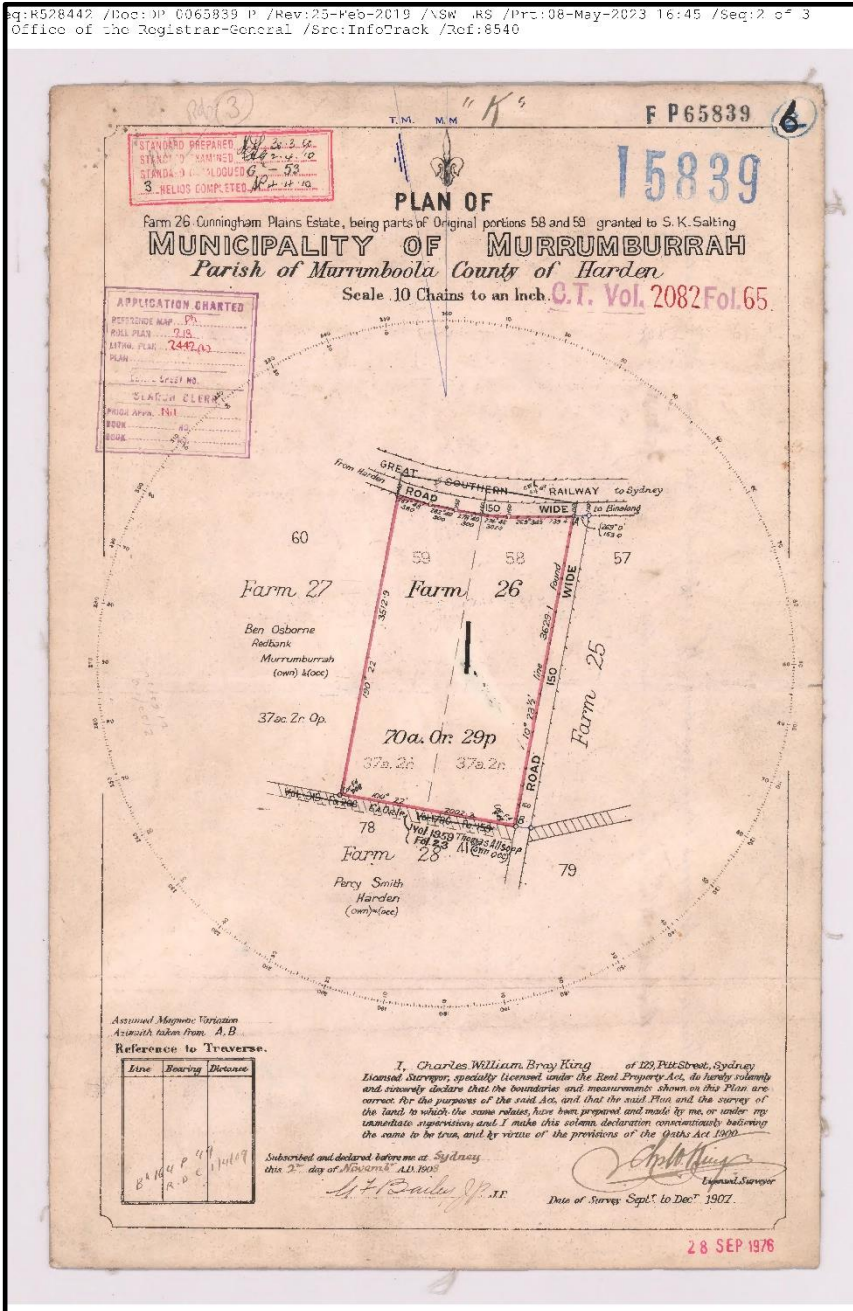


Figure 1: Plan showing Lot 1 originally registered under Vol.2082 Fol. 65. Registered 1908. sourced from the NSW Land Registry Service showing the consolidation of former Portions 58 and 59.

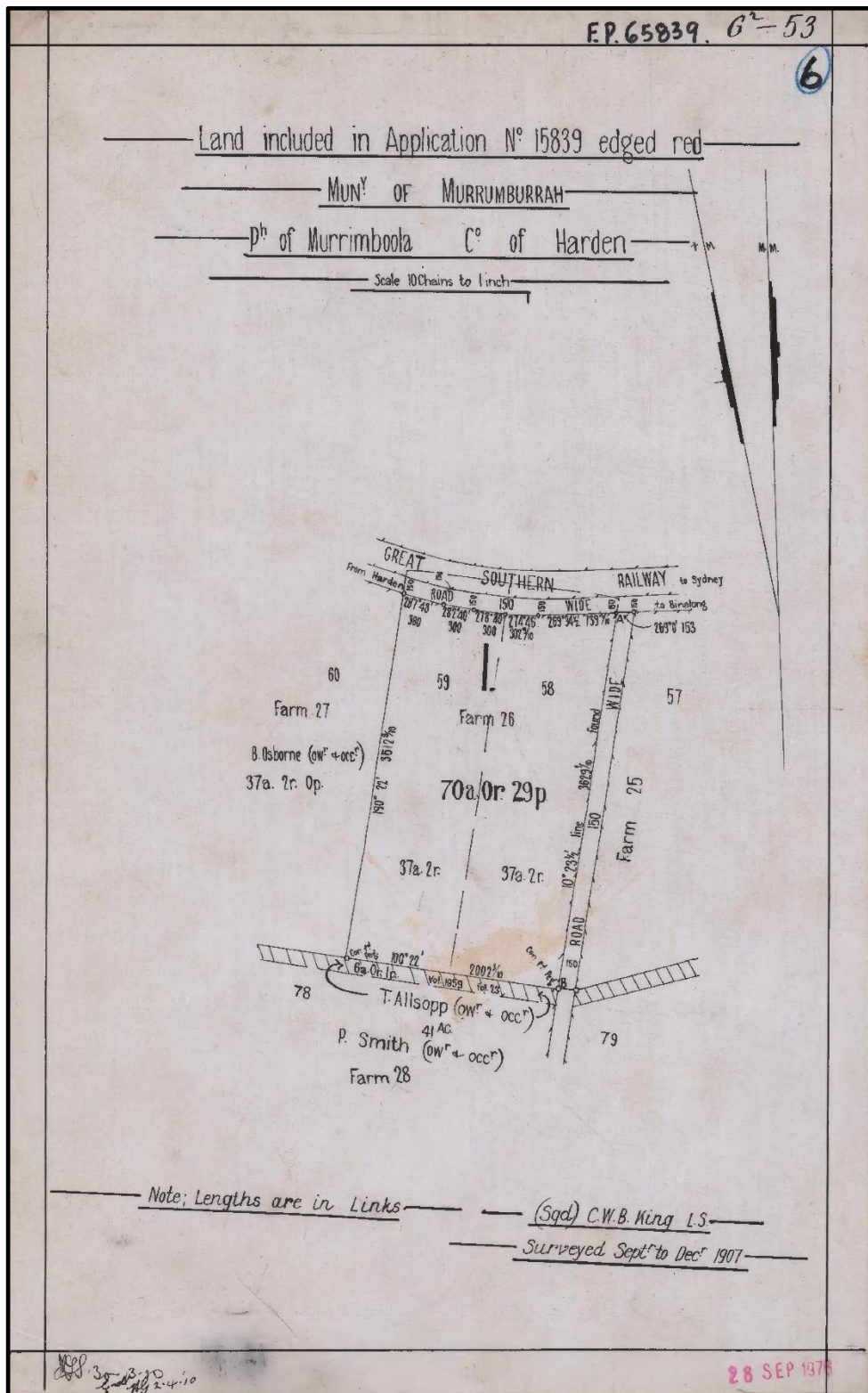


Figure 2: DP65839 currently registered at the NSW Land Registry Service.

2.2. Existing Legal and Physical Encumbrances

The Certificate of title for Lot 1 in DP65839 has the following notation.

- Reservations and Conditions in the Crown Grant (s)
- Land excludes the Road(s) shown in the Crown Plan 33032.1603.

Considering the notation mentioned above, the area taken up by the road re-alignment is to be deducted from the area shown on the title diagram, DP65839. The resulting area will be further discussed in Part 2.4

2.3. Location

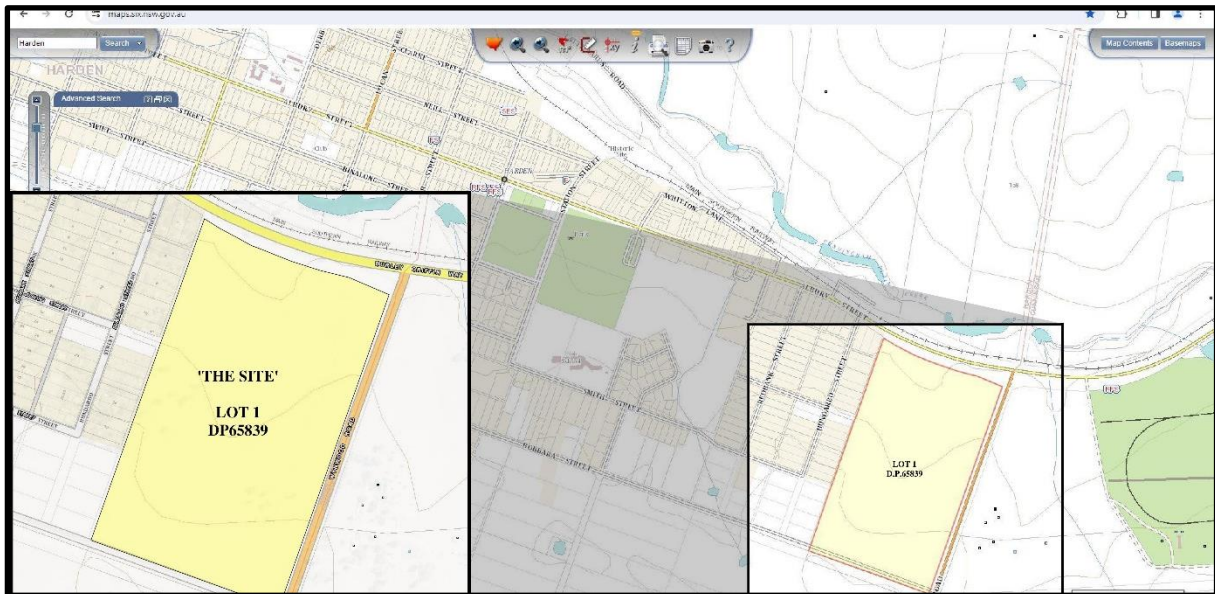


Figure 3: Location plan, showing the location of the subject site relative to the township of Harden.

The site is located approximately 2.3km from the Hilltops Council (Harden) office and is bounded by Burley Griffin Way, Wynwood Road & Bobbara Street.

Lot 1 in DP 65839 forms part of a larger holding which also includes Lot 251 in DP1128538 located on the Eastern side of Wynwood Road. The current holding is known as 39 Wynwood Road Cunningar.

2.4. Site Description and Context

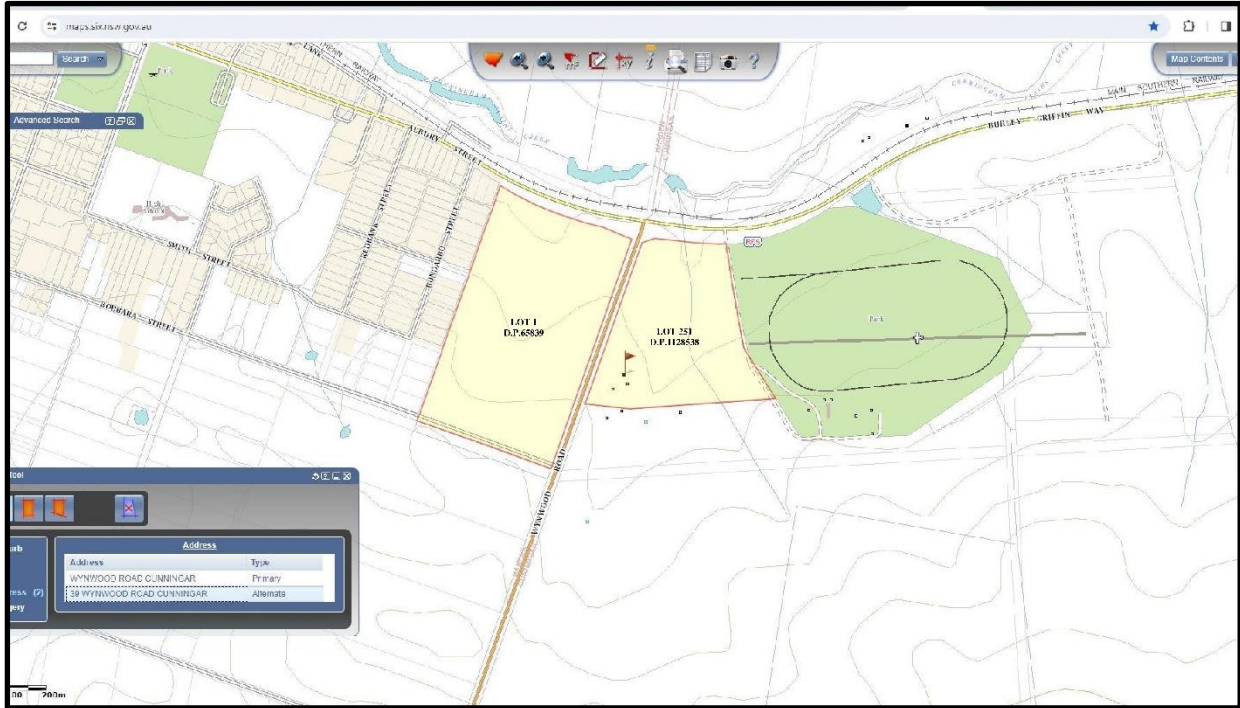


Figure 4 - Plan showing the extent of 39 Wynwood Road Cunningar

Lot 1 in DP 65839 is situated adjacent to the existing urban development which makes up Harden and is located within the area zoned R1 – Residential. The minimum lot size is 700m² as stipulated in the Hilltops Local Environment Plan 2022.

The site is undeveloped and is used for primary production purposes. Previously, the land has undergone pastoral improvement for the grazing of stock. The topography of the site is suitable for crops, such as silage to be grown upon the land which would in turn be sown and bailed for feeding of stock in extended dry periods.

Physically, the land is bounded by Burley Griffin Way to the North, Wynwood Road to the East and Bobbarra Street to the South. To the west of the site, urban development has been long been established and forms the eastern fringe of the Harden urban environs.

The topography of the allotment sees the land sloping from Bobbarra Street down towards Burley Griffin Way. Please refer to 23008subdivision 4, sheet 1 of 4.

Overhead powerlines pass over Lot 1 in DP65839 towards the southern half of the property.

CMS Surveyors has been advised by the client that Lot 1 was previously connected to reticulated mains water with the lead-in located approximately opposite of the existing driveway servicing No.39 Wynwood Road.

The site is fenced with rural type post and wire fencing.



Figure 5: Aerial Imagery captured from Sixmaps. Existing charting indicates that Bobbara Road passes over the southern edge of Lot 1 in DP65839

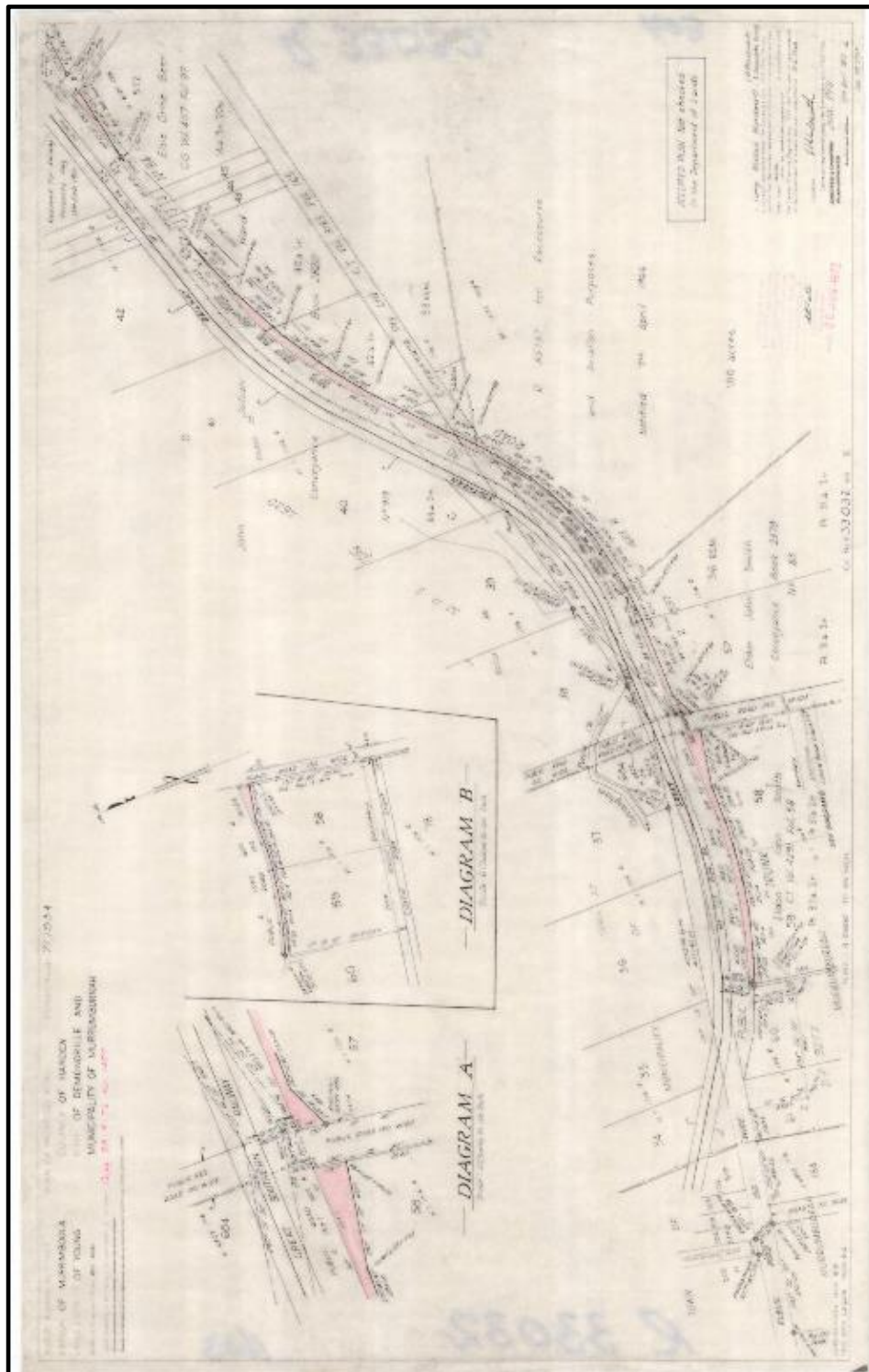


Figure 7: Crown Plan 33032-1603 sourced from NSW Land Registry Service. Road re-alignment of Burley Griffin Way (April 1972). Refer to Figure 8 below for enlarged image of Diagram B

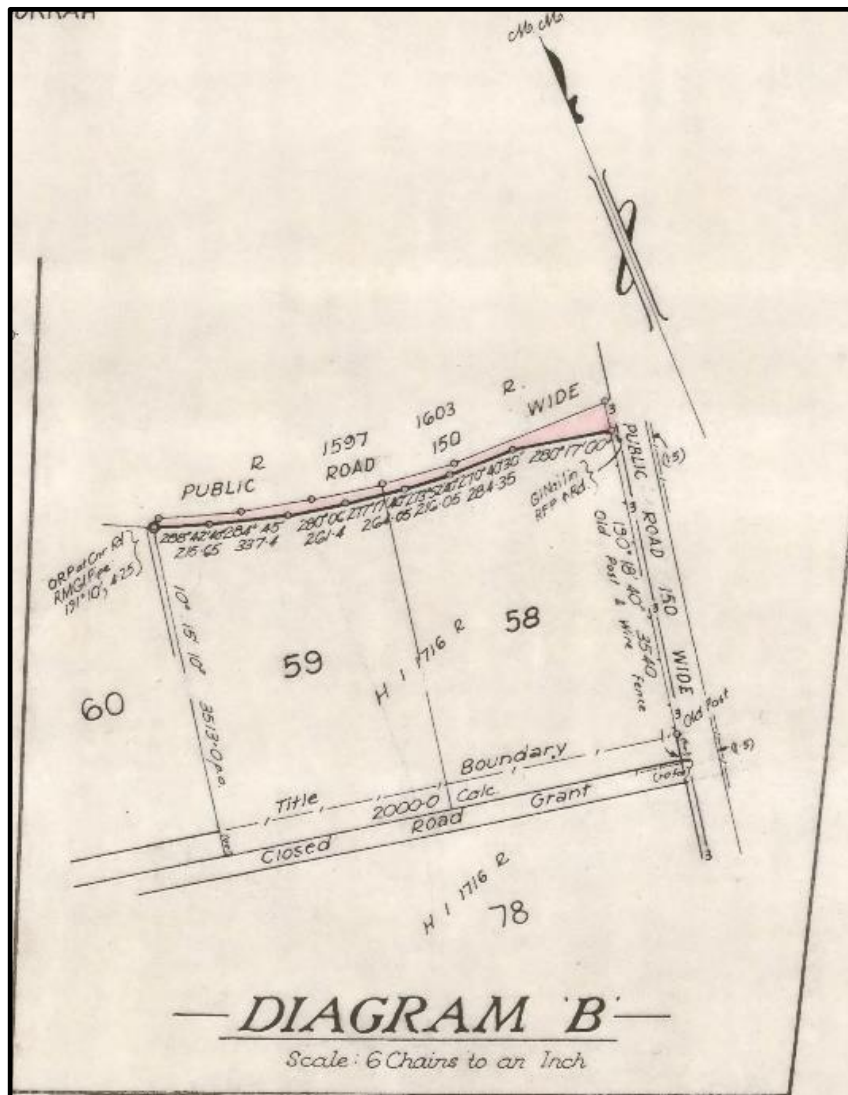


Figure 8: Enlargement of Diagram B captured from CP33032-1603 in **Figure 7** above

2.5. Encumbrances Legal and Physical

The titles indicate that there are no current easements affecting the subject lands.

The Certificate of title has the following notations

1. Reservations and conditions in the crown grant(s)
2. Land excludes the road(s) shown in Crown Plan 33032.1603.

Physical encumbrances, as mentioned earlier, consists of Overhead Power Lines

3. The Proposal

3.1. Description of the Proposal

The proposal will see the subdivision of Lot 1 in DP 65839 into four allotments as per Figure 9 below.

The Subdivision of land is in response to the last Will and Testament of the late Margaret Lillian Smith.

Details of the will have been withheld from this report for privacy of the deceased and their surviving family members.

All four allotments will meet and exceed the minimum lot size for a building entitlement and will need to be connected to Essential Services, where available, as stipulated in the Hilltops Council Local Environment Plan 2022, Clause 6.2 Essential Services.

The provision of services and their availability to the site will be discussed in **Part 6.2 Essential Services**.

Easements to be created will be discussed in **Part 3.2 Proposed Encumbrances**.

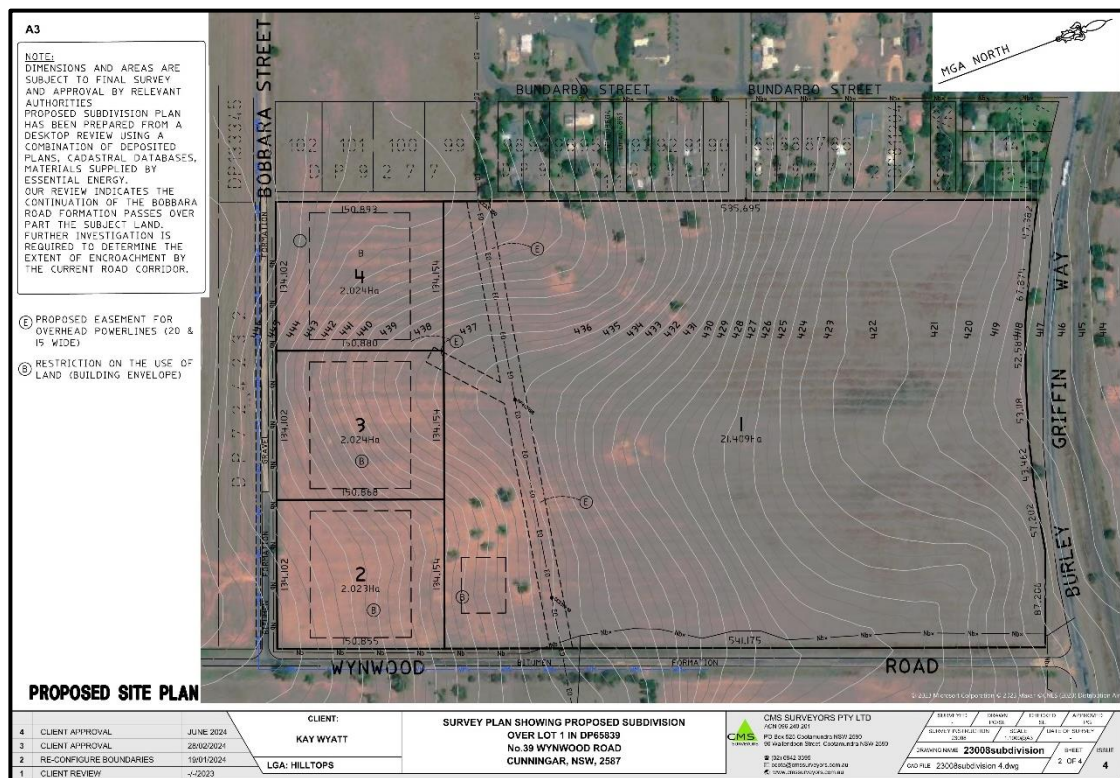


Figure 9: 23008subdivision 4_sheet 2

3.2. Proposed Encumbrances

It is intended to create the following easements upon registration of the subdivision:

- Easement for Overhead Power Lines 20 wide
- Easement for Overhead Power Lines 15 wide
- Restriction on the use of Land (Building Envelope)

Additional Easements and or restrictions may be required in course of executing the subdivision works, these may include, but not limited to

- Easement for Water Supply
- Easement to drain sewage.

4. Hilltops Local Environment Plan Summary

4.1. Local Environment Plan Considerations

Local Environment Plan Review Summary Hilltops Plan 2022		
<u>Folio Number(s)</u>	<u>Title Area</u>	<u>Local Governing Authority</u>
1 / DP65839	27.48Ha	HILLTOPS Council
<u>Current Number of Lots</u>	1	
<u>Proposed Number of Lots</u>	4	
<u>Land Zoning:</u>	R1 – General Residential	
<u>Minimum Lot Size:</u>	700m ²	
Does the subject land have an existing building entitlement?		Yes
Will the proposed development result in additional Building entitlements being created?		Yes
Will the development require the opening of a new road?		No

Table 1

Local Environment Plan Review Summary Services Summary																						
Services																						
	Power			Reticulated Water			On-site Water Management			Reticulated Sewage			On-site Sewage Management			Reticulated Stormwater			Natural Gas			
	Y	N	X	Y	N	X	Y	N	X	Y	N	X	Y	N	X	Y	N	X	Y	N	X	
1/65839		●			●				●			●			●			●			●	
Lot 1	●			●			●					●	●					●			●	
Lot 2	●			●			●					●	●					●			●	
Lot 3	●			●			●					●	●					●			●	
Lot 4	●			●			●					●	●					●			●	
Existing										Proposed												
Y – Yes, Service is Available and Connected N – No, Service is available, but not connected. X – Investigations indicates that the nominated service is not currently available to the site										Y – Yes, Service is Available and is / will be connected N – No, Service is available, however but will be not connected under this application. X – Investigations indicates that the service are not currently available to the site												

Table 2

Local Environment Plan Review Summary - Continued Environmental Considerations and Hazards

Located in Designated Heritage / Conservation Mapped Area	NO
Has a AHIMS basic search been undertaken?	YES
Are Aboriginal Sites recorded on or near the site	NO
Aboriginal places been declared within or near the subject site?	NO
Located in an area designated for Urban Release	NO
Located in an area identified in the Terrestrial Biodiversity Mapped Area	NO
Located in an area identified in the Ground Vulnerability Map	YES
Located in an area identified in the Environmental Sensitive Land Map	NO
Located in an area identified in the Drinking Water Catchment Map	NO
Located in an area identified in the Riparian and Water Courses Map	NO
Located in an area identified in the Highly Erodible Map	NO
Located in an area identified in the Salinity Map	YES
Hazard Areas	
Is the subject land located in a Bush Fire Prone area?	NO

Table 3

4.2. Development Control Plan Considerations

Hilltops Council Website indicates that there are no Development Control Plan's available for the former Harden Shire Council Area. As such, the principles of Young Development Control Plan have been adopted.

Development Control Plan Review Summary Subdivision in the R1 – General Residential				Deemed Not Applicable	Compliance Achievable	Req. Variation to Development Standard
Performance Outcomes		Acceptable Solutions				
To ensure that subdivision layouts:						
PSD2.1	All intersections shall be designed for safe traffic management;	ASD2.1	Avoid four-way intersections, and provide a minimum spacing between intersections of 40m (may be 20m for minor access roads and cul de sacs);	✓		
PSD1.2	Minimise the use of cul-de-sacs, and where these are provided provide adequate minimum frontages to facilitate	ASD2.2	Avoid cul-de-sacs if possible	✓		

Development Control Plan Review Summary Subdivision in the R1 – General Residential				Deemed Not Applicable	Compliance Achievable	Req. Variation to Development Standard
Performance Outcomes		Acceptable Solutions				
	reasonable access and dwelling construction;					
PSD2.3	Provide road widths that are consistent with the character of the Young Township or the village concerned, within a logical hierarchy of roads;	ASD2.3.1	Provide minimum road carriageway widths as follows: • Cul-de-sac or minor access road (up to 15 dwellings) – 9m • Local Street (15-100 dwellings) – 11m • Collector (above 100-300 dwellings) – 12m;	✓		
		ASD2.3.2	Provide verges to each side of road carriageways as follows: • Cul-de-sac or minor access road (up to 15 dwellings) – 4.5m • Local Street (15-100 dwellings) – 4.5m; • Collector (above 100-300 dwellings) – 4.5m;	✓		
		ASD2.3.3	Road Construction: • All roads created as a part of the subdivision are sealed and provided with kerb and guttering, and are designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Development. • All existing street shoulders adjacent to the subdivision are sealed and provided with kerb and guttering • All roads created as a part of the subdivision are dedicated to Council to become public roads. • Any street and advisory signs that are required are manufactured, located and erected in accordance with	✓		

Development Control Plan Review Summary Subdivision in the R1 – General Residential				Deemed Not Applicable	Compliance Achievable	Req. Variation to Development Standard
Performance Outcomes		Acceptable Solutions				
			Council’s Engineering Guidelines for Subdivision and Development.			
PSD2.4	Minimise allotments; the use of battle- axe	ASD2.4	Have no more than 5% battle- axe allotments	✓		
PSD2.5	Avoid long dead-end streets, so as to optimise access by service and emergency vehicles	ASD2.5.1	Have cul-de-sacs accessing no more than 15 dwellings	✓		
		ASD2.5.2	Provide, where feasible, two access points for subdivisions of over 30 allotments (compulsory for subdivisions of over 200 allotments);	✓		
PSD2.6	Respond to natural features of the site, including grades, watercourses, aspect and soil types	ASD2.6.1	Orientate at least 70% of allotments north-south or east- west;	✓		
		ASD2.6.2	Provide larger allotments on south- facing slopes	✓		
		ASD2.6.3	Provide a minimum lot width of 20m where cross-grades of allotments exceed 10%, or where lots are east- west;	✓		
		ASD2.6.4	Where terracing of cross-grade lots is required to provide level building envelopes, such terracing is provided by the developer, with the engineering design of retaining walls certified by an experienced practicing structural engineer and the geotechnical stability of sites is certified by a Qualified and experienced geotechnical engineer	✓		

Development Control Plan Review Summary Subdivision in the R1 – General Residential				Deemed Not Applicable	Compliance Achievable	Req. Variation to Development Standard
Performance Outcomes		Acceptable Solutions				
PSD2.7	Provide, where necessary, public open space of usable size, grades and shape, conveniently located to serve the residents of the subdivision OR alternatively contribute to the upgrading of public open space in the vicinity and/or access to that space in accordance with any contributions plan that may be in force	ASD2.7.1	Maintain natural watercourses and incorporate within open space areas	✓		
		ASD2.7.2	Provide 10% of land as public open space for subdivisions of 30 allotments or more, or, alternatively contribute an equivalent amount (costed at residential land value) for open space purchase and/or embellishment and/or access to open space in the vicinity	✓		
PSD2.8		ASD2.8.1	Arrange layout so as to maximise access to existing views for both existing and proposed allotments		✓	
To ensure that Site Design (undeveloped allotments) provides for;		Site Design				
PSD2.9.1	An energy efficient dwelling house and any ancillary buildings and facilities	PSD2.9.1	An average lot size of 700m2 and a minimum lot size of 650m2 is achieved or exceeded		✓	

Development Control Plan Review Summary Subdivision in the R1 – General Residential				Deemed Not Applicable	Compliance Achievable	Req. Variation to Development Standard
Performance Outcomes		Acceptable Solutions				
PSD2.9.2	Outdoor landscaping and recreation space	PSD2.9.2	All allotments can accommodate a building envelope of 16m x 9m; such building envelope to be no closer than 1m to any side or rear boundary, or 6m to the front boundary, and located so that an 8m high dwelling on the envelope would not overshadow an existing dwelling so as to overshadow more than 50% of their private open space or north-facing roof between 9am and 3pm on 21st June Note: Building envelopes need not be implemented by way of an 88B instrument, however if the developer chooses to do so, such restriction will be endorsed by Council		✓	
PSD2.9.3	Outdoor service space	ASD2.9.3	At least 70% of allotments are oriented within 15 degrees of north- south or east-west, with the majority of allotments being oriented north- south:		✓	
		ASD2.9.4	All allotments have a minimum width of 18m at a point 6m back from the front boundary except east-west orientated lots (i.e. within 15 degrees of east-west) which have a minimum width of 20m at that same point		✓	
PSD2.10	Vehicular access is provided to and from the site	ASD2.10	Where battle-axe allotments are provided, no more than two such allotments may be serviced by a shared driveway	✓		
Servicing		Servicing				
PSD2.11	Site servicing, including any easements that may be required, and disposal of sewage and waste water	ASD2.11.1	Power is provided in the form of underground services, in accordance with Country Energy Requirements		✓	

Development Control Plan Review Summary Subdivision in the R1 – General Residential				Deemed Not Applicable	Compliance Achievable	Req. Variation to Development Standard
Performance Outcomes		Acceptable Solutions				
		ASD2.11.2	Street lighting is provided in accordance with the requirements of Country Energy			✓
		ASD2.11.3	A layback is provided to each allotment created, consistent with the parking and access chapter of this DCP OR roll-over kerb is provided			✓
		ASD2.11.4	All allotments created are provided with a sewer connection, the connection to which is designed and constructed in accordance with Council’s Engineering Guidelines for Subdivision and Development OR where sewer is not available, are able to satisfy the requirements of Council’s On Site Management Plan for waste water disposal		✓	
		ASD2.11.5	All allotments created are provided with a connection point to Council’s water mains, the connection to which is designed and constructed in accordance with Council’s Engineering Guidelines for Subdivision and Development		✓	
		ASD2.11.6	All allotments created are drained directly to the street drainage system or to receiving waters OR are drained to the street system or receiving waters via an inter-allotment drainage system constructed in accordance with Council’s Engineering Guidelines for Subdivision and Development. Note: inter-allotment drainage would be required for all allotments with a cross-fall where any portion of the allotment drains through an adjoining allotment, or where		✓	

Development Control Plan Review Summary Subdivision in the R1 – General Residential				Deemed Not Applicable	Compliance Achievable	Req. Variation to Development Standard
Performance Outcomes		Acceptable Solutions				
			the allotment drains away from the street.			
		ASD2.11.7	Written confirmation is provided by a telecommunications carrier stating that facilities are available to each allotment or that otherwise suitable arrangements have been made.		✓	
		ASD2.11.8	Written confirmation is provided by the natural gas company stating that facilities are available to each allotment or that otherwise suitable arrangements have been made.		✓	
		ASD2.11.10	Easements are provided wherever necessary to permit unrestricted access for sewerage, water and drainage purposes. Note: easement widths provide at least 1m clear access either side of the facility protected by the easement.		✓	
		ASD2.11.10	Development contributes, if required, headworks and/or development servicing plan charges. Note: Contact should be made with Council’s Utilities Services Division to determine these charges, which are payable prior to the release of any Construction Certificate.		✓	

Table 4

5. Regulatory requirements

5.1. Applicable Planning Instruments

State State Environment Planning Policy
Local Hilltops Local Environment Plan 2022

5.2. Applicable Local Environment Plan Mapping

5.3. Zoning – R1 – General Residential

Current Zoning

R1 – General Residential (Standard Instrument—Principal Local Environmental Plan: Land Use Table>E3)

The objectives of the R1 – General Residential – are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high-quality residential amenity that adds value to the existing character and amenity of the town, neighborhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks

1. Permitted without Consent

- Home occupations

2. Permitted with Consent

• Aquaculture • Attached dwellings • Bed and breakfast accommodation • Boarding houses • Centre-based child care facilities • Co-living housing • Community facilities • Dual occupancies • Dwelling houses • Early education and care facilities • Educational establishments • Emergency services facilities • Environmental protection works • Exhibition homes • Exhibition villages • Flood mitigation works • Group homes • Health services facilities • Home businesses • Hostels • Hotel or motel accommodation • Jetties • Light industries • Multi dwelling housing • Neighbourhood shops • Oyster aquaculture • Places of public worship • Pond-based aquaculture • Recreation areas • Residential flat buildings • Respite day care centres • Roads • Secondary dwellings • Semi-detached dwellings • Seniors housing • Serviced apartments • Sewage reticulation systems • Shop top housing • Shops • Signage • Tank-based aquaculture • Water reticulation systems • Wharf or boating facilities

3. Prohibited

- Advertising structures • Artisan food and drink industries • Creative industries • High technology industries • Neighbourhood supermarkets • Any other development not specified in item 2 or 3

5.4. Minimum Lot Size – Hilltops Local Environment Plan 2022

Lot	Minimum	Proposed area	Complies
Lot 1	700m ²	22.219 Ha	Yes
Lot 2	700m ²	2.023Ha	Yes
Lot 3	700m ²	2.023Ha	Yes
Lot 4	700m ²	2.023Ha	Yes

Table 5

6. Impacts of the Development

6.1. Relationship to the existing Setting (site suitability)

The subject land has similar land use and description of adjoining land. The proposed subdivision will not result in a change in land use.

6.2. Essential Services

Clause 6.2 Essential Services, states:

“Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- a) The supply of Water*
- b) The supply of electricity*
- c) The disposal and management of sewage*
- d) Stormwater drainage or on-site conservation*
- e) Suitable road access*

6.2.1. Water

Hilltops Intra-maps indicate that an existing Watermain exists in Bobbarra Street and Wynwood Road.

CMS Surveyors has been advised that Lot 1 in DP65839 was previously connected to reticulated water supply and fitted with a meter. CMS Surveyors has been advised that the actual location of the lead-in is situated approximately opposite the existing driveway servicing 39 Wynwood Road. Subject to the lead-in and meter being located, Lot 1 will inherit the existing assets.

Lots 2-4 having frontages to Bobbara Street, they will require lead-in lines to be installed by under-boring beneath the existing road formation.

Under this proposal, water connections are proposed at the following locations.

Proposed Lot 1 – Inherit existing Wynwood Road connection.

Proposed Lot 2 – New lead-in from reticulated main located in Bobbara Street.

Proposed Lot 3 - New lead-in from reticulated main located in Bobbara Street.

Proposed Lot 4 - New lead-in from reticulated main located in Bobbara Street

All lead-ins are to be capped and left ready for the connection of Meters if and when the respective sites are further developed.

6.2.2. Power



Figure 10: Snapshot taken from Essential Energy's Network Information Portal (<https://essentialenergy.maps.arcgis.com/apps/webappviewer/index.html?id=947af3fb3749427e97a4824dcbd499800>) showing the current overhead powerline infrastructure with respect to the existing allotment.

Essential Energy Network Mapping indicates that overhead mains currently pass through Lot 1 in DP65839 as shown in the proposed subdivision drawing documentation.

The existing line is a 11kV line which continues through to service the existing dwelling located at 39 Wynwood Road, Harden Racecourse and the NSW Rural Fire Service Control Centre (Harden).

The Essential Energy Portal indicates that the nearest pole mounted Substation is located upon pole CE 231248 which is located on the Eastern side of Wynwood Road.

Connection details are to be designed and confirmed by a qualified Electrical Engineer. However conceptually speaking, the establishment of a branch line (underground) from the location of NP412296 through to the intersection of proposed Lots 3 and 4 could facilitate power to 3 of the 4 proposed allotments.

It would be envisaged that a connection within the road corridor would be established for Lot 1 and Lot 2 would be arranged.

The newly installed assets will require the creation of an easement as per the requirements of Essential Energy Easement requirements. In this instance, an Easement for underground Powerline 2 wide would meet the requirements of Essential Energy.

All connection requirements are subject to the approval of Essential Energy. Once the works have been completed to the satisfaction of Essential Energy, Notification of Arrangements will be issued accordingly.

6.2.3. NBN

Address enquiry on the NBN Co Website suggest that NBN is available to the existing residence located 39 Wynwood Road (251/1128538).

Dial Before You Dig Diagrams indicate that the NBN network cable passes over part of the subject lot, before it diverts across to the residence located upon Lot 251 in DP1128538.

Referring to 23008subdivision 4 Conceptual Services, CMS Surveyors have plotted the existing NBN line which currently passes over Lot 1 in DP65839. The existing buried line continues onto No 39 Wynwood Road.

NBN Service to Lot 2 is proposed to be routed adjacent to the existing road formation through Lot 3.

It should be noted that the proposed route is conceptual and subject to further development by suitably qualified telecommunications designers.

6.2.4. The disposal and Management of Sewage.

Hilltops Local Environment Plan 2023, Clause 6.2. (c). *the disposal and management of sewage* requires adequate arrangement for the disposal and or treatment of sewage by means of On Site Sewer Management system.

Hilltops Council Intra-maps indicates that there are no reticulated sewer services immediately adjacent to the proposed development. The closest Sewer line exists in Bundarbo Street. The publicly accessible Intra-maps portal does not specify the dimensions of the asset in the Bundarbo Street Corridor.

Under this application, as the proposed Lot areas exceed the minimum 10000m² (1Ha), provisions in the **Hilltops On-site Sewerage Management Policy** would allow for an On-Site Sewer Management system to be deployed, subject to meeting set criteria.

Under this application, it is proposed to employ a **Septic Tank and Absorption Trench System**, however alternative systems, such as, **Aerated Wastewater Treatment Systems (AWTS)** should also be considered.

Details of the proposed On-Site Sewer Management system will provide to council at the time in which a DA for a proposed dwelling is lodged. The capacity and waste management system and its final location will need to be sympathetic to the design of the dwelling to be constructed.

In accordance with On Site Sewer Management Policy, a site evaluation will need to be undertaken to confirm the most suitable On-Site Sewer Management application. An extract of Hilltops On-Site Sewer Management Policy, Clause 9.2 which relates to the deployment of a Septic Tank and Absorption Trench, Transpiration Bed or Reed Bed scenario has been provided below.

Clause 9.2 Site Evaluation

Site Evaluation requires the *evaluation of the site for the suitability of a septic tank and Land Application Area shall incorporate the following*

- i. *Depth and permeability of the soil;*
- ii. *Proximity to land mapped as flood prone or to any land considered to be environmentally sensitive;*
- iii. *Designation of an alternate area to enable the disposal system to be duplicated if required;*
- iv. *The risk of prejudicing adjoining property, underground water supplies and the like, by seepage or run-off;*
- v. *Any seasonal changes in groundwater level and absorptive capacity of the site;*

Clause 9.3 Septic Tank Size and Accreditation

Septic Tanks must have an accreditation certificate issued by NSW Health. This can be confirmed through the NSW Health website

Specifications and plans detailing proposed Septic Tanks and Absorption Trenches will be submitted at the time that a Section 68 Application is made which will coincide with building applications. Submission of details of proposed On Site Sewer Management would be considered as premature for the following reasons;

- Sizing and septic systems should be compatible to the anticipated output of wastewater generated by a dwelling.
- Location of the On-Site Sewer Management system is dependent on the design of the proposed building site.

Clause 9.4 Septic Tank and Land Application Area Buffer Distances

To ensure the ongoing protection of public and environmental health, buffer distances are to be maintained from the septic tank and Land Application Area to boundaries and other land constraints. Buffer distances are as follows: -

Requirement	Distance	Compliance Achievable ✓ - Yes × - No		Comments
Septic tank and absorption area to permanent surface waters (eg. river)	100m	✓	Lot 1	Proximity of Cunningham Creek is >500m away
		✓	Lot 2	
		✓	Lot 3	
		✓	Lot 4	
Septic tank and absorption area to groundwater water source	250m	✓	Lot 1	Absorption trenches can be sited on site outside 250m zone
		✓	Lot 2	
		✓	Lot 3	
		✓	Lot 4	
Septic tank and absorption area to intermittent waterways and downstream of dams	40m	✓	Lot 1	Absorption trenches can be sited on site outside 40m zone.
		✓	Lot 2	
		✓	Lot 3	
		✓	Lot 4	
Absorption area to property boundary	4m from property boundary	✓	Lot 1	Minimum setbacks can be achieved.
		✓	Lot 2	
		✓	Lot 3	
		✓	Lot 4	
Absorption area to swimming pools, driveways and buildings	4m (up-gradient from property boundary)	✓	Lot 1	Minimum setbacks can be achieved.
		✓	Lot 2	
	3m (down-gradient from property boundary)	✓	Lot 3	
		✓	Lot 4	

Table 6

6.2.5. Drainage

Hilltops Council Intra-maps do not provide information regarding the location of Stormwater Assets in the vicinity of the proposed development.

A review of Google Street View mapping does suggest however that sub-terrain stormwater drainage pipes exist within Bundarbo Street, particularly on the western side of the street. This is evident by the kerb inlets pits currently located outside 19 Bundarbo Street and 2 Albury Street, that is, the intersection of Bundarbo Street and Burley Griffin Way.

Lot 1 in DP65839 consists of undulating lands which generally falls from the Southern end of the existing Lot down to Burley Griffin Way to the north. In terms of elevation, the block ranges from 447 down to 417m, being 30m difference in elevation.

The areas of Lots 2-4, being 2.023Ha each and Lot 1 taking up the residual area (21.409Ha) provide generous land areas in which to dissipate potential runoff from hard surfaces that could result from potential dwellings

Given the existing topography of the land and the configuration of the proposed allotments, it would be anticipated that any runoff generated from hard surfaces would be soaked into the soil long before it would reach the boundary of proposed Lot 1. This statement would be further reinforced by the fact that there would be a least 22Ha of soft fall areas to soak up discharge from proposed Lots 2-4 before it reached the Burley Griffin Way corridor.

Under this proposal, it is proposed to constrain any potential residential development upon proposed Lot 1 to the southern end as to minimise costs involved with servicing the allotment with Power and Reticulated water supply.

While the land remains undeveloped and free of residential development, rainfall upon the land will continue to be discharged across natural surfaces. Permeable soils would generally soak up majority of the rainfall captured on site. Overland flows, if any, which eventually make it to the lower areas of the block will generally flow to roadside table drains, which are then directed to drainage pipes that allow discharge of stormwater under Burley Griffin Way and the adjacent rail corridor to Cunningham Creek.

Future dwellings would also be subject to the requirements of BASIX and its requirements to capture roof runoff for re-use in gardens and possibly toilet cisterns. It would be envisaged that given the ample area available, Water storage tanks with a capacity over and above the requirements of BASIX would be installed upon the property for the storage of water in extended dry weather conditions.

When tanks are at full capacity, it would be envisaged that discharge of surplus rainwater from the on-site tanks would be diverted away clear of existing and or potential building sites as to not cause a nuisance due to localised inundation.

6.2.1. Kerb and Guttering

Referring to ASD2.3.3 Road Construction of the Young Development Control Plan, requires existing street shoulders to be equipped with Kerb and Guttering.

Under this proposal, it is requested for the proposed development to be exempt from this requirement for the following reasons

- The proposed development, while being located in an area zoned R1-General residential, would be considered to be large lot lifestyle block having areas greater than 2.0Ha, similar to blocks which would be suited to RU4 zonings
- Proposed street frontages along Bobbara Street are a nominal 134m and currently consist of soft edges with equipped with table drains. This configuration of roadside drainage is consistent along its entire length. Even in the urbanised areas of the street.
- Wynwood road is also equipped with soft edges to the roadside and table drains along both sides. This configuration of roadside drainage is consistent along its entire length.

The requirement to install kerb and guttering would be considered surplus to the needs of the development and the existing infrastructure, considering that the potentially three additional dwellings would have little impact on the current road infrastructure.

Further to the above, given the topography of the land, stormwater runoff generated by potential residential development would ultimately be diverted through the unoccupied lands of Lot 1. Furthermore, with the proposed building envelope for lot 1 being located to the south-east corner, it is anticipated the potential stormwater runoff from Lots 2-4 would naturally be channelled towards the centre of lot 1 and keep flowing towards the northern end towards Burley Griffin Way.

Under this proposal the creation of one additional vehicular crossings on Wynwood Road would have minimal impact and the costs of installing Concrete and Kerb and Guttering to the proposed development would be considerable and surplus to the needs of the subdivision under the current proposal.

Further, the absence of subterranean stormwater lines within the Wynwood Road reserve would negate to the need to install kerb and guttering to control and divert surface water to sub-surface drainage infrastructure.

6.2.2. Fire Fighting

While the subject lands are not located in a designated Bush Fire Prone area, the installation of a water tank dedicated to firefighting purposes would be recommended for proposed Lots 1 – 4 should they be further developed.

This is not a requirement for the proposed development as there is no written instrument, i.e., Development Control Plan, for the former Harden Shire which is currently enforced.

Should the land holder decide to install a dedicated firefighting tank, the tank should be of concrete construction and have capacity should be at least 20,000 Litres and be fitted with a 40mm Storz Water Coupling suitable for connection to the local brigade water tanker. The dedicated firefighting tank is to be kept full and to be used in the event of a grass fire and or house fire.

The two existing hydrant points have been located along the reticulated mains located in Bobbara Street (opposite the site). It would be envisaged that during a significant fire event, fire appliances would make use of the Hydrants located along Bobbara Street to fill tankers. However, in times of demand, alternative water sources, i.e. dedicated firefighting tanks, could be utilised by fire brigades to fight fires on the site.

It should be noted that in practice, it would be difficult to prevent land users from drawing water from the tank, however signage attached to the tank, stating the intended use of the water contained within, may prompt people to rethink drawing water from the tank. Furthermore, this installation of float valves to the tanks would allow reticulated mains to trickle feed the back up tanks.

6.2.3. Road Access.

Wynwood Road.

Wynwood Road is local road which serves as a throughfare between Burley Griffin Way and Bouyeo Road. The length of Wynwood Road is approximately 1.61km when measured from Google Maps.

Wynwood Road is a two lane, bitumen sealed road with soft edges and table drains to either side of the road. The local topography dictates that the table drain towards Burley Griffin Way.

No concrete kerb and guttering exists along Wynwood Road.

There is no permanent sign posted speed limit at the beginning of Wynwood Road, which would suggest that the speed limit is 100km/hr.

One formal point of access currently exists on the western side of Wynwood Road. The entry currently serves 39 Wynwood Road.

A second gravel vehicular crossing is situated 200m further south and provides access to Lot 241 in DP1128540. The entry point to Lot 241 is a gated entry point which is situated on or near its boundary.

Lot 241 does not seem to contain any dwellings, rather ancillary farming structures. No investigations were conducted regarding the ownership of Lot 241 in DP1128540



Figure 11: Google Maps aerial image with inserts of Google Street View images denoting the existing vehicular accesses along Wynwood Road.

Bobbara Street



Figure 12: Google Street View captured at the intersection of Bobbara Street and Redbank Lane

Bobbara Street runs between East Street and Wynwood Road in an East-west orientation and forms part of the southern boundary of the existing residential precinct (i.e. R1 zoning) of Harden.

Between East Street and Redbank Lane, Bobbara Street is a bitumen sealed 2 lane formation. Heading further east along Bobbara Street, the formation becomes an unsealed gravel formation. As Bobbara Street approaches the intersection of Wynwood Road, the formation returns to a sealed formation for the last 150m to assist in deceleration of vehicles approaching the intersection.

Heading west, between Redbank Lane and East Street, the sign posted speed limit is 50km / hr. Between Redbank Lane and Wynwood Road, the speed limit is not posted and as such, this would suggest that the speed limit increases to 100 km/hr, however the unsealed nature of the road formation in this section would call for a reduced speed limit to safely navigate the unsealed section of road.

A review of the publicly available road safety data indicates that there have been no serious incidents reported in this area for the reporting period of 2018-2022. Further discussions regarding road safety can be viewed in the Road Safety Review.

Burley Griffin Way

Burley Griffin Way is a State significant road which extends from Yoogali in the West through to Bowning in the east.

Being a state highway, Burley Griffin Way generally experiences high amount of Traffic daily.

Lot 1 in DP65839 does not have any points of entry off Burley Griffin Way.

Under this application, there are no entry points proposed for the Burley Griffin Way frontage. The complexities in obtaining the required approvals would make the project unfeasible and result in significant delays.

6.2.4. Proposed Entries

The proposed points of entry to the subdivision will be contained to the southern end of the development.

Proposed vehicular crossings, servicing Lots 2-4 are proposed along Bobbara Street. The proposed vehicular crossings will consist of recessed points of entry equipped with stock grids to prevent stock straying out onto the road reserve. The use of a stock grid in preference to a gated entry would allow vehicles enter the property without the need to stop.

Proposed Lot 1 will be furnished with a driveway from Wynwood Road similar to the driveways described above.

Given the semi-rural nature of the proposed allotments, the proposed configuration of the point of entry will be in keeping with the rural setting to which the blocks are situated, despite being located in an R1 zoning.

6.2.5. Road Safety Review



Figure 13: Snap Shot of Road safety statistics (2018-2022) for the Harden area captured from Transport for NSW Website.

<https://www.transport.nsw.gov.au/roadsafety/statistics/interactive-crash-statistics/people-crashes-by-lga>

Review of the Road safety statistics indicate that for the period between 2018 and 2022 there were no serious motor vehicle incidence in the vicinity of the proposed subdivision.

Reporting Data on the website was currently limited to the years 2018 – 2022.

6.2.6. Sight distances

A desktop review of the required and achievable site distances was undertaken in the preparation of this report.

Adopting a 5sec critical gap acceptance time and adopting the sign posted speed limit of 100km/hr, Figure 14– below, the acceptable sight distance is deemed to be 139m.

Table 3.6: Table of minimum gap sight distances ('D' metres) for various speeds

Critical gap acceptance time (t_a) (secs)	85 th percentile speed of approaching vehicle (km/h)										
	10	20	30	40	50	60	70	80	90	100	110
4	11	22	33	44	55	67	78	89	100	111	122
5	14	28	42	55	69	83	97	111	125	139	153
6	17	33	50	67	83	100	117	133	150	167	183
7	19	39	58	78	97	117	136	155	175	194	214
8	22	44	67	89	111	133	155	178	200	222	244
9	25	50	75	100	125	150	175	200	225	250	275
10	28	56	83	111	139	167	194	222	250	278	305

Figure 14: Table 3.6 obtained from AUSTROADS Guide to Road Design Part 4A Unsignalised and Signalised Intersections Ed3.2.

Wynwood Road provides clear and uninterrupted sight distances which exceed the required 139m distance required for the new driveways.



Figure 15: Aerial Image captured from Google Street view with inset images showing sight distances to the South and North.



Figure 16: Aerial Image captured from Google Street view with inset images showing sight distances to the East and West.



Figure 17: Aerial Image captured from Google Street view with inset images showing sight distances to the East and West.

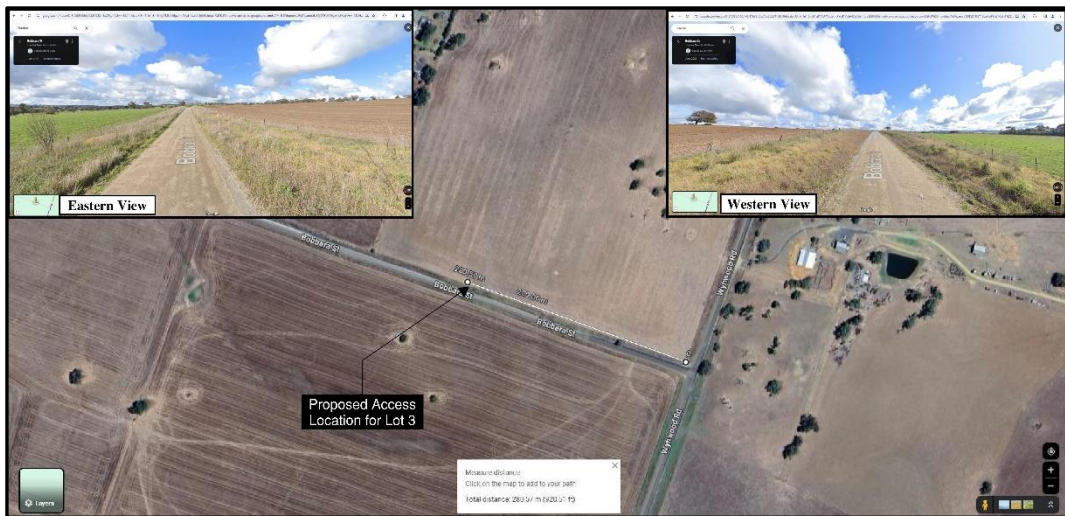


Figure 18: Aerial Image captured from Google Street view with inset images showing sight distances to the East and West.

7. Environmental Considerations

7.1. Terrestrial Biodiversity Map

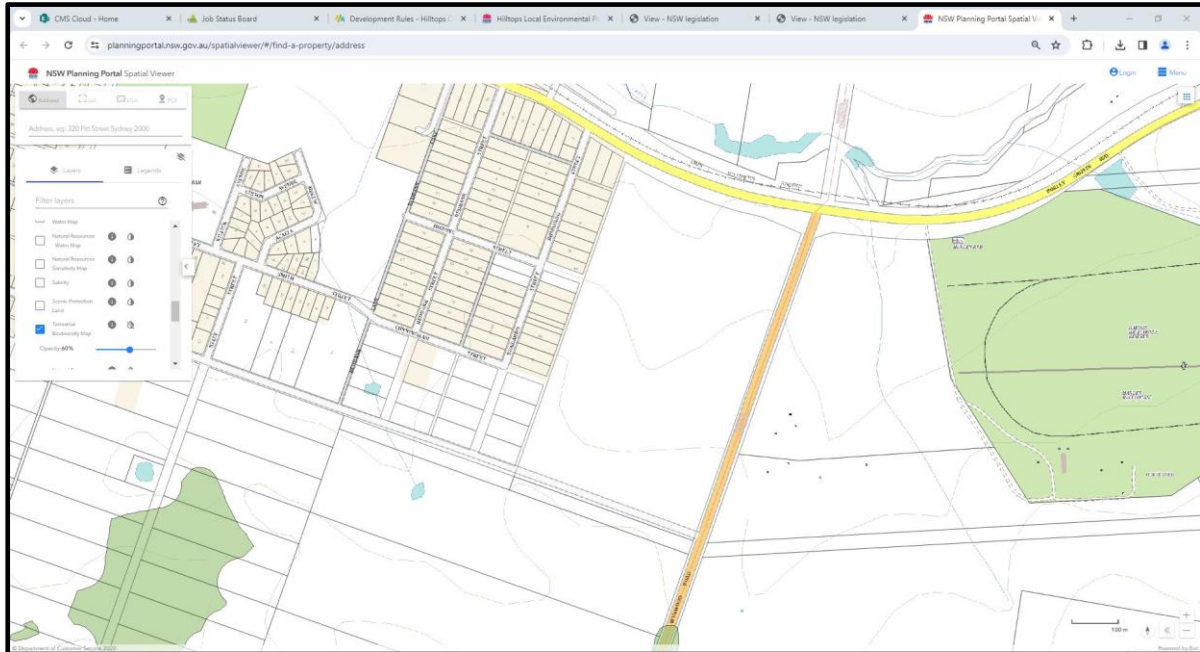


Figure 19 Screen shot captured from Hilltops Local Environment Plan 2022 mapping on the NSW Planning Portal Digital EPI Viewer – Terrestrial Biodiversity

No area within the subject allotment has been identified in the Terrestrial Biodiversity Mapping.

The site generally consists of pastoral grasslands with no significant stands of native trees which would otherwise provide habitat for local fauna.

7.2. Ground Water Vulnerability Map

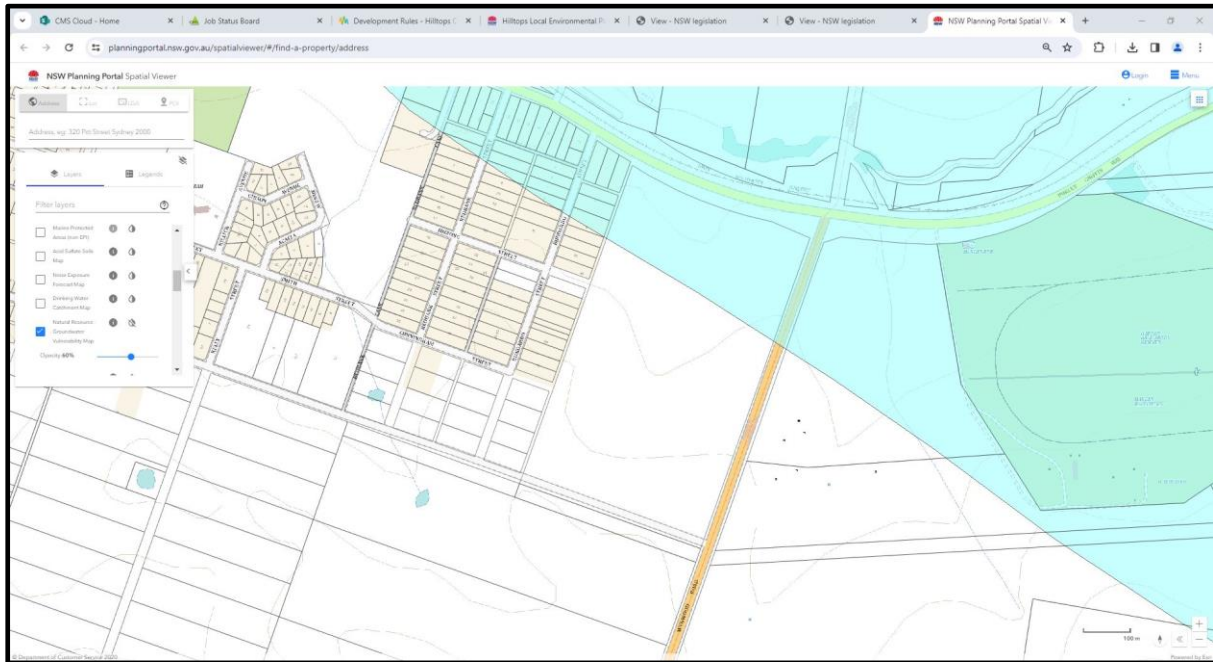


Figure 20 Screen shot captured from Hilltops Local Environment Plan 2022 mapping on the NSW Planning Portal Digital EPI Viewer – Ground Water Vulnerability.

Hilltops Local Environment Plan 2022 has identified areas within the subject property as designated Groundwater Vulnerability area.

The proposed subdivision will see 3 x 2.023Ha lots being created at the southern end of the site. Lot 1 will take up the residual area which will extend through to the northern boundary.

Consideration to the areas designated as being Ground Water vulnerable has been considered and in the proposed works, by restricting potential dwellings to the southern end of the development using building envelopes (Restriction on the use of Land) would constrain potential dwellings to the southern end of the proposed development.

Proposed On Site Sewer Management systems, would also be constrained to southern end of the development.

7.5. Riparian and Water courses map

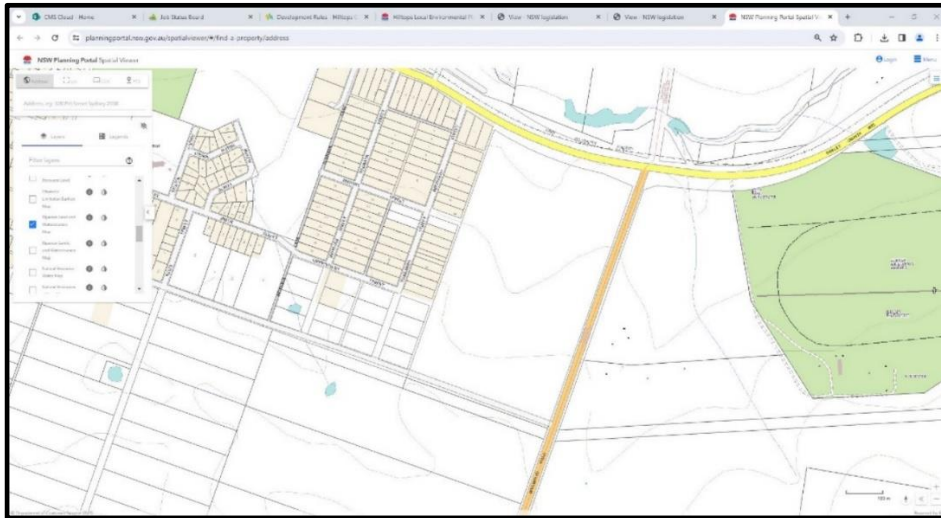


Figure 23 Screen shot captured from Hilltops Local Environment Plan 2022 mapping on the NSW Planning Portal Digital EPI Viewer – **Riparian and Water courses map**

Hilltops Local Environment Plan 2022 has not identified the subject property in its Riparian and Water courses map

7.6. Highly Erodible Soils Map

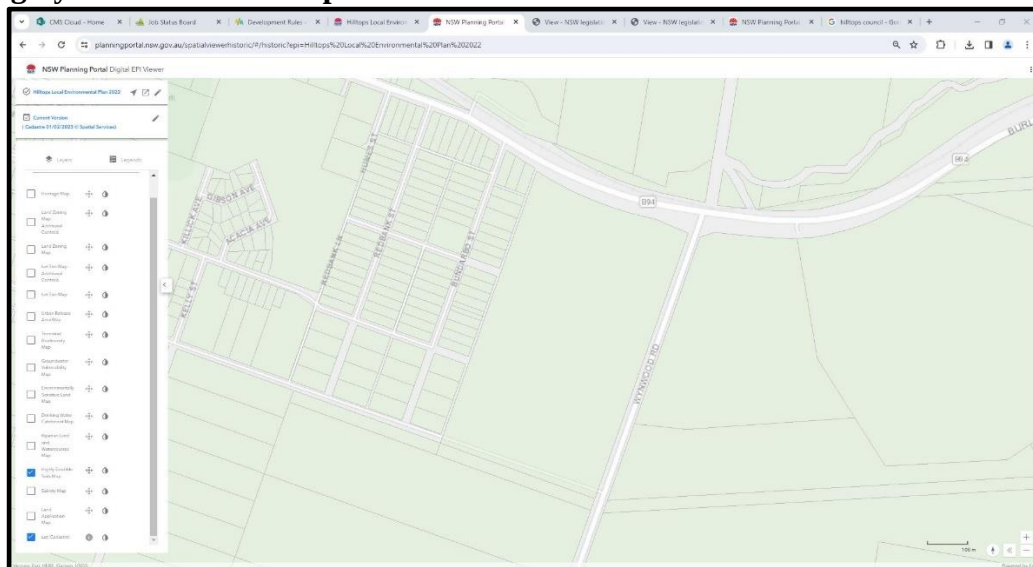


Figure 24 Screen shot captured from Hilltops Local Environment Plan 2022 mapping on the NSW Planning Portal Digital EPI Viewer – **Highly Erodible Soils Map**

Hilltops Local Environment Plan 2022 has not identified the subject property in its Highly Erodible Soils Map

7.7. Salinity Map

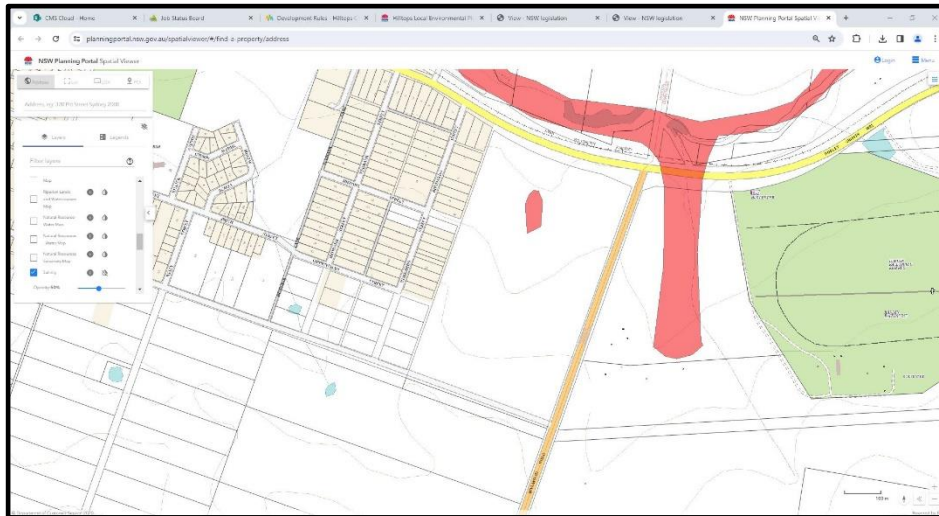


Figure 25 Screen shot captured from Hilltops Local Environment Plan 2022 mapping on the NSW Planning Portal Digital EPI Viewer – **Salinity Map**

Hilltops Local Environment Plan 2022 has identified a small, isolated pocket of the subject property in its Salinity Mapping.

Under this proposal, potential dwellings will be confined to the southern end of the proposed subdivision and as such, it is envisaged that the area identified will remain unaffected.

7.8. Heritage

Heritage mapping has not identified any historical items within the site.

7.9. Historical Imagery



Figure 26 Screen shot captured from Historical Image records Viewer (Circa 1968) .



Figure 27: Screen shot captured from Historical Image records Viewer (Circa 1986)

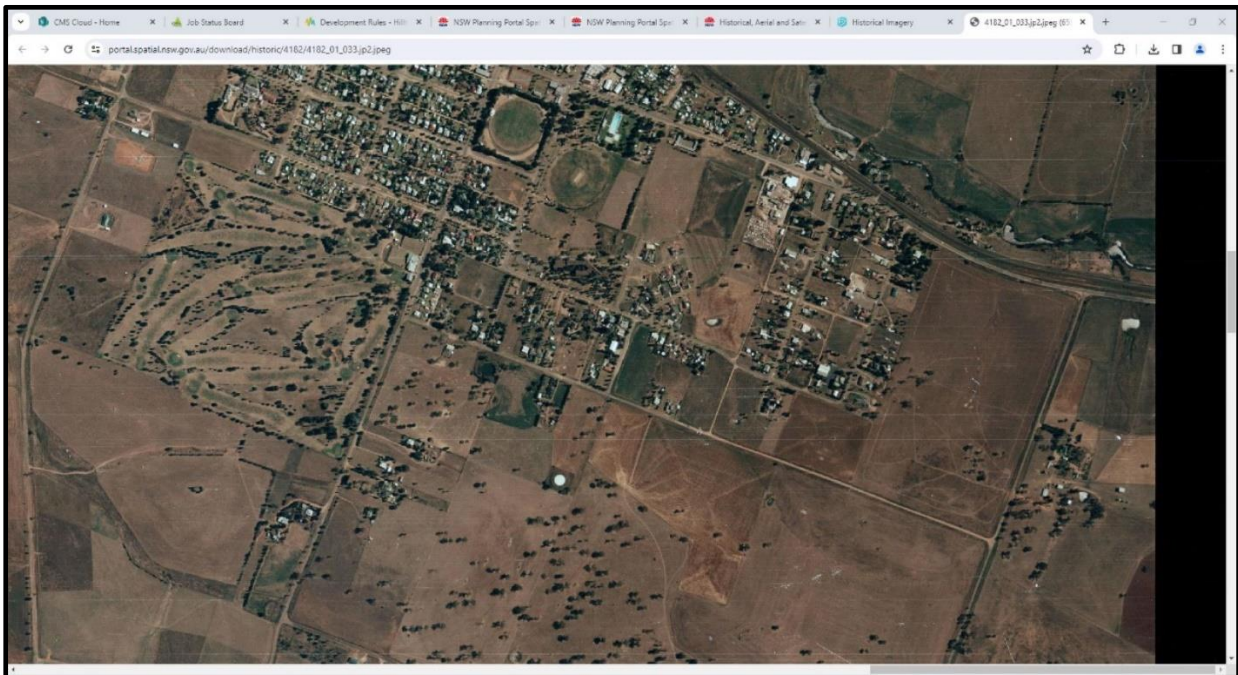


Figure 28: Screen shot captured from Historical Image records Viewer (Circa 1993)

Historical Imagery provided above does not suggest the at the subject land or those surrounding Lot 1 in DP65839 has been used for horticultural purposes.

7.10. Aboriginal Heritage Information Management System

A basic search on the AHIMS database has not returned any results regarding Aboriginal artefacts or of Aboriginal cultural significance on or near the site.

7.11. Site Amenity and Hazards

There is no evidence of soil instability or risk of subsidence or slip on the site.

7.12. Privacy, Views, and Overshadowing:

The proposed subdivision will have no adverse effects on Privacy, views, or Overshadowing.

The employment of building envelopes will ensure substantial separation between potential dwellings.

The building envelopes will also ensure future dwellings to maintain generous setbacks from adjoining property lines.

7.13. Air and Noise

It is not anticipated to be any changes to air quality or noise levels because of the proposal under this application.

7.14. Soil and Water

Under this application, earthworks required to service the proposed subdivision will generally be limited to the construction of the proposed driveway and upgrade of the existing point of entry.

7.15. Energy and Waste

Under this application, the proposed subdivision will provide an opportunity for an additional building entitlement and there is a potential for a new dwelling to be constructed upon the newly created vacant allotments, subject to council approval.

It is anticipated that future development upon the land will be in the form of a dwelling and as such, energy and waste generated by the future dwelling would result in a slight increase.

Applications for the collection of recycling and garbage will need to be arranged upon the land owner applying for a building approval.

7.16. Bushfire Prone Area

A check of the property address on the NSW Rural Bushfire website has not identified the subject allotments as being in a Bushfire Prone Area.

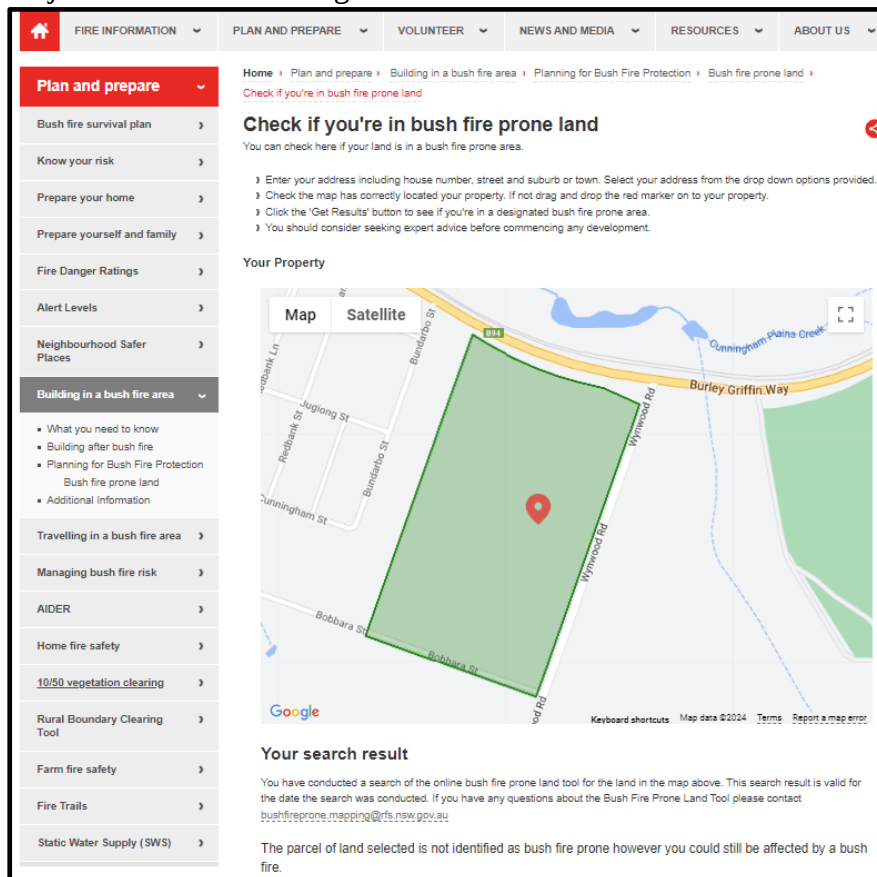


Figure 29: Screen shot captured from the NSW RFS website confirming that Lot 1 in DP65839 is not on a designated bush fire area

8. Suitability of the Site for the Proposal

Under the current framework of the Hilltops Local Environment Plan 2022, the proposed subdivision is deemed to be suitable with respect to the following aspects:

- The proposed subdivision will not overly burden the existing services.
- The proposed allotments are of generous sizes and would not significantly impact on the visual aesthetics of the surrounding environment.
- Overhead Powerlines passing over the site will provide mains power to the proposed development. Furthermore, the proposed allotments are being kept in close proximity to the existing powerlines.
- Due to the generous sizing of the proposed allotments, Sewer Management can be undertaken onsite rather than connecting to the reticulated sewer system, therefore reducing the burden on local infrastructure.
- The proposed development will not result in a significant increase on demands on local services.
- The proposed allotments will all have frontages to a public road.

9. Conclusion

The subdivision of one lot into four lots will have no significant adverse effects on the surrounding environment.

The subdivision will see an increased potential for future building opportunities.

We look forward to the council's favourable decision regarding this application. Should the assessing officer require any further clarification, please do not hesitate to contact CMS Surveyors Pty Ltd at this office.

10. Annexure

10.1. Certificate of Title – Lot 1 in DP65839

NSW LAND REGISTRY SERVICES		Title Search		Information Provided Through Aussearch Ph. 02 9054 6867 Fax.	
NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH					
FOLIO: 1/65839					

SEARCH DATE	TIME	EDITION NO	DATE		
21/11/2023	11:10 AM	2	19/6/2013		

LAND					

LOT 1 IN DEPOSITED PLAN 65839					
AT HARDEN					
LOCAL GOVERNMENT AREA HILLTOPS					
PARISH OF MURRIMBOOLA COUNTY OF HARDEN					
TITLE DIAGRAM DP65839					

FIRST SCHEDULE					

MARGARET LILIAN SMITH (AD A11810390)					

SECOND SCHEDULE (2 NOTIFICATIONS)					

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)					
2 LAND EXCLUDES THE ROAD(S) SHOWN IN CROWN PLAN 33032.1603					

NOTATIONS					

UNREGISTERED DEALINGS: NIL					

*** END OF SEARCH ***					

8540					
PRINTED ON 21/11/2023					
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. In track an approved NSW Information Provider hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 146(2) of the Real Property Act 1900.					
Copyright © Office of the Registrar-General 2023					
Received: 21/11/2023 11:10:43					

10.2. AHIMS Report



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 23008

Client Service ID : 867464

CMS Surveyors Pty Ltd

Date: 26 February 2024

PO Box 525

Cootamundra New South Wales 2590

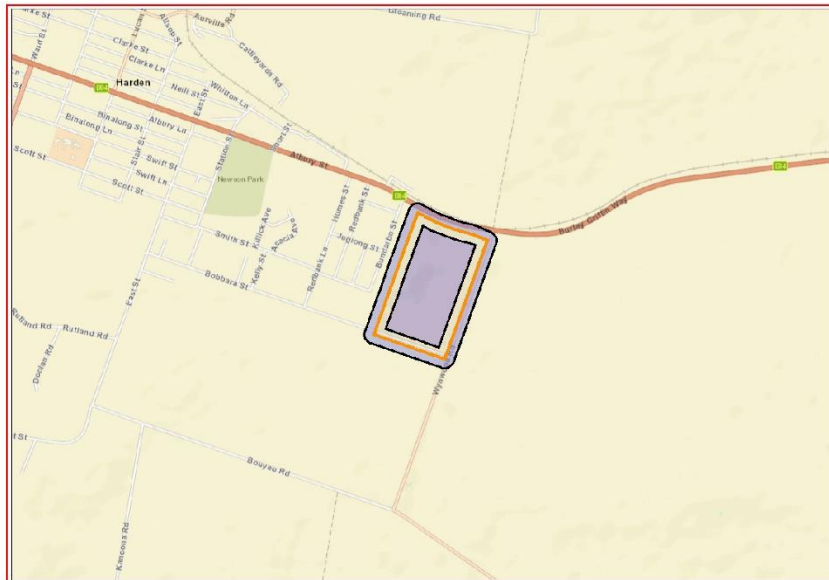
Attention: Peter Gailey

Email: coota@cmssurveyors.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP65839, Section :- with a Buffer of 50 meters, conducted by Peter Gailey on 26 February 2024.

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.* |

10.3. Planning Portal – Property Report – Page 1



Property Report

WYNWOOD ROAD CUNNINGAR 2587



Property Details

Address: WYNWOOD ROAD CUNNINGAR 2587
 Lot/Section 1/-/DP65839 251/-/DP1128538
 /Plan No:
 Council: HILLTOPS COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)
Land Zoning	R1 - General Residential: (pub. 23-12-2022) RU1 - Primary Production: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	40 ha 700 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Groundwater Vulnerability	Groundwater Vulnerability
Salinity	Saline Land

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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10.4. Planning Portal – Property Report – Page 2



Property Report

WYNWOOD ROAD CUNNINGAR 2587

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	YOUNG
Regional Plan Boundary	South East and Tablelands

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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2 / 2

10.5. Planning Portal – 23008Aident_sheet 1

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



SURVEYORS REPORT

Mr Paul Miller
Hilltops Council
189 Boorowa Street
Young NSW 2594

Date: 13/3/2024
Our Ref: 23008A ident
Page: 1 of 2

Dear Mr Miller,

RE: IDENTIFICATION SURVEY OF ROAD FORMATION
PROPERTY: BOBBARA STREET, HARDEN

Land situated at in the Local Government Area of Harden, Parish of Murrumbulla, County of Harden being the whole of the land comprised in Computer Folio Identifier 1/724232 being the whole of the land contained within Lot 1 in Deposited Plan 724232. Red edging delineates the boundaries of the subject land as shown on the accompanying sketch dated 13/3/2024.

In accordance with your instructions, we have surveyed part of the above-described land for identification purposes and for the exclusive use associated with this particular transaction, noting that if any additional structure is to be erected on the subject land the boundaries should be marked for that purpose. The information in the report and sketch should not be used for any other purpose. This survey is based on a Title search dated 13/03/24.

We have attended site on 21/2/2024 and located the Road formation and water main located within the subject land.

The position of the abovementioned features relative to the boundaries of the land is shown on the accompanying sketch. We confirm that the abovementioned structures stand wholly within the subject land as shown on the sketch.

It should be noted that there are significant errors in the charting of the subject land as shown on the parish map, these errors are replicated on the electronic charting website known as "six maps", and the Cadastral Records Enquiry map produced by the NSW Land Registry Service. This error is further exacerbated by an error in the title of the adjoining land, being Lot 1 in DP65839, not excluding the subject land from their folio identifier. If detailed searching is not undertaken of prior historical titles, it would appear that the road is located in the adjoining land. We recommend that the Land registry service is contacted to correct the errors in the cadastral mapping and charting. CMS surveyors can undertake this on your behalf.

The subject land is under the ownership of Hilltops Council (Formerly Murrumburrah Council), there does not appear to have been any actions formerly dedicating this land as Public Road.

The dimensions shown in the accompanying sketch locate the building for identification purposes only and not for construction set out.

Yours faithfully,
C.M.S Surveyors PTY. Limited



Stephen R Emery
Registered Land Surveyor



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10.6. Planning Portal – 23008Aident_sheet 2

