



Pre-rezoning Report for Proposed Ulan Industrial Estate, Ulan



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1.0 INTRODUCTION

1.1 Background

This pre-rezoning submission is made to Mid-Western Regional Council seeking support in principle for the rezoning of land from Agriculture Zone to General Industrial Zone.

The subject land involves Lot 271 and Lot 276 DP 755442 and is located on the corner of Ulan and Toole Roads, Mudgee. It has an area of approximately 88 acres (Lot 271 – 16.66 hectares and Lot 276 – 21.1 hectares). The subject land is located on the edge of the Village of Ulan, which supports several large mining operations in the locality. The primary purpose of the rezoning proposal is to provide suitable industrial land for industries ancillary to the nearby mining operations. It may also be utilised for rural industries.

This submission involves a desk-top study and review of current planning instruments and Council Strategies. The proposed rezoning is seen as an excellent opportunity to provide suitable industrial land within close proximity to mining operations. The subject land has few constraints to development and is likely to cause minimal disruption to surrounding agricultural activity.

1.2 Consultant

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2.0 OVERVIEW OF SITE CHARACTERISTICS

2.1 Site Location

The subject land is located in the north-east sector of the Mid-Western LGA, alongside the Village of Ulan (Refer to Figure 1). The subject land is bordered by Ulan Road, Toole Road and Gulgong to Sandy-Hollow Railway. The subject land is also located a short distance to the west of the major mining operations of Ulan Coal Mine (1km), Moolarben Mine (4kms) and Wilpinjong Mine (10kms).

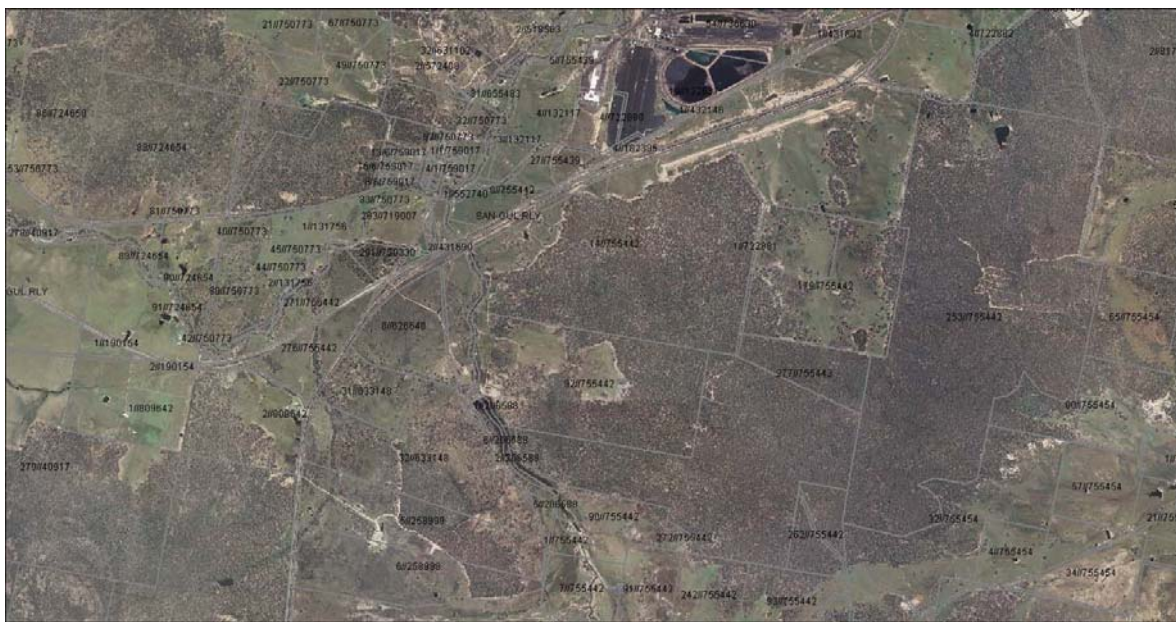


Figure 1: Locality Plan – Aerial Photo of subject land

2.2 Site Description

The property description is Lots 271 & 276 DP 755442, Parish of Moolarben. It is Zoned Agriculture pursuant to the Mid-Western Regional Interim Local Environmental Plan 2008.

It has an area of approximately 88 acres and consists of two roughly triangular land portions. Detail of the proposed land to be rezoned is shown in Figure 2.

2.3 Land Uses

The subject land maintains a house and shed and is otherwise used for general agricultural use.

The area subject to the rezoning application is bisected by the Sandy Hollow to Gulgong Railway which poses significant advantages for longer term rail movement.

The recently installed Transgrid 330kV Power Line borders the subject land to the north.

The site has been cleared and is used periodically for agricultural activity.

2.4 Surrounding Development

The subject land is surrounded by fragmented rural land. The village of Ulan is located approximately 1km to the north and major mining operations are nearby. The subject land is located adjacent to Ulan Road, Sandy Hollow to Gulgong Railway and a major power line installation.

2.5 Landform and Topography

The subject land is generally flat. It is between RL 430m AHD and RL 440m AHD (refer to Figure 2). The subject land appears to fall slightly in an easterly direction towards Sportsman Hollow Creek and development in the near vicinity of this watercourse will require detailed consideration.

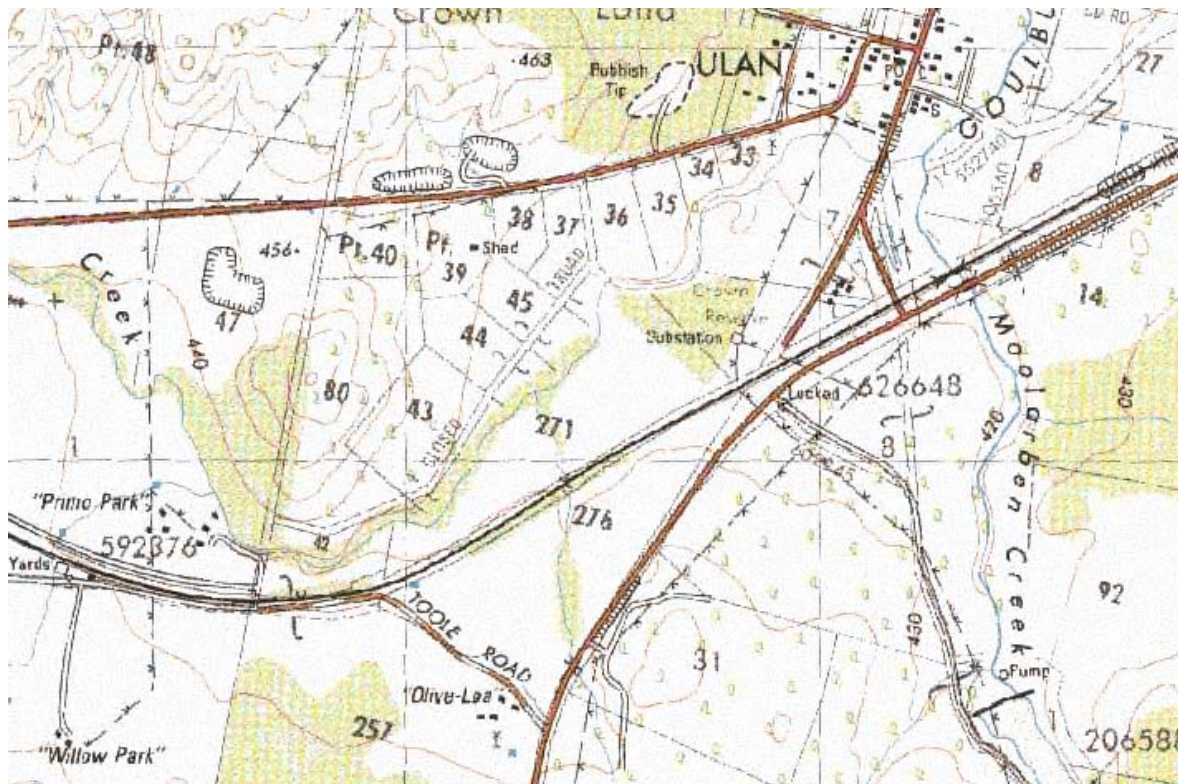


Figure 2: Topographic Map

2.6 Flora and Fauna

The subject land is predominantly cleared, with some vegetation located along the small watercourses.

No fauna was observed onsite.

2.7 Services

A summary of preliminary findings is outlined below:

2.7.1 Potable Water

There is no reticulated potable water at the site. Dialogue has commenced with Ulan Coal Mine Ltd regarding potential water supply. The developer's wish to pipe surplus water from Ulan Coal Mine to the site. The quality of this water is not known. The potable water supply may come from harvested roof water or a filtration system may need to be installed. Depending on overall fire fighting requirements, additional non-potable water mains may also be installed as a dual system.

2.7.2 Sewerage

There is no reticulated sewerage currently servicing the site. It is envisaged that sewer mains will be installed along with a treatment plant. This plant will treat the sewerage and dispose of it via irrigation to a landscaped open space area.

2.7.3 Stormwater

The site currently drains naturally to a small creek which eventually discharges into the Goulburn River. It is envisaged that stormwater mains be installed within the proposed development, which would also drain to the creek. All sites within the proposed development would have consent conditions stating that post development flow are not to exceed pre-development flow. Rocla "Downstream Defenders" (or approved similar) would also be installed on the outlets to ensure water quality.

2.7.4 Power/Phone

Power and phone services are available from nearby service lines.

2.8 Traffic, Transport and Access

Road access to the subject land is available from Toole and Ulan Roads. It is likely that vehicular access will occur via Toole Road to minimise potential interference to traffic along Ulan Road.

The roads are sealed and appear in good condition. Line of sight appears reasonable at the Toole Road turnoff.

2.9 Summary of Site Opportunities and Constraints

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

- It is well located to provide ancillary industrial development for nearby mining operations.
- The subject land is along an existing highway corridor;
- The subject land is not flood prone;
- The subject land is not adjacent to any significant residential development, therefore minimising any potential conflicts;
- The subject land is buffered by road or rail therefore minimising any potential impact on adjoining rural land;
- The subject land has an area of approximately 88 acres, which shall provide future developers with a wide range of choices to develop the land;
- 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;
- All necessary utility services may be made available to the subject land;
- The subject land is relatively flat and contains a natural fall towards the eastern corner. It is envisaged water sensitive urban design features will be incorporated to retain most stormwater on site;
- Salinity has not been identified as a major issue in this locality;
- The subject land does not contain any known items of heritage significance, nor is it located near any items of heritage significance;
- The subject land has limited agricultural potential, its highest and best use appears to be associated with some form of future industrial activity;

3.0 STRATEGIC CONTEXT

3.1 Contribution to Land Supply

The extension of the current industrial zoning over the development site shall provide much needed general industrial land, to support major mining operations in the locality. Information supplied by local agents acknowledges that there appears to be some short-term supply of large industrial lots, to cater for industrial activity of a heavy nature.

The majority of recent enquiries fielded by agents have related to industrial lots with areas exceeding 2000sq.m. of which there is limited supply (1 acre or 4000sq.m minimum). The enquiries have been received from a variety of industry types, but particularly from the mining services sector. Due to its topography and location, the site can be brought into the development pipeline relatively quickly and there are no apparent obstacles to achieving an appropriate mix of industrial services, to address supply issues.

3.2 Key Council Strategies

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

3.2.1 Comprehensive Land Use Strategy – Draft Strategy

The following comments are made in relation to matters raised in the Strategy:

"Mining continues to be an important economic activity in the local government area and in 2005; mining related activities contributed 35 percent to the total gross regional product of the former Mudgee Shire"

The proposed rezoning intends to provide necessary general industrial land to support rural and mining industries.

"The importance of metalliferous, industrial and coal resource potential of the local government area is reflected in the current level of exploration activity, with over two-thirds of the LGA currently under mineral, coal or petroleum exploration or mining titles (DPI, 2007). A large proportion of the current mining titles in the LGA are found to the north of Gulgong and Ulan within the Gunnedah basin"

The subject land is located in the Ulan area, which is in close vicinity of existing mining operations, and a large proportion of current mining titles.

"The employment opportunities created through these mines are likely to have implications on the growth of the LGA as well as related development opportunities such as industrial land uses"

The proposed development shall provide necessary general industrial land, to support the ancillary industrial activity and employment opportunities created through the nearby mines.

"The Sandy Hollow to Gulgong railway line passes through Muswellbrook to Newcastle"

Ulan is well serviced by road and rail infrastructure. It is considered the proposed development shall achieve a positive economic impact by establishing ancillary industries closer to existing mining operations. This is likely to result through reduced travel times and also by reducing impact on roads caused by heavy vehicles travelling to and from Gulgong or Mudgee.

"There are only 5 vacant lots within the general industrial zone, covering 11 hectares of land. It will be necessary to identify additional land in order to provide opportunities for general and heavy industrial development in Mudgee in the medium to long term. The strategy – identifies that new industrial areas may need to be considered in Gulgong to cater for mining related industrial development due to the proximity of coal mines. This growth is likely to occur through the provision of support services for rural and mining related industries, or where bulky goods retail development in Mudgee forces heavy industry to relocate. There is also a shortage of larger industrial development sites in Mudgee (4000m² to 6000m²)"

The strategy identifies that there is a need for additional land to cater for general and heavy industrial land. At present industrial is not necessarily meeting the needs of potential general and heavy industries. Anecdotal evidence suggests this is due to the lack of sufficient lot sizes, the light industrial nature of land available along the Sydney Road Industrial Area, and underutilisation of existing industrial land from current owners.

In summary the strategy identifies the need to make various provisions for industrial land supply in the short, medium and long term. It encourages the separation of bulky goods retail development from general industrial, recommending that bulky goods development be directed towards the light industrial zone in Mudgee. It also recommends locating an alternative site for heavy industry and providing additional industrial support for mining operations around a particular node (eg. ancillary mining activities in the vicinity of mining operations). Therefore, in terms of the short to medium term industrial supply and demand requirements the proposed rezoning appears to support the Strategy.

3.2.2 Mid-Western Regional Interim Local Environmental Plan 2008

The Mid-Western Regional LEP shall eventually be the instrument to implement the appropriate land use zoning of the land. The general objectives of the plan support the rezoning of the site for general industrial as discussed in the following:

- *To establish a broad range of industrial and warehouse land uses (other than offensive or hazardous industries).*

The proposed development shall be capable of supporting a wide range of industrial land activities associated with rural and mining industrial activities alike.

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

The subject land is located within fragmented rural land, on the edge of Ulan village and at the doorstep of major mining operations. There appears to be sufficient land area to ensure that any future development is carried out with minimal disruption to adjacent land uses.

- *To encourage the establishment of new industry on land which is well separated from residential areas, has good road and/or rail access and can be economically serviced.*

The subject land is not located adjacent to any major residential areas, however it does have excellent road and rail access, and other essential services can be made available.

- *To encourage a broad range of industries and other land uses that are not compatible with residential or business areas.*

The type of industries likely to be targeted or drawn to the site shall be mining or agriculturally related, which may not be compatible with residential or business areas.

- *To enable development on land in the zone that is associated with, ancillary to or supportive of an industry.*

The proposed rezoning shall enable industries to set up which are ancillary to and supportive of the mining industry.

- *To promote a safe and efficient network for the movement of pedestrians, cyclists and vehicles in and around the industrial areas, and minimise the intrusion of heavy vehicles into nearby residential areas.*

The proposed development is likely to remove heavy vehicle movements in and out of Mudgee business and residential areas.

- *To ensure that industrial development creates areas which are pleasant to work in and are safe and efficient in terms of transportation, land utilisation and services distribution.*

It is intended to provide a pleasant work environment utilising the natural attributes of the land. The proposed development shall be able to take advantage of adjacent transport and service network.

4.0 CONCLUSION

Rezoning of the land is generally consistent with the objectives set out in Council's planning instruments and the Draft Comprehensive Strategy. Rezoning of the land would facilitate development that provides for an industrial use in close proximity to an established transport network and ancillary facilities. The site presents few physical constraints to development. It would result in:

- Development that is suitable in the locality; and
- Development to meet supply of general industrial land for the LGA

Council is encouraged to support the rezoning submission and take all necessary steps to amend the Mid-Western Regional Interim Local Environmental Plan 2008 enabling industrial development of the subject land.