



Rezoning Submission

Lots 16 & 17 DP 756897 Hill End Road, Mudgee

Adam Woods

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1.0 INTRODUCTION

1.1 Background

This rezoning submission is made to Mid-Western Regional Council seeking support in principle for the rezoning of land under the Mid-Western Regional Local Environmental Plan 2012 from the RU1 - Primary Production zone to IN1 - General Industrial zone.

The subject land consists of two (2) lots being Lots 16 and 17 DP 756897, Mudgee. The subject land is located on the northern side of Hill End Road approximately 1km west of the Castlereagh Highway, on the northern edge of the town of Mudgee.

This submission has been prepared on behalf of Adam Woods by Barnson Pty Ltd, following a site inspection and review of current planning instruments and Development Strategies, as part of the consolidated Mid-Western Regional Local Environmental Plan 2012.

The subject land forms part of an area along the north side of Hill End Road which is identified in the Mid-Western Regional Comprehensive Land Use Strategy as a 'future industrial development opportunity' area, subject to further site specific investigations. Based on a preliminary assessment the land is recognised for its suitability to form part of an industrial estate along Hill End Road noting other industrial type uses nearby on the south side of Hill End Road including Council's waste depot and new waste water treatment plant. The land is also separated from existing and future residential areas to the south thereby ensuring land use conflict is minimised.

In considering the existing use and zoning, the land is already heavily fragmented whereby the existing small lot sizes of 9ha - 10ha are deemed unviable to support sustainable agriculture.

The submission consists of two copies of this report, including

- Planning Report prepared by Barnson Pty Ltd; and
- Maps and Plans by Mid-Western Regional Council and Barnson.

1.2 Proponent

Adam Woods

1.3 Consultant

Barnson Pty Ltd

Ben Rourke - Senior Town Planner

4 / 108 - 110 Market Street

Mudgee 2850

2.0 OVERVIEW OF SITE CHARACTERISTICS

2.1 Site Location

The subject land consists of two (2) lots being Lots 16 and 17 DP 756897 Hill End Road. The subject land is located on the northern side of Hill End Road approximately 1km west of the Castlereagh Highway, on the northern edge of the town of Mudgee.

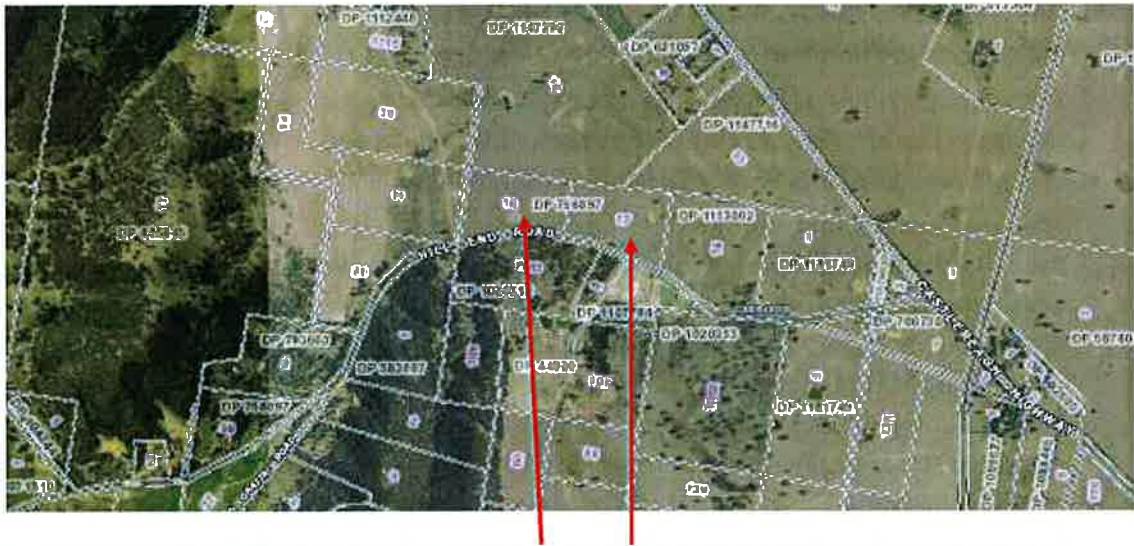


Figure 1 - subject land: Lots 16 & 17 DP756897 Hill End Road

2.2 Property Description, Ownership & Zonings

The subject land consists of two adjoining lots on the northern side of Hill End Road as described in **Table 1**. The subject land is currently zoned RU1 - Primary Production pursuant to the Mid-Western Regional Local Environmental Plan 2012 (the LEP). Refer to Map 2A, in **Appendix A**.

The proposed rezoning is to IN1 - General Industrial pursuant to the LEP. Refer to Map 2B, in **Appendix A**. The pattern of ownership is described in **Table 1**.

Table 1: Property description, ownership, lot size and preferred zoning

Lot	DP	Ownership	Lot Size	Existing zoning	Suitable Zoning
16	756897	Adam Woods	9.25ha	RU1 - Primary Production	IN1 - General Industrial
17	756897	Adam Woods	9.99ha	RU1 - Primary Production	IN1 - General Industrial
Total Area			19.24ha		

2.3 Landform and Topography

Soils of the site are included in the group 'Craigmore', these soils generally occur within and around Mudgee, and on the eastern and western side of the Cudgegong River. Soil types within the group include: Non-calcic Brown Soils and Red Earths on very old Quaternary alluvium. Yellow Podzolic-Solodic Soils intergrades on lower areas and some leached loams on lower terraces adjacent to major streams (Lawrie, B.W. and Murphy, J.W. (1998), Soil Landscapes of the Dubbo 1:250 000 Sheet, Department of Land and Water Conservation of NSW, Sydney).

In broad geological terms, the area lies upon Quaternary rocks described as '*alluvial silt, clay, sand with variable humic content, sporadic peddle to cobble sized unconsolidated conglomeratic lenses*'. Underlying this series of rocks is the Narrabeen and Sydney Basin Groups of rocks of Triassic and Permian ages (NSW Mineral Resources, 1:100 000 Geological Map, 2000).

A description on salinity is not available.

Lot 16 has a mild fall generally to the northeast with a dam towards its southern boundary capturing surface runoff. Lot 17 has a minor stream traversing the site in a north-easterly direction which drains into a dam towards the lower north-eastern side of the site, with the landform rising to the south-west and south-east above the stream. The level of the land ensures that future development will nestle comfortably below the vegetated level of the hills to the west, which is of scenic landscape significance to Mudgee.

2.4 Land-uses

The subject land is vacant and cleared, with Lots 16 and 17 both having a dam. The land was formerly part of a larger rural holding to the north and south of Hill End Road which was used as grazing land. Refer to **Photo 1** and **Photo 2**.



Photo 1: View from south-east corner of Lot 17 looking north



Photo 2: View of Lot 16 looking north west from Hill End Road

2.5 Surrounding Development

The surrounding development is summarised as follows:

- To the north is grazing land (Lot 10 DP1147292) and 3 rural residential properties fronting Castlereagh Highway which are zoned R5 - Large Lot Residential;
- To the east are two small rural lots also owned by the proponent (Lot 18 DP113002 and Lot 1 DP1181749), and the Honey Haven recreational facility which fronts the Castlereagh Hwy along its north-eastern boundary;
- To the south is land owned by Mid-Western Regional Council and used for processing and deposition of waste, along with Council's new sewage treatment plant. This land is zoned SP2 - Waste Management Facility under the LEP;
- To the west of the site along the north side of Hill End Road is grazing land zoned RU1 - Primary Production.

Refer to Aerial Map in **Appendix A**.

Noting the range of land uses in the surrounds and its heavily fragmented state, the proposed development is therefore unlikely to result in any significant conflicts with adjoining landuses, nor adversely impact on sustainable agricultural practices in the locality.

2.6 Flora and Fauna

The subject land is predominantly cleared having a long established use as low intensity grazing land. Three Established eucalypt trees are noted adjacent to the northern boundary of the land, with vegetation apart from these limited to grasses. No fauna was observed onsite, however it is acknowledged that the site may be inhabited on occasion by roaming kangaroos and certain avian species. Based upon this it is unlikely that any flora shall be disturbed as part of any future development relating to the possible rezoning of the site, and no core habitat for local fauna will be threatened.

2.7 Heritage

There are no heritage items listed for the subject site in the New South Wales Heritage Register (NSW Heritage Council, 2010) or the Mid-Western Local Environmental Plan 2012.

The National Parks and Wildlife Act 1974 provides for the protection of Aboriginal relics/sites across New South Wales regardless of significance, land tenure and whether or not they are recorded in the NPWS Sites Register. It is an offence to knowingly damage, deface, cause or permit the destruction of an Aboriginal relic or place without the prior written consent of the director general of NPWS.

An archaeologist or Aboriginal consultant has not surveyed the subject lot. However, no Aboriginal heritage items or sites have been recorded at or near the subject site in the New South Wales Heritage Register (NSW Heritage Council, 2010). Refer to **Appendix D** for searches conducted utilising the Aboriginal Heritage Information Management System (AHIMS) for advice to this effect.

2.8 Flooding

A natural streamline traverses through Lot 17 to the north-east into a dam, however it is not considered a significant watercourse. A check of Council's Flood Map confirms that the site is not flood prone land, noting it is comfortably above the 1:100 year ARI flood level as shown on the Map.

2.9 Noise

Noise measurements of background levels have not been undertaken onsite. The main contributor to noise in the vicinity is considered to be created by traffic along Hill End Road and heavy plant equipment in operation at Council's waste management facility. Rural activity on adjacent sites is limited to low intensive livestock grazing, contributing little in the way of noise.

2.10 Services

Water - The recent rezoning of the "Carleon" land nearby to the south-east to R1 - General Residential will result in a northward extension of existing reticulated water supply from its southern boundary on Fairydale Lane to its northern boundary at Hill End Road. It is envisaged that upon completion of this, the water line could be further extended along Hill End Road to service future development including to the subject site.

Sewer - The new Waste Water Treatment Plant which is being constructed by Council within its waste depot site adjacent to the south is identified as having capacity to accommodate treatment of waste water generated by future industrial development that would occupy the site subject to support of the proposed rezoning to IN1 - General Industrial.

Stormwater - The site falls from Hill End Road resulting in surface runoff draining into existing on-site dams on both Lots 16 and 17. Future development on the subject land can incorporate best practices in terms of stormwater management such as nutrient reduction measures, on site detention and harvesting for reuse as non-potable water and landscape irrigation.

Power / communications - Both electricity and telecommunications services are available to the subject land.

2.11 Access

The subject land has frontage to Hill End Road, which is a sealed arterial road along its southern boundary. As an arterial road it is considered an appropriate standard of access for the proposed rezoning to IN1 - Industrial, noting future industrial development will require road standards capable of accommodating heavy vehicle movements.

As part of any future development of the site, a new road will form part of the land subdivision which will require provision of an intersection with Hill End Road as indicated in the Concept Plan attached at **Appendix B**. Additional detail can be provided as required by Council.

2.12 Bushfire

The southern boundary of the site fronting Hill End Road is identified as the boundary of the 'buffer zone' of bushfire prone land which extends to the south according to Mid-Western Regional Council's Bushfire Prone Land Map. Refer to Map in **Appendix B**.

The subject land consists predominantly of Bushfire Prone Vegetation – Category 2 Grassland. The generally cleared nature of the site (lots) is likely to support any required Asset Protection Zones. The bush fire risk is likely to be adequately managed by normal building practices, combined with ongoing maintenance of buildings and yards by owners and/or occupiers. Static water supply will need to be addressed in accordance with the requirements of Council and NSW Fire Brigades Service.

3.0 PROPOSED DEVELOPMENT

3.1 General

This proposal seeks the Mid-Western Regional Council's support to rezoning the subject land from the RU1 - Primary Production zone, to IN1 - General Industrial zone pursuant to the Mid-Western Regional Local Environmental Plan 2012. The intention of rezoning the land in this manner is to permit the future subdivision of the land and its development for industrial purposes consistent with the objectives of the IN1 - General Industrial zone.

Significantly, the land is identified as part of an area along the north side of Hill End Road which is identified in the Mid-Western Regional Comprehensive Land Use Strategy as a 'future industrial development opportunity' area, subject to further site specific investigations, which this report serves to provide.

3.2 Lot Yield

The subject land comprises of two lots a having a total area of approximately 19.24 hectares. Under the current RU1 - Primary Production zone, the minimum lot size is 100ha whereby the two lots are both undersized and therefore cannot be further subdivided. The land is cleared and vacant with sealed main road frontage and is therefore well placed to support subdivision and future industrial development as recognised in Council's Comprehensive Land Use Strategy.

The minimum lot size for land in Mudgee that is zoned IN1 - General Industrial is 2,000m² as confirmed from the LEP lot size maps. Accordingly the minimum lot size to accompany this proposal is 2,000m². Based on this minimum lot size, the potential lot yield is likely to be as follows:

Table 2: potential lot yield

Lot	DP	Owner	Lot Size	Existing RU1 zone
16	756897	A Woods	9.25ha	1 lot (existing undersized lot)
17	756897	A Woods	9.99ha	1 lot (undersized lot)
Total Area			19.24ha	2 lots
				Proposed IN1 zone
Consolidated lot		A Woods	19.24ha	
- 10% roads developed		Council	- 1.9ha*	
- offset areas		To be determined	- 2ha*	
NET AREA		Individual owners	15.34ha	76 lots

* approximate measurement

With a 10% of site area allowance for roads to service an industrial subdivision and an offset areas of approximately 2ha, the total developable area is approximately 15.34ha with a maximum potential lot yield calculated to be 76 lots.

In order to provide for a range of lot sizes ranging as proposed from 2,060m² to 1.246ha, limit crowding of future buildings with frontage to Hill End Road and responding to the sloping form of the land, a yield of 55 lots is proposed in the Concept Plan and may be subject to revision following rezoning of the land and further consultation with Council. Refer to attached Concept Plan at **Appendix B**.

The subdivision yield is to be finalised following rezoning whereupon a detailed plan of proposed subdivision and services shall be prepared.

4.0 SITE OPPORTUNITIES – SUBSTANTIAL PUBLIC BENEFIT

4.1 Existing zoning constraints to development

The land subject to the proposed rezoning is zoned RU1 - Primary Production under the provisions of the Mid-Western Regional Local Environmental Plan 2012, with a minimum lot size of 100ha. This minimum lot size carries over from the previous Interim LEP 2008 whereby the land was zoned Agriculture with a minimum lot size of 100ha.

The current zoning as RU1 - Primary Production effectively limits the use of the land to its current use as grazing land. The current zone and land use is not considered the highest and best use of the subject site. This is due to the relatively small areas of both lots that form the site, the heavily fragmented state of RU1 zoned land in the locality (both in terms of small lot sizes and number of separate owners), the close proximity of the land to existing urban areas and general limitations of the land to carry out agricultural production.

4.2 Consideration of proposed zoning

The proposed rezoning of the land to IN1 - General Industrial permits a wide range of industrial related development as indicated in the 'Permitted with consent' land use table for the zone:

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Offensive storage establishments; Plant nurseries; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres

Consideration of the rezoning proposal against the zone objectives is provided as follows:

Objectives of zone

- *To provide a wide range of industrial and warehouse land uses.*

Comment - The proposal provides for an indicative industrial land supply of 55 lots ranging from 2,060m² to 1.246ha. With this relatively large addition of industrial lots to existing industrial lands in Mudgee, it is envisaged that they would accommodate a wide range of industrial and warehouses uses in accordance with the range of types of development / land use permissible in the zone.

- *To encourage employment opportunities.*

Comment - With an indicative 55 industrial lots, employment generation would likely range from 2 - 20 persons, thereby potentially creating between 500 - 1,000 jobs. As of the 2006 Census, Mudgee's labour force status was recorded at approximately 4,000 jobs. Accounting for employment growth in Mudgee since 2006 (resulting primarily from mining, construction, tourism and services), the creation of at least 500 additional jobs would likely increase local employment opportunities by upwards of 10%.

The creation of at least 500 additional jobs would attract new residents to Mudgee, thereby having a multiplier effect on employment generation in local construction, retail and services. Consequently the proposal is considered to generate a significant increase in employment opportunities to Mudgee.

- *To minimise any adverse effect of industry on other land uses.*

Comment - The surrounding land uses comprise a mix of land uses including grazing land and large lot residential to the north, a tourist and recreation facility to the east and Council's waste depot and new waste water treatment plant to the south. Based upon this mix of land uses and close proximity to the waste water treatment plant and its sealed main road frontage, the site is recognised as being suitable for industrial development in Council's Land Use Strategy. In terms of future development in the surrounds, the land is also separated from existing and future residential areas to the south thereby ensuring land use conflict is minimised.

- *To support and protect industrial land for industrial uses.*

Comment - Subject to the site being rezoned to IN1 - General Industrial, the future development of lots created through subdivision of the land would be required to be permissible in the zone and demonstrate consistency with the objectives of the zone. Further consideration in this regard will given at the Development Application stage of each lot.

- *To promote a safe and efficient network for the movement of heavy vehicles and to minimise the intrusion of heavy vehicles into nearby residential areas.*

Comment - The proposed Concept Plan of subdivision has been designed to ensure heavy vehicle access into each lot of the subdivision with satisfactory road width and sight distance. The proposed access and egress to the subject land is from Hill End Road which intersects with the Castlereagh Highway approximately 1km to the east. As a result no existing residential areas will be affected by heavy vehicles entering and exiting the site, whilst traffic generated from future industrial development along Hill End Road will bypass the future residential development of the 'Caerleon' site located on the southern side of Hill End Road.

4.3 Summary of opportunities and constraints

The main planning opportunities relating to the proposed rezoning of the subject land, include the following:

Location - The site is located on the northern edge of Mudgee away from existing and future residential development, with sealed road frontage and close proximity to the Castlereagh Highway, thereby making its location suitable for industrial development.

Environment - The site is predominantly cleared in its current state as grazing land, with no likely presence of any threatened or endangered flora and fauna.

Land use compatibility with surrounds - The surrounding land uses comprise a mix of land uses including grazing land and large lot residential to the north, a tourist and recreation facility to the east and Council's waste depot and new waste water treatment plant to the south. Based upon this mix of land uses, the proposed industrial zoning of the land and its future industrial use is considered compatible with the surrounding land uses.

Potential land supply - An indicative supply of 55 industrial lots as shown in the Concept Plan will provide a significant contribution to Mudgee's existing supply of industrial land which is substantially developed.

Services - Reticulated water supply may be achieved with an extension along Hill End Road from the reticulated water line to be installed through and servicing the Caerleon residential development, located nearby to the south-east. Sewer services can also be provided with connection to Council's new Waste Water Treatment Plant nearby to the south. Stormwater can be recycled on site for irrigation purposes and drained in a controlled manner from the site. Both electricity and telecommunications services are also available to the subject land.

Land use suitability - The subject site is located on the northern edge of Mudgee and benefits from sealed main road access with close proximity to the Castlereagh Highway, whilst being physically removed from sensitive residential land to the south and conservation land to the west. Existing physical infrastructure services may be extended to connect with the subject land. Other industrial type land uses nearby including Council's waste management facility and Waste Water Treatment Plant underpin the suitability of the subject land for industrial development.

No physical constraints are identified that would hinder the future subdivision and development of the land for industrial purposes, noting:

- The subject land provides an opportunity to be designed in such a manner as to ensure visual and acoustic privacy, both from within the development and its surrounds;
- The subject land has no known contamination issues. The site has not been occupied by any activity with the potential to cause any significant soil contamination;
- There are no obvious signs of salinity over the subject land;
- The subject land does not appear to be flood prone land;
- The site is located on the outer edge of a Bushfire Prone Area, however the bush fire risk is likely to be adequately managed by normal building practises, combined with ongoing maintenance of buildings and yards by owners and/or occupiers.
- The site does not contain any known items of heritage significance, nor is it located close to any known items of heritage;
- The subject land as it currently exists is not of a size or capability to allow fulltime agricultural pursuits to be undertaken on the land;
- The subject land is not identified as prime agricultural land that would be viable for a sustainable agricultural enterprise given its limited area;
- It is also unlikely that additional land can be acquired to make the subject land worthwhile for sustainable agricultural use;
- The proposed rezoning of the land to IN1 - General Industrial is considered a higher and more appropriate use on the subject land, in that it provides an opportunity for a development capable of providing a positive physical, social and economic contribution to the Mudgee, noting its limited existing industrial land supply.

5.0 STRATEGIC CONTEXT

5.1 Contribution to Land Supply

The proposed rezoning of the subject land to IN1 - General Industrial supports Council's Comprehensive Land Use Strategy which identifies the subject land as 'future industrial development opportunity'.

Due to its location and few constraints the subject land can be readily incorporated into Council's plans for future industrial development in Mudgee.

From review of industrial development in Mudgee it is apparent the town has experienced significant industrial growth over the past 5 - 10 years with the recent development of land zoned General Industrial and Business Development in Industrial Ave and Depot Road, in south Mudgee. Older vacant lots appear to either not be on the market or physically constrained from future development. The result is that there appears to be scope for supporting further industrial development in accordance with Council's Land Use Strategy.

The local real estate market has witnessed (particularly in the last 12 months) an upsurge in enquiries and sales for lots zoned General Industrial and Business Development. The Professionals Mudgee Real Estate partner (and proponent) Mr Adam Woods attributes this recent interest to an increase in demand for vacant serviced lots with adequate site area to allow an industrial business to grow. Refer to further details in correspondence from The Professionals in **Appendix C**.

5.2 Key Council Strategies

The rationale for supporting the rezoning can be found in Council's key planning strategies and instruments.

The following is a brief summary of local government planning strategies and instruments which are relevant to future planning of the site:

5.2.1 Mid-Western Regional Comprehensive Land Use Strategy

The Mid-Western Regional Comprehensive Land Use Strategy ("the Strategy") dated October 2009 provides *"a basis for identifying options...to meet long term urban and rural growth needs... and provide direction for targeted growth in specific areas.*

The Strategy commenced preparation in 2007 by Parsons Brinkerhoff consultants for Council, and was adopted in 2009. In relation to the proposed development, the Strategy specifically recognises land near Mudgee Waste Transfer Station along Hill End Road as a suitable location for heavier industries.

The Strategy's recognition of the site as suitable for industrial development and the shortage of vacant industrial land are the key factors providing the proponent with impetus to proceed with the proposed rezoning request.

5.2.2 Mid-Western Regional Local Environmental Plan 2012

The general objectives of the plan support the rezoning of the land for industrial use as it shall be appropriately located having regard to environmental constraints, accessibility and existing land-use patterns. The general objectives also support the rezoning of the site for industrial use as it achieves orderly and efficient development of the site. Consideration of the zone objectives as provided in Section 4.2 of this report indicate that future subdivision and industrial development of the subject site may be carried out in an orderly manner without adversely impacting on the surrounds.

5.3 Section 117 Directions

Pursuant to Section 117(2) of the *Environmental Planning and Assessment Act, 1979*, any relevant planning direction issued by the Minister must be followed by Council upon determining to prepare a new Local Environmental Plan (LEP) or an amendment to its LEP as initiated by a Planning Proposal.

The directions that are relevant to the proposal are identified as follows:

- Direction 1.1 - Business and Industrial Zones
- Direction 1.2 - Rural Zones
- Direction 1.5 - Rural Lands

5.3.1 Direction 1.1- Business and Industrial Zones

Consideration is given to this direction whereby the proposal seeks rezoning of rural land zoned RU1 - Primary Production to zone IN1 - General Industrial. *The Direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).* With a proposed industrial zone being the case, this direction therefore applies.

The objectives of this direction requiring consideration are addressed as follows:

(a) *encourage employment growth in suitable locations,*

Comment - The proposed Concept Plan provides an indicative supply of 55 industrial lots which will provide a significant contribution to local employment opportunities in Mudgee. The suitability of the site is underpinned by Council's Land Use Strategy which identifies the site as a suitable location for heavier industries (refer to **Section 5.2.1** of this report).

(b) *protect employment land in business and industrial zones, and*

Comment - Existing and future industry within existing industrial zoned land located in south Mudgee will not be affected by the proposal. With Mudgee experiencing a long term shortage of industrial land, this may result in an increase in industrial land sales price and rent which may influence some industry to locate elsewhere. The proposal will significantly address the industrial land shortage, thereby assisting local industry to remain in Mudgee and encourage new regional industries to locate in Mudgee.

(c) *support the viability of identified strategic centres.*

Comment - Future industrial development of the subject land will be serviced by the town of Mudgee which is identified as a regional strategic centre. Future occupants of the land will result in an increase in local population and will support local businesses in Mudgee to grow, thereby reinforcing its long term viability as a regional centre.

5.3.2 Direction 1.2 - Rural Zones

Consideration is given to this direction whereby the proposal seeks rezoning of rural land to permit large lot residential subdivision. As stated, the objective of this direction is to *protect the agricultural production value of rural land.*

In circumstances where a Planning Proposal is inconsistent with this Direction, justification is required of the proposal in accordance with a Strategy that has been endorsed by the Department of Planning. In the circumstances of this Planning Proposal, the site is identified for potential rezoning under the Council's Strategy, with this report prepared to demonstrate consistency of the Planning Proposal with Council's Strategy.

5.3.3 Direction 1.5 - Rural Lands

Consideration is given to this direction which applies where *a planning proposal affects land within an existing rural zone, and where the proposal changes the existing minimum lot size on land within a rural zone.*

The direction requires the proposal to be consistent with the rural planning and subdivision principles listed in *State Environmental Planning Policy (Rural Lands) 2008*. Notwithstanding, a planning proposal may be inconsistent with the direction if the proposal is justified by a strategy that identifies the land for future rezoning (that the proposal is consistent with), and the strategy has been endorsed by the Department of Planning.

In the circumstances of this Planning Proposal for rezoning the site to IN1 General Industrial, the site is identified for potential rezoning for industrial development under the Council's Strategy, with this report prepared to demonstrate consistency of the Planning Proposal with Council's Strategy.

6.0 CONCLUSION

Rezoning of the land is generally consistent with the objectives set out in Council's planning instruments, and planning strategies including the Mid-Western Regional Comprehensive Land Use Strategy and the Mid-Western Regional Local Environmental Plan 2012. Rezoning of the land would facilitate a future industrial subdivision and industrial development in close proximity to existing services and facilities. The site presents few physical constraints to development. It would result in:

- Development that is suitable in the locality;
- Development that would be compatible with adjoining and adjacent landuses;
- Development that shall support demand for industrial purposes including light industry and storage;
- Development to ensure appropriate and sufficient supply of industrial land in and around Mudgee.

Council is encouraged to support the rezoning submission and take all necessary steps to amend the Mid-Western Regional Local Environmental Plan 2012, enabling industrial subdivision and development of the subject land.

We would be happy to meet with Council representatives to discuss this matter further and should Council require any further information please contact the undersigned at our Mudgee office.

Yours faithfully

BARNSON PTY LTD

Ben Rourke - BTP, MEnvLaw

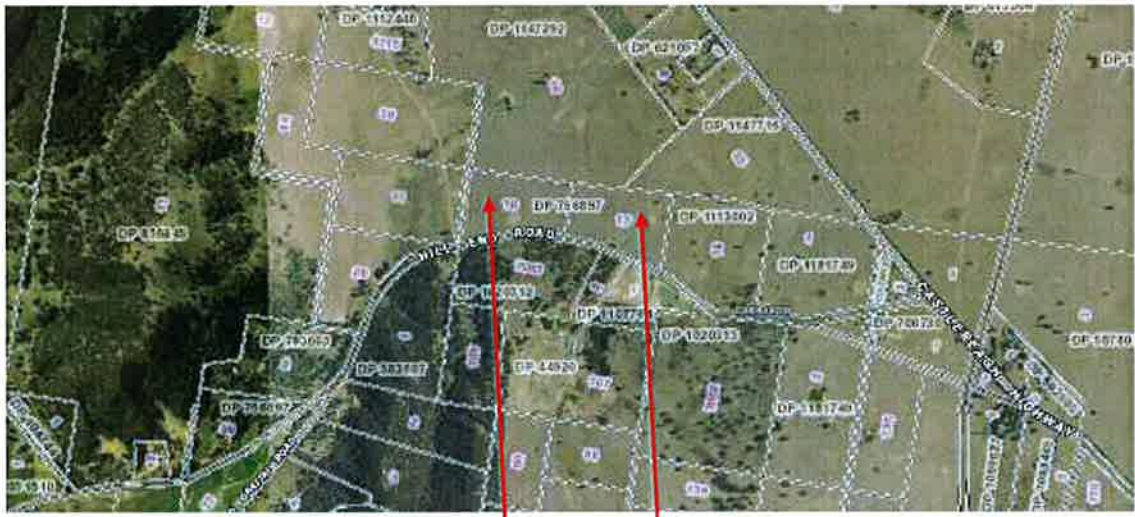
SENIOR TOWN PLANNER

Appendix A

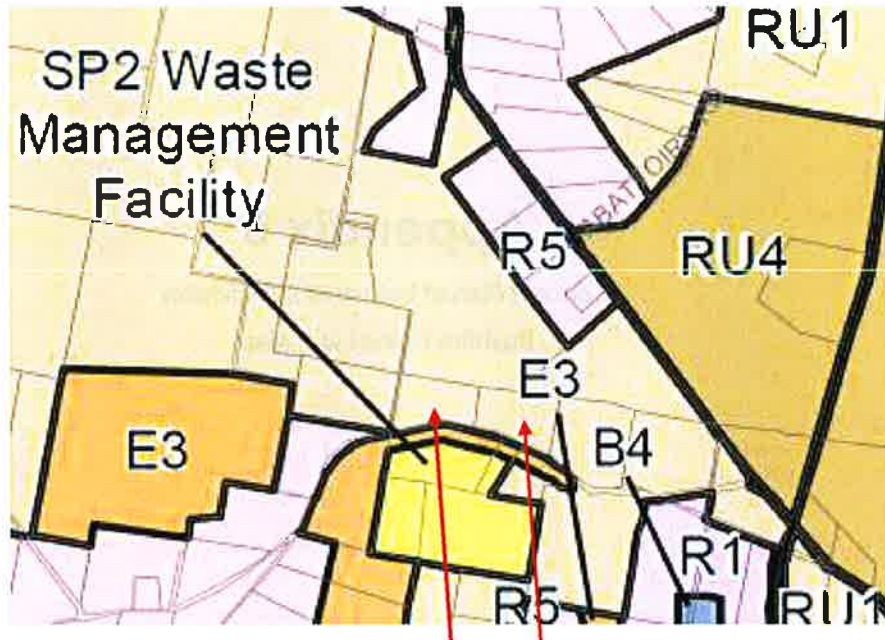
Aerial Map

Current Zoning Map (Mid-Western Regional LEP 2012)

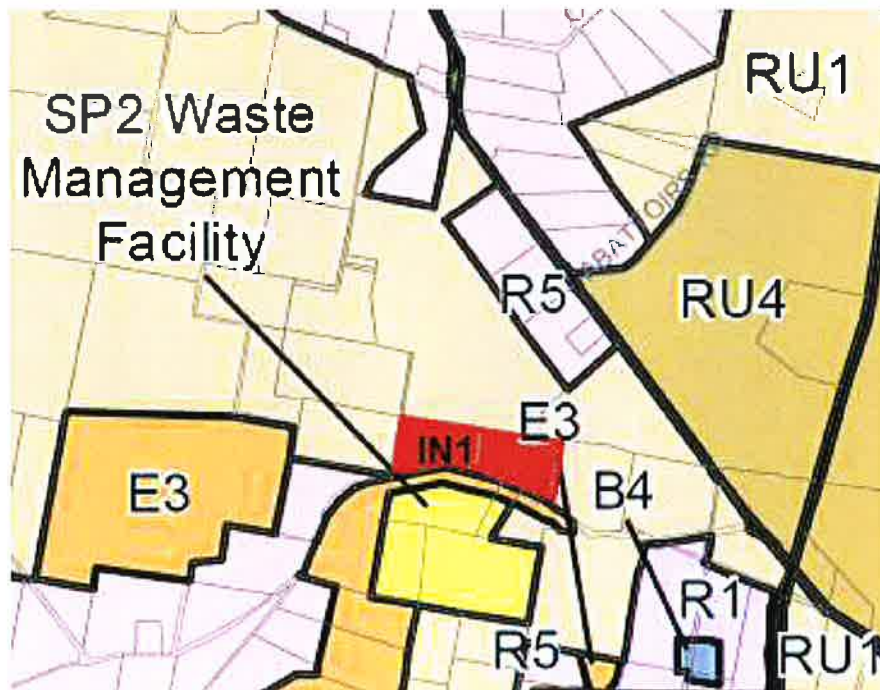
Preferred Zoning Map



aerial locality cadastre and subject land: Lots 16 & 17 DP756897 Hill End Road



Map 2a - Extract of land zoning map (Mid-Western Regional Local Environmental Plan 2012)
subject land as indicated is colour keyed zone RU1 - General Rural



Map 2b - Extract of land zoning map (Mid-Western Regional Local Environmental Plan 2012)
subject land as land indicated **IN1** proposed for rezoning to IN1 - General Industrial

Appendix B

Concept Plan of Industrial Subdivision

Bushfire Prone Land Map

Appendix C

Correspondence



Appendix D

AHIMS search results - Lots 16 & 17 DP756897 Hill End Road