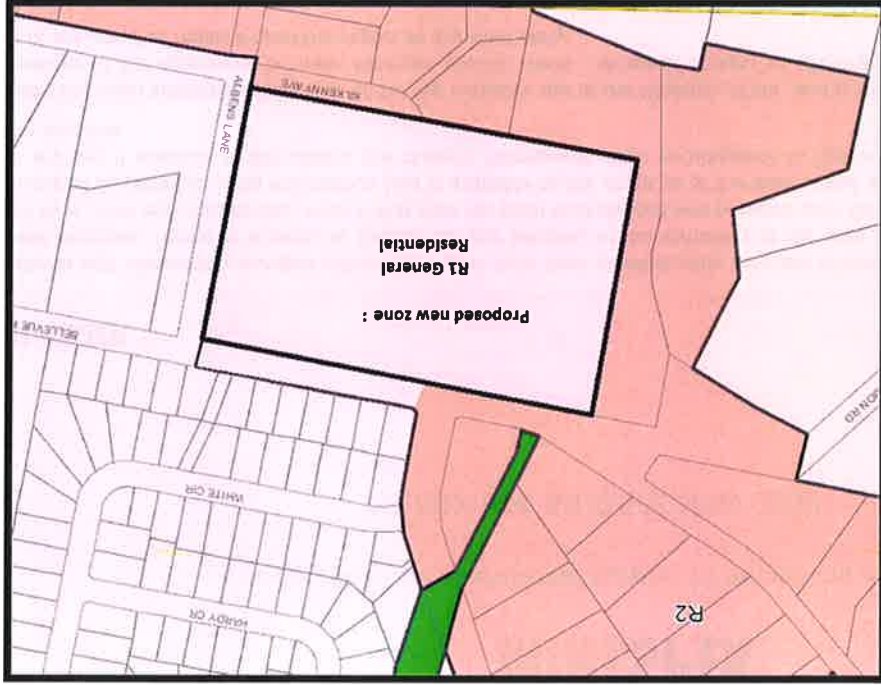


Jabek Pty Limited

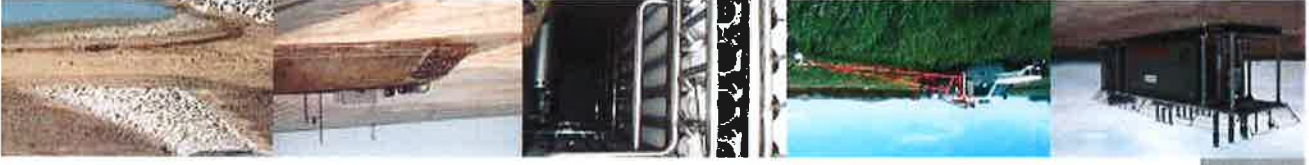
**Planning Report
Proposed Rezoning of
Lots 7 & 8 DP842243 and**

Lots 7 & 8 DP1096571, Bellevue Road

(R2 Low Density Residential to R1 General Residential)



MINESPEX



ISSUE	REVISION	DATE	DESCRIPTION	AUTHOR	QA/QC
1	0	OCT 12	DRAFT	EY	PE
2	1	NOV 12	FINAL	EY	

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Consultation and operational support to the mining industry



report.

The planning proposal can be supported by MWRC with consideration of the issues addressed in this

Based on the State Government report into the region, the Mid-Western Region will need more than 5000 new houses by 2021 to cope with predicted population growth. The change from 2000m² to smaller lots will address the housing shortage in the region and cater for a wider cross-section of people. The Planning Proposal includes available area for a recreational (playground) site within the subdivision with frontage to Bellevue Road. This will add to the aesthetics of the locality, and improve accessibility to passive recreational areas within vicinity to the developed Bellevue Estate and other nearby developed residential sites, as well as the subject land.

The proposed Mid-Western Regional Local Environmental Plan 2012 amendment is intended to facilitate the development of residential land, in line with the Mid-Western Regional Comprehensive Land Use Strategy (LUS). The site's relationship to the strategic planning framework has been discussed. Justification for the proposal has been considered to environmental, social and economic impacts. Specific design issues can be explored at the development application stage. However the planning proposal has included concept plans to highlight the feasibility of future residential development and integration with existing road layouts, drainage, services and existing development.

This planning report has been prepared in accordance with relevant Department of Planning guidelines. The report includes a description of the site including an assessment of land use patterns of the surrounding area. It is considered that the land is appropriate for greater density residential development with the provision of essential services to the land. The objectives and intended outcomes for the proposal have been detailed for the rezoning, with proposed subdivision concept plans highlighting the opportunities for the site's development. Reasoning for the proposed development has been considered with justification supported by consideration of options, including a test of net community benefit.

The existing zoning is R2 Low Density Residential and it is proposed to facilitate a rezoning to R1 General Residential pursuant to the Mid-Western Regional Local Environmental Plan 2012 with corresponding lot size map changes. It is considered that the Planning Proposal is the best means of achieving the intended outcomes for the site. By implementing the rezoning process, will ensure that the future development of the site is undertaken in accordance with state and local planning objectives.

Minespex was commissioned on behalf of Jabek Pty Limited to prepare a Planning Proposal under Section 55 of the *Environmental Planning and Assessment Act 1979* to rezone land being Lots 7 & 8 DP842243 and Lots 7 & 8 DP1096571, Bellevue Road, Mudgee, to accommodate the future residential subdivision. This report describes the proposed rezoning, objectives and outcomes, explanation of provisions and justification for the planning proposal.

EXECUTIVE SUMMARY

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ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
DoP	Department of Planning
DP	Deposited Plan
DP&I	Department of Planning and Infrastructure
EDS	Economic Development Strategy
EP&A Act	Environmental Planning and Assessment Act 1979
LGA	Local Government Area
LUS	Mid-Western Regional Comprehensive Land Use Strategy
MWRLEP	Mid-Western Regional Local Environmental Plan 2012
RFS	Rural Fire Service
PBP	Planning For Bushfire Protection 2006
SEPP	State Environmental Planning Policy

Prior subdivision in the locality has been carried out in the past 6 years by one of the associated land owners (DA0187/2005). Environmental investigations carried out for this subdivision have been referred to in the preparation of this planning proposal as a resource. The change of zone and associated minimum lot size to allow lots of 600m² will facilitate development in line with the existing development on the opposite side of Bellevue Road to the subject land. The current zoning of the site does not permit development of lots below 2000m² and therefore this planning proposal

The land is located in an area considered the edge of the residential suburbs of Mudgee (characterised by the foothills forming a transition into rural residential uses in south-west of Mudgee), as well as adjacent existing rural uses on the edge of the urban areas of Mudgee. The site is surrounded by developed residential land to the north and east. The land is well accessed by Bellevue Road, being a major access route in the locality for developed residential land to the Mudgee CBD (especially traffic from the residential development known as Bellevue Estate).

1.3 BACKGROUND

Two lots are in the same ownership (i.e. Lot 7 DP842243 and Lot 8 DP1096571), with the remaining two lots currently with two separate owners.

The site is located in the township of Mudgee within the Mid-Western Regional Local Government Area (LGA). The site comprises land at Lots 7 & 8 DP842243 and Lots 7 & 8 DP1096571, located at Bellevue Road, Mudgee NSW 2850.

1.2 SITE IDENTIFICATION

- A guide to preparing local environmental plans (July 2009).
 - A guide to preparing planning proposals (July 2009)
- guidelines:

This planning proposal has been prepared in accordance with Section 55 of the (NSW) *Environmental Planning and Assessment Act 1979* (EP&A Act) and the following Department of Planning (DOP) *Mid-Western Regional Local Environmental Plan 2012* (MWRLEP) for a site specific rezoning to accommodate the proposed residential subdivision of four adjoining parcels of land comprising 6.06 hectares on Bellevue Road, Mudgee.

This planning proposal describes the intended effect of and justification for a proposed amendment

1.1 PURPOSE AND OBJECTIVES OF THIS PLANNING REPORT

1 INTRODUCTION

intends to rezone the property accordingly. The subject proposal has been discussed with planning officers within Mid-Western Regional Council.

The development aims to take advantage of the growth of the Mudgee region and the success of the residential sector in supplying additional development lots to the region. Additional growing demand for residential land within Mudgee is predicted resulting from expansion of coal mining in the area. A study on local services commissioned for the State Government, jointly requested by the Department of Planning and Mid-Western Regional Council, predicts that the Mid-Western Region's population could grow to 30,875 by 2020 and 33,160 by 2030 if 65 percent of the mine's workforce is based in the region (as reported in the Mudgee Guardian, Sept 17, 2012).

Ensuring that the adequate types and quantity of residential land are available ensures that the Mid-Western Region is better equipped to deal with the demand driven by population growth. Discussions with the client's representative, Jabek Pty Limited, and Mid-Western Regional Council representatives to date have indicated support for the type of development proposed in the current climate.

2 SITE DESCRIPTION

2.1 SITE LOCATION

The subject site is situated on land located approximately 2 kilometres (km) south-west of the Mudgee Central Business District (CBD) in the Mid-Western Regional Local Government Area (LGA), located within the Parish of Mudgee and County of Wellington.

The site comprises an area of 6.06 hectares. The eastern boundary of Lot 7 DP 1096571 is formed by Albens Lane and the southern boundary by Killenny Avenue. All lots have northern boundary frontage to Bellevue Road. The site is surrounded by rural residential lots to the south and west and urban residential to the north with the land to the east being recently zoned R1 General Residential with the gazettel of the Mid-Western Regional Local Environmental Plan 2012, on 10 August 2012.

Two existing dwellings located within the land. A fibro dwelling is located within Lot 7 DP842243 opposite the intersection with Banjo Patterson Avenue and Bellevue Road set to the front of the lot. The second dwelling is located within Lot 8 DP842243, set back from Bellevue Road to the rear of the lot. Both dwellings are generally within the western area of the planning proposal land, with eastern parts of the site affected by the transmission line. The majority of the site is relatively cleared of vegetation. Some site photographs are attached in **Appendix A**. These structures would not need to be demolished for future development.

A locality map is shown at **Figure 1**.

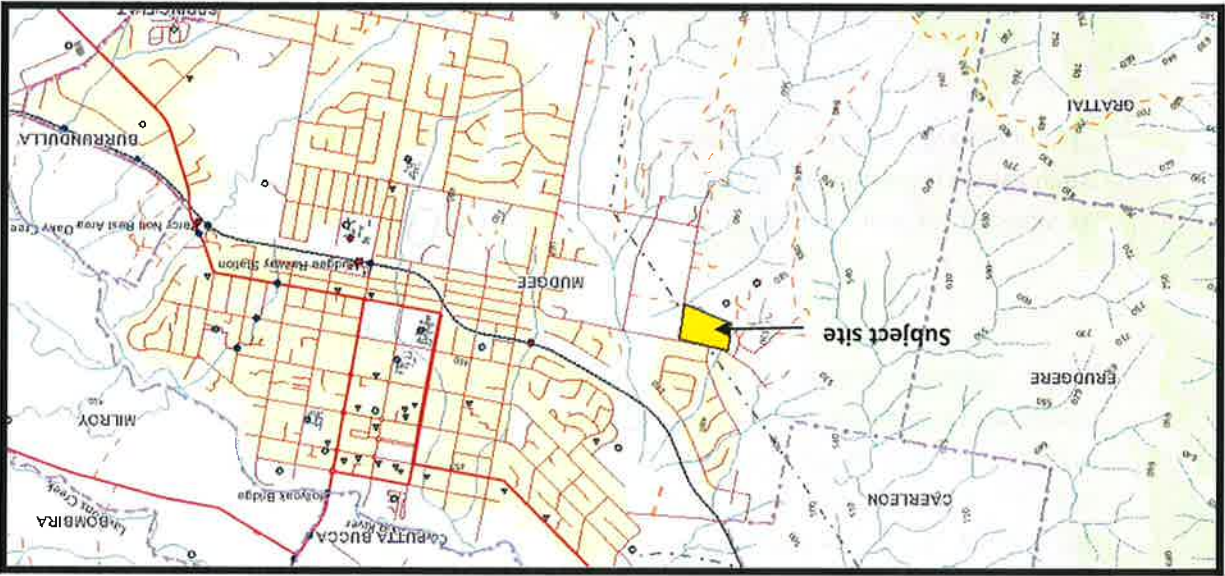


Figure 1: Locality Map

(Source: Department of Lands)

2.2 CURRENT ZONING

The site is located wholly within the Mid-Western Regional LGA and is subject to the provisions of Mid-Western Regional LEP 2012. The Mid-Western Regional Local Environmental Plan 2012 (MWRLEP) commenced on 10 August 2012 and replaced the previous Mid-Western Regional Interim Local Environmental Plan 2008 which applied to the site.

Land the subject of this planning proposal is located within the R2 Low Density Residential zone under MWRLEP (refer to **Figure 2: Current zoning under Mid-Western Regional Local Environmental Plan 2012**). The objectives of the current zone and land use table are provided below.

"Zone R2 Low Density Residential 1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations; Roads; Water reticulation systems

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Garden centres; Group homes; Health consulting rooms; Home industries; Hospitals; Hostels; Information and education facilities; Markets; Neighbourhood shops; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Respite day care centres; Signage; Water recycling facilities; Water storage facilities

4 Prohibited

Advertising structures; Attached dwellings; Dual occupancies (detached); Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Semi-detached dwellings; Any other development not specified in item 2 or 3"



Figure 2: Current zoning under Mid-Western Regional Local Environmental Plan 2012

(Source: Excerpt MWRLEP 2012 Land Zoning Map - Sheet LZN_005C)

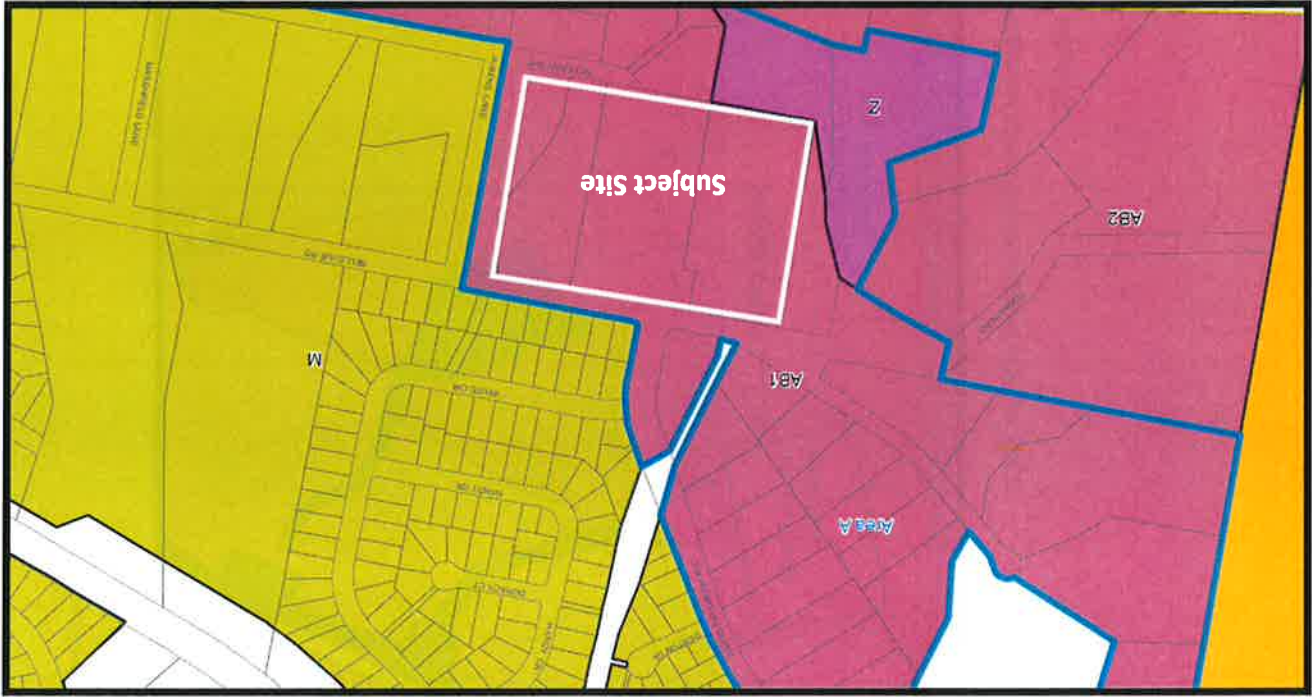


Figure 3: Current Lot Size Map under Mid-Western Regional Local Environmental Plan 2012
(Source: Excerpt MWRLFP 2012 Lot Size Map - Sheet LSZ_006C)

The size of any lot resulting from a subdivision of land to which Clause 4.1 (3) applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. (Refer to **Figure 3: Current Lot Size Map under Mid-Western Regional Local Environmental Plan 2012**). The subject site is within land marked AB1 which has a minimum lot size of 10ha.

However with reference to Clause 4.1 (3A) of MWRLFP, if the consent authority (Mid-Western Regional Council) is satisfied that each lot is, or will be serviced by a water reticulation system and sewerage system, the subject land may be subdivided to create lots of at least 2,000 square metres. As such, the current minimum lot size is 2000m².

Minimum Lot Size

The site is located outside of the associated Flood Planning Area identified under MWRLEP. The street drainage within residential developments to the north of Bellevue Road has been sized to accommodate undeveloped flows entering from the subject land. As such the proposed concept plan has incorporated area for a detention basin to ensure discharges from the site are reduced to pre-developed flows.

2.2.3 Drainage and Flooding

Sewer, water, power and telecommunication services are all available on the subject land and can be readily extended to service all lots within the development.

2.2.2 Essential Services

The locality surrounding the site comprises primarily residential land uses, including: residential, rural residential and some rural uses. The subject land has two existing dwellings. One dwelling is located to the rear of Lot 8 DP842243 with an existing pool and out buildings; this dwelling is accessed via Bellevue Road, and has an internal unsealed road to the dwelling. The other dwelling is located to the front of Lot 7 DP842243, and is also accessed via Bellevue Road.

The site is opposite at least an existing ten (10) residential lots sized approximately 800m² in Bellevue Road and further lots behind in White Circle; while larger blocks are located in Banjo Patterson Avenue to the north west of the site. The existing transmission line has influenced the lot yield for previous subdivision in Banjo Patterson Avenue. The surrounding land uses are also a reflection of the historic influence of the topography, local drainage patterns, rural enterprises, and development constraints such as the extension of essential services, forming significant influences in past development patterns. Sewer and water services have been extended in vicinity of the development site to the Bellevue Estate development, which has assisted other residential developments to follow in the locality.

2.2.1 Land use patterns of the surrounding area

(Source: Department of Lands)

Figure 4: Setting of the subject land



The setting is depicted in the aerial photo below with contours overlaid (refer to Figure 4: Setting of the subject land). The timbered areas to the west of the subject site correlate to the higher slopes and E3 Environmental Management zone depicted in Figure 2.

The MWRLEP has provisions to preserve the visual setting of the Mudgee township, particularly through Clause 6.10 Visually sensitive land near Mudgee. The clause is relevant to the west and south west of the subject site. The land subject of the planning proposal is located outside of the Visually Sensitive Land area identified under the MWRLEP, and future residential subdivision will not compromise the visual setting forming the backdrop of Mudgee.

The site is located in a foot slope landscape and can generally be described as sloping gently to the north. Slope was estimated to be 5% with the south western portion grading upslope at approximately 7-10%. The topography does not hinder the potential for future residential development at greater densities.

The broader regional landform has been described as undulating foot slopes with drainage lines 1000-2000m apart. Slope varies between 5-10% with local relief of 20-40m across interfluvies. The landscape grades upslope to the Burrendong Soil Landscape which is characteristically steep and hilly terrain.

2.2.4 Topography

Clause 6.4 Groundwater vulnerability of MWRLP applies to future development of the subject land as the site falls within land identified as "Groundwater vulnerable" on the Groundwater Vulnerability Map. The majority of Mudgee urban area falls within the mapped 'Groundwater vulnerable' area as depicted in the excerpt from the map in **Figure 5** below.

MWRC must consider this clause before determining a development application, and consider relevant issues such as: the likelihood of groundwater contamination caused by development, the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals), and impacts on groundwater dependent ecosystems. This requirement is for the development stage and does not hinder further consideration of the planning proposal, further it is unlikely that the residential use will cause groundwater contamination with reticulated sewer.

2.2.6 Groundwater Vulnerability

Local geological units comprise of the Sutchers Creek Formation within Queens Pinch Group. This consist of lithic sandstone, pebbly mustone, allodapic and allocthonous limestone (Australia 1: 100 000 Geological Series, Mudgee Sheet 8832).

The site has been identified in the Soil Landscape of Dubbo 1:250 000 Sheet as located in the Mulla muddy Soil Landscape. A soil landscape is an area of land that has recognisable and specifiable soils and topographies. To the west and south of the site is the hilly terrain indicative of the Burrendong Soil Landscape.

Dominant soils in the Mulla muddy Soil Landscape are Non-calci Brown Soils and Yellow Podzolic Soils (Murphy and Lawrie, 1998). Limitations of the Mulla muddy Soil Landscape include: moderate to low fertility, high erosion hazard under cultivation and seasonal water logging and perched water tables on lower slopes due to imperfect drainage of depressions and lower slopes.

During the site inspection the soil type was noted and it is believed that the natural soils are indicative of the Mulla muddy Soil Landscape. The soil type and geology have not raised any concerns as to the suitability of the land to handle a greater density of residential development.

2.2.5 Geology and Soils



Figure 5: Groundwater Vulnerability

2.2.7 Salinity

An extensive salinity investigation was carried out on part of the site in 2004 by Environmental and Earth Sciences as a component of information supporting the aforementioned development for subdivision (DA0187/2005). The area investigated included Lot 7 DP842243 and Lot 7 and Lot 8 DP1096571. The report concluded that the site displayed no visual signs of a current or encroaching salinity problem. Specifically, salt tolerant species, stressed vegetation and areas of scalding were not observed during the site inspection. Where tested the soil salinity levels were found to be non saline through the profile.

Since this time no changes in land use have occurred at the site, which may have caused salinity issues to arise. It is assumed that the suitability of the site for rezoning facilitating greater density residential development is not hindered by salinity. Future subdivision developments will consider the potential for salinity and supplementary reports can be prepared at that stage.

2.2.8 Flora and Fauna

The native vegetation of the Mulla muddy Soil Landscape has been described as open eucalypt woodland with grass understorey and river red gum, yellow box and rough barked-apple (Murphy and Lawrie 1998). Much of this landscape has been extensively cleared.

The subject site was observed to be cleared of most timber, which had occurred in decades prior based known site history. Trees that remain in the subject land are along an internal track, fence

The site has access to Bellevue Road, a major connector road, from the south-west Mudgee to the CBD. The land also has frontage to Kilkenny Avenue, which has been designed to facilitate future development from the road continuation. Albens Lane provides frontage to the eastern boundary of Lot 7 DP1096571.

Frontage to existing roads is adequate and raises no issues regarding opportunity for future residential development in the locality to connect to the road network.

2.2.10 Road Network

A process of due diligence in accordance with the DECCW guidelines may be applied to the assessment of indigenous heritage. At the planning proposal stage, no ground disturbance is proposed, and further assessment is not warranted.

The AHIMS searches are attached at **Appendix B**.

- No Aboriginal sites are recorded in or near the above location
- No Aboriginal places have been declared in or near the above location.

A search was completed for the site of the Office of Environment and Heritage Aboriginal Heritage Information Management System (AHIMS) web services. The search showed that:

No European heritage items are listed within or in vicinity of the subject land as listed under the MWRLEP.

2.2.9 Heritage

Fauna surveys have not been carried out at the site. However the site is not likely to represent significant habitat based on the observed flora, and the existing protected lands in vicinity of the subject land. Known habitat features will not prevent residential development in the future.

lines and centred around the dwelling sites. Ornamental species have been introduced in these areas. Groundcover was estimated at 95% and consisted of native and exotic grass species and weeds (including saffron thistle and cabbage weed).

3 OBJECTIVES AND INTENDED OUTCOMES OF THE PROPOSAL

The purpose of this planning proposal is to enable greater density of residential development for the subject site in line with adjoining land.

The subject land is currently zoned R2 Low Density Residential and it proposed to change the zoning to R1 General Residential. A change is also proposed to the MWRLFP 2012 Lot Size Map - Sheet LSZ_006C, to change from AB1 (2000m²) to M (600m²).

The development concept includes a 36 lot residential subdivision. The type of proposed development has been explored in concept plans prepared by Jabek Pty Limited (provided as Appendix C Concept Plans).

The proposed concept development plans are consistent with the objectives of the R1 General Residential zone. The objectives of the proposed zone and land use table are provided below.

"Zone R1 General Residential"

1 Objectives of zone

- *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.*

2 Permitted without consent

Home-based child care; Home businesses; Home occupations; Roads; Rural workers' dwellings; Water reticulation systems

3 Permitted with consent

Attached dwellings; Boarding houses; Caravan parks; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Flood mitigation works; Function centres; Funeral homes; Group homes; Health services facilities; Home industries; Hostels; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities

Future development would be accessed from the existing road network including Bellevue Road and an extension of Kilkenny Avenue, as well as a new road. The concept development has been designed such that the proposed road layout is a natural continuation of the existing road pattern providing the opportunity for each of the individual sites to be developed independently, with the need for only a minor cul-de-sac servicing 3 potential lots.

The concept plan illustrates one option for development of the site for residential subdivision. This option shows a larger lot (5895m²) retaining the existing dwelling located within Lot 8 DP842243. The concept depicts the easement for transmission line (45 wide), which also restricts the lot density, however the concept represents a site yield of 6 lots per hectare.

It is proposed to develop a residential subdivision in line with adjacent development. The concept for future development proposes 36 generous residential lots generally having areas in excess of 800m², with some larger lots to accommodate constraints to development. A concept plan of the proposed subdivision development is attached at **Appendix C**.

3.2 DETAILS OF THE PROPOSED ACTIVITY TO BE CARRIED OUT ON THE LAND IF IT IS REZONED

The proposed detention basin site has sufficient area to accommodate a recreational area (play equipment). With road frontage to Bellevue Road, the recreational area will also serve residents of Bellevue Estate.

The objective of the planning proposal is to enable the development of the site at Bellevue Road, Mudgee, for residential lots in line with existing residential development opposite the site, including a potential recreation area.

Through the planning proposal, it is intended to rezone the site to 'R1 General Residential' to allow for residential development, at a greater density under provisions of the MWRLEP. The zone objectives align with the vision for future development of the site, i.e. the zone is to provide for the housing needs of the community, provide a variety of housing types and densities, and to enable other land uses that provide facilities or services to meet the day to day needs of residents.

3.1 STATEMENT OF OBJECTIVES AND OUTCOMES

Advertising structures; Farm stay accommodation; Any other development not specified in item 2 or 3".

4 Prohibited

A detention basin and reserve area is proposed in the concept plan, sufficiently free of encumbering easements and drainage lines to accommodate an active recreation area. Design principles to be adopted in the future when formalising the subdivision design will be considerate to the surrounding zoning and existing uses. Future design will continue to be considerate to the road network, and site constraints such as the easement for transmission line.

4 EXPLANATION OF PROVISIONS

The proposed objective of the planning proposal will be achieved by:

1. Amending MWRLEP Land Zoning Map (Sheet LZN_006C) in accordance with the proposed Land Zoning Map shown in Appendix D to rezone land to *R1 General Residential* (Lots 7 and 8 DP842243 and Lots 7 and 8 DP0196571, Bellevue Road, Mudgee).
2. Amending MWRLEP Lot Size Map (Sheet LZN_006C) in accordance with the proposed Lot Size Map shown in Appendix D to permit lots to minimum of 600m² (Lots 7 and 8 DP842243 and Lots 7 and 8 DP0196571, Bellevue Road, Mudgee).

5 JUSTIFICATION

This section sets out the reasoning for the proposed site specific rezoning at Lots 7 & 8 DP842243 and Lots 7 & 8 DP1096571, Mudgee, taking into consideration the intended outcomes and objectives outlined above. The following questions are based on requirements contained in DOP's *A guide to preparing planning proposals* (July 2009) and address the need for the planning proposal, relationship to strategic planning framework, environmental, social and economic impacts and its effect on State and Commonwealth interests.

5.1 NEED FOR THE PLANNING PROPOSAL

5.1.1 Consideration of options

5.1.1.1 Is the planning proposal the result of any strategic study or report?

The Planning Proposal stems from opportunities identified in the Mid-Western Regional Comprehensive Land Use Strategy for residential development. The future development will be informed by technical studies as required, including environmental investigations and drainage impact studies if required.

The proposed future development of the site comprises a residential subdivision. The site is considered advantageous for the proposed development due to its proximity to existing developed residential areas, availability of essential services, available road network access and proximity to shops and services in the Mudgee CBD and south Mudgee.

This application intends to amend the zoning of the land to R1 General Residential to better reflect the intended use of the site based on the concept design plans and is appropriate for the location.

5.1.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the Planning Proposal is the best means of achieving the objectives for the site. The current zoning restricts the development of the site for residential lots less than 2000m². Implementation of the site specific rezoning seeks to ensure that the future development of the site is undertaken in accordance with state and local planning objectives for residential development.

5.1.1.3 Is there a net community benefit?

The proposed residential development is considered likely to achieve a net community benefit, as determined by the application of the Net Community Benefit Test adapted from the *Draft Centres Policy: Planning for retail and commercial development* (April 2009), which provides a series of questions to determine the nature of a Planning Proposal, as detailed in **Table 1** below. A net community benefit arises where the sum of all the benefits of rezoning outweigh the sum of all costs.

The assessment evaluates the external costs and benefits of the proposal (i.e. the externalities). The assessment generally assumes that any private costs will be cancelled out by any private benefits. Net Community Benefit Test is not a quantitative test, but useful tool to inform debate and help decision making on planning proposals.

The merits of the rezoning proposal have been considered against the base case, being 'no change' to zoning/retaining the status quo.

Table 1: Net community benefit test

Question	Application to Planning Proposal
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	Yes. The <i>Mid-Western Regional Comprehensive Land Use Strategy</i> (LUS) indicates the land to the south and south-west of the existing urban area should be the short term to medium term priorities for greenfield residential development. The Mudgee Town Structure Plan within the LUS locates the subject land within the existing residential zone boundary, limited by availability of services. Services are available to the land and the demand for residential land justifies the application of the proposed zone and lots size.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?	The NSW Government is currently preparing a draft strategic regional land use plan for the Western region.
Is the LEP likely to create a precedent or create or change	No. The proposed rezoning has been discussed with Council's planning staff. The rezoning will potentially link to further

Question	Application to Planning Proposal
the expectations of the landowner or other landholders?	potential rezoning for residential development in the vicinity of the site also in line with the LUS. The rezoning will not set a precedent that is inconsistent with strategic documents.
Have the cumulative effects of other spot rezoning proposals in the locality been considered?	The MWRLEP commenced on 10 August 2012. There have been no previous rezoning proposals in the locality under the LEP to date.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The MWRLEP amendment will not facilitate a permanent employment generating activity.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	Yes. The proposed rezoning aims to address the shortage of the supply of residential land for the short to medium term for Mudgee.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	The site is well serviced by road and other essential services.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	No. The residential use of the area is established.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	No.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	No environmental impacts have been identified on the site. The land is already identified for residential use. The site is not within an identified Flood Planning Area under MWRLEP. The land is within 1km of the Avisford Nature Reserve (i.e. land with high biodiversity value), but does not impact upon the protection of the reserve.

The Rural Residential Industrial and Residential Strategy was prepared for the Mudgee Shire Council and did not address the full Mid-Western Region. This document has been superseded by the Comprehensive Land Use Strategy. The Mid-Western Regional Comprehensive Land Use Strategy (LUS) was prepared by Parsons Brinckerhoff (October 2009) and provides a basis for identifying options for Mid-Western Regional local government area to meet long term urban and rural growth needs. The LUS provides a context for future land use and informed the preparation of the MWRLEP.

5.2.1.1 Comprehensive land use strategy

5.2.1 Local Strategic Plans

5.2 RELATIONSHIP TO THE STRATEGIC PLANNING FRAMEWORK

Question	Application to Planning Proposal
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community?	The proposed use of the land for residential use is not inconsistent with the surrounding land use. Land to the north comprises residential and rural residential development along Bellevue Road. The proposed use will not adversely impact on amenity of the existing residential land use.
Will the public domain improve?	It is anticipated that Council's planning instruments will ensure that adequate setbacks for future housing development is provided along the boundaries of the site to ensure safety and amenity is not compromised from the public domain.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	No.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	The MWRLEP amendment would not have the potential to develop into a centre.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	The MWRLEP amendment is intended to facilitate the development of residential land, nominated in the Land Use Strategy (LUS) depicted in the Mudgee Town Structure Plan, which includes expansion within existing residential zoned land to the south and south-west of Mudgee, as well as the 'north west investigation' precinct. Should the planning proposal not proceed, the residential development is unlikely to be approved on the site at the proposed density. Also the opportunity to provide greater available residential lots to the Mudgee district in the short to medium timeframes.

5.2.1.2 Economic Development Strategy

Mid-Western Regional Council has prepared an Economic Development Strategy (EDS) outlining a future economic direction for the Regional in the next 10 years, to June 2020. The EDS provides a broad framework for the various lead agencies and stakeholders involved in economic development to identify their roles and engage in economic development initiatives for the Region. Availability of residential land has not been identified as a key principle that will influence economic development in the region for the future. However maintaining adequate residential land supply will support Council in efforts to deliver projects that maximise local opportunities and economic benefits in line with the Economic Development Strategy.

The LUS indicates the land to the south and south-west of the existing urban area should be the short term to medium term priorities for Greenfield residential development. The proposed development is consistent with the LUS in that the location is identified for residential development, services are available for the development, the type of land use is compatible with the surrounding land uses and would not cause any adverse impacts to the surrounding locality and provides a net community benefit as described.

The LUS shows expansion within the existing residential zoned land to the south and south-west of Mudgee. The LUS proposed generally to retain the urban boundaries at the fringe of Mudgee, as well as the low density residential area. Within the Mudgee Town Structure Plan, the subject land falls within the 'Low Density Residential' category within the 'existing residential zone boundary'. The LUS states 'the land currently zoned Low Density Residential is constrained by the availability of infrastructure and should not be developed until such time as reticulated sewerage and water, and tar sealed road access is available'. Due to the site's proximity to the adjoining land within the existing town structure and developed residential land, provision of services is achievable without creating a leap frog effect with regard to residential development. Sewer and water services have been extended in vicinity of the development site to the Bellevue Estate development, which has assisted other residential developments to follow in the locality.

State Environmental Planning Policy (Infrastructure) 2007 (SEPP) potentially applies to the site. The site does not contain flood liable land. Hence Clause 15 of the SEPP referring to development with impacts on flood liable land is not relevant. Preliminary assessment of whether clause 85 Development immediately adjacent to rail corridors and clause 87 impact of rail noise or vibration on non-rail development is applicable to future developments has been made. Clause 87 would require the consideration of guidelines issued for the purposes of this clause and published in the gazette. Currently guidelines to be considered in the future are 'Development Near Rail Corridors and Busy Roads Interim Guideline'. Based on the location of the land and distance to the nearest railway, this clause is not applicable to the subject land.

State Environmental Planning Policy (Infrastructure) 2007

Should remediation be required, it is anticipated that this can occur at future development application stage. The Planning Proposal is not inconsistent with SEPP 55.

for residential development.

anticipated that the site would be contaminated or require remediation before the land can be used and associated outbuildings are proposed to be retained as part of the concept plans, it is not contaminating materials. Given the previous and existing uses of the site, and that existing dwellings following a visual inspection, no evidence of fuel storage or machinery sheds with potentially occasional horse grazing since 1978, and has observed the land uses on the adjoining lands. Since 1978 the current owner of Lot 7 & 8 DP1096571 has occupied the land as a residence with appear that the site has been used as a residence with occasional horse spelling since that date. out with land ownership recorded since 1959. The history of land ownership since 1959 would lots with the remaining land being vacant land used for horse grazing. A title search has been carried The site the subject of this planning proposal is currently developed with two dwellings in separate the State of NSW and is required to be considered in a rezoning proposal under Clause 6 of SEPP 55. State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the whole of

State Environmental Planning Policy No. 55 – Remediation of Land

Policies as discussed below.

The Planning Proposal is considered to be consistent with applicable State Environmental Planning

5.3 STATE ENVIRONMENTAL PLANNING POLICIES

5.4 APPLICABLE MINISTERIAL DIRECTIONS (S.117 DIRECTIONS)

Section 117 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) enables the Minister for Planning and Infrastructure to issue directions regarding the content of LEPs to the extent that the content must achieve or give effect to particular principles, aims, objectives or policies set out in those directions. An overview of applicable directions and compliance is included in **Table 2**.

Table 2: Section 117 Ministerial directions

Section 117 Ministerial directions		Compliance of Planning Proposal
2.1 Environment Protection Zones	No items of Aboriginal or European heritage have been identified in the subject site. The planning proposal adopts measures that facilitate the conservation of environmental heritage.	The planning proposal does not impact upon environment protection zones. Environmentally sensitive areas (including the Avisford Nature Reserve) that are in vicinity of the subject lands are zoned as E1 National Parks and Nature Reserves and E3 Environmental Management.
2.3 Heritage	The planning proposal does not include any recreational vehicle areas.	
2.4 Recreation Vehicle Areas	This direction applies to the subject land as a change to the residential zoning and lot size map is proposed. The planning proposal will make use of the available infrastructure (particularly roads, sewer and water) in the locality. The residential zoning does not extend the fringe of the town suburbs, but enables more efficient use of the available infrastructure and services, as a result being efficient in the effort to extend the number of available housing lots in the location. The planning proposal seeks to increase the residential density of land in line with the direction.	The planning proposal does not seek changes to the permissible land uses of the residential zones addressed. The zones and locations of caravan parks are not impacted by the planning proposal.
3.1 Residential Zones		The planning proposal does not impact upon home occupations.
3.2 Caravan Parks and Manufactured Home Estates		The planning proposal has considered the existing infrastructure, residential development patterns, and local transport issues when developing the concept plan for future subdivision. The planning proposal will be consistent with the existing level of access and public transport met by the adjacent residential areas of the existing developed residential subdivisions.
3.4 Integrating Land Use and Transport		Mid-Western Regional LGA has a bushfire prone land map prepared under s146 of the <i>Environmental Planning and Assessment Act 1979</i> . The planning proposal is within proximity
4.4 Planning for Bushfire Protection		

The Planning Proposal is considered to be consistent with the applicable Ministerial directions as identified above.

Section 117 Ministerial directions		Compliance of Planning Proposal
6.1 Approval and referral requirements		to bushfire prone land (i.e. timbered land to south and southwest of the subject site) however the subject land is outside of the fringe of the mapped bushfire prone land. MWRRC must consult with the Commissioner of NSW Rural Fire Service following gateway determination and prior to community consultation. The planning proposal does not hinder adjoining lands from complying with the provisions of <i>Planning for Bushfire Protection 2006</i> . The subject land will be serviced with town water and have future hydrants installed as part of the concept subdivision.
	6.2 Reserving Land for Public Purposes	This direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The planning proposal does not include provisions requiring concurrence, consultation or referral.
	6.3 Site Specific Provisions	The planning proposal does not impact upon land zoned for or reservations of land for public purposes. Site specific provisions are not proposed to provide for a particular development.

5.5 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.5.1 Is there any likelihood that Critical Habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal involves rezoning from R2 Low Density to R1 General Residential in order to facilitate development of residential land in line with adjacent development. The land currently supports two dwellings and had been cleared historically. The potential for the site to become an extension of an ecological corridor has been considered. Given the site's location adjacent to a significant nature reserve (i.e. Avisford Nature Reserve), and the close vicinity of the existing Mudgee town developed areas, as well as the disturbed nature of the subject site, the potential as an extension of an ecological corridor is minimal for subject site. When compared to the ecological significance of the nature reserve there is a low likelihood that Critical Habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal and subsequent residential subdivision.

The subject land is further surrounded by existing R2 Low Density Residential zoned land and R5 Large Lot Residential providing a lower density of development adjacent to the land subject to the planning proposal and the nature reserve.

The site is not identified as having high or moderate biodiversity sensitivity on the Sensitivity Biodiversity Map (BIO_006) within MWRLEP.

A flora and fauna assessment report can be undertaken at development application stage, if required.

5.5.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

5.5.2.1 Planning for Bushfire Protection

Mid-Western Regional Council has a bushfire prone land map that has been consulted as part of assessment of the planning proposal. The subject land is not mapped bushfire prone land, however the site is adjoins mapped bushfire prone land. As such the potential for bushfire to impact upon the site and how it is to be managed is discussed.

Planning for Bushfire Protection 2006 provides the necessary planning framework for developments in rural and urban areas close to land likely to be affected by bush fire. The objectives of *Planning for Bushfire Protection* are to:

“(i) afford occupants of any building adequate protection from exposure to a bush fire;

- (iii) provide for a defendable space to be located around buildings;
- (iiii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent direct flame contact and material ignition;
- (iv) ensure that safe operational access and egress for emergency service personnel and residents is available;
- (v) provide for ongoing management and maintenance of bush fire protection measures, including fuel loads in the asset protection zone (APZ); and
- (vi) ensure that utility services are adequate to meet the needs of fire fighters (and others assisting in bush fire fighting)."

Section 2.2 Preparation of LEPs and DCPs of *Planning for Bushfire Protection 2006* has been considered, which states: 'LEP amendments that affect BPAs (*bushfire prone areas*) need to address the planning principles of PBP (*Planning for Bushfire Protection*)'. The principles are provided below.

"Planning Principles for Rezoning to Residential Land in Bush Fire Prone Areas

- a. Provision of a perimeter road with two way access which delineates the extent of the intended development;
- b. Provision, at the urban bushland interface, for the establishment of adequate asset protection zones for future housing;
- c. Specifying minimum residential lot depths to accommodate asset protection zones for lots on perimeter roads;
- d. Minimising the perimeter of the area of land, interfacing the hazard, which may be developed;
- e. Introduction of controls which avoid placing inappropriate developments in hazardous areas; and
- f. Introduction of controls on the placement of combustible materials in asset protection zones."

As mentioned the land subject to the planning proposal is not bushfire prone land, but adjoins such mapped land. Potential issues associated with the site are considered in two main areas: firstly the impact the planning proposed would have on the ability of the adjoining lands to comply with the provisions of *Planning for Bushfire Protection 2006*; and secondly the ability of future development to provide adequate design and infrastructure to address bushfire risk.

Potential impact on adjoining mapped bushfire prone lands:

Asset protection zones would be required to be provided on adjoining lands and not within the future concept plan. The objectives of *Planning for Bushfire Protection 2006* would not be hindered,

such as safe operational access and egress for emergency service personnel and residents is to continue and is not impeded by the proposal.

Ability of future development to provide adequate design and infrastructure to address bushfire risk:

In line with the objectives of *Planning for Bushfire Protection 2006* future subdivision design will ensure that utility services are adequate to meet the needs of fire fighters (and others assisting in bush fire fighting). This requirement is for the development stage design and does not hinder further consideration of the planning proposal for reasons of potential bushfire.

5.5.2.2 Concept Subdivision and Drainage

An indicative concept plan for the future residential development of the site has been attached at **Appendix C** showing an option for the lot layout, roads and drainage consideration. This design shows a 36 lot residential subdivision. Drainage impacts are mitigated in the concept plan through the looped street design, which will provide flow routes to ensure excess flows can be transported through the development site and be detained prior to exiting the site. This ensures that post developed flows do not exceed pre-developed flows. It is also noted that street drainage within the residential developments to the north of Bellevue Road have been sized to accommodate undeveloped flows entering from the planning proposal site. Potential environmental impacts of drainage are able to be appropriately addressed at the development stage.

5.5.2.3 Transport Corridors

The site is not located on a major transport corridor. It is not envisaged that traffic impact assessment would be required due to the scale of the future development however such issues can accompany any development application which will consider impacts during construction and operation and address transport/access issues as required.

5.5.2.4 Demand

Other potential impacts of the proposed rezoning and subsequent development of the site include the demand for infrastructure and utility services and demand for community facilities and social services. It is considered that the site can be adequately serviced with the existing infrastructure without placing undue demand on services in Mudgee.

The change from 2000m² to smaller lots will address the housing shortage in the region and cater for a wider cross-section of people, including those in need of affordable housing. Areas identified for future development in the Comprehensive Land Use Strategy, such as Lions Drive and Bellevue Estate, have been developed. In recent reports to Council it has been noted that unprecedented growth in the mining sector had placed enormous pressure on the local housing market to the point

A summary of the views of State and Commonwealth Public Authorities will be provided following gateway determination.

5.6.2 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning proposal?

The site is located adjacent to Bellevue Road. Bellevue Road forms a road corridor connecting south west Mudgee to the Mudgee CBD. Two other local roads, i.e. Kilkenny Avenue, and Albens Lane are able to service the development area. This infrastructure is considered sufficient to provide access to the future residential development and therefore is considered acceptable for the Planning Proposal. The site is serviced by town water and sewer and has existing electricity connection. The Planning Proposal includes available area for a recreational (playground) site within the subdivision with frontage to Bellevue Road. This will assist in improving the accessibility of passive recreational areas within vicinity to the developed Bellevue Estate and other nearby developed residential sites, as well as the subject land.

5.6.1 Is there adequate public infrastructure for the planning proposal?

5.6 STATE AND COMMONWEALTH INTERESTS

where demand for vacant residential land is outstripping supply. The planning proposal seeks to address the demand for housing in the short to medium term. As reported in the Mudgee Guardian (17 September 2012), based on the recent State Government report, the Mid-Western region will need more than 5000 new houses by 2021 to cope with in predicted population growth driven by mining. As the majority of population growth is expected to occur in Mudgee, this supports the need for such a planning proposal.

6 DETAILS OF THE COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN ON THE PLANNING PROPOSAL

Community consultation for the Planning Proposal would be undertaken in accordance with the consultation requirements set out in *A guide to preparing local environmental plans* (DOP 2009). The consultation requirements for this Planning Proposal are expected to be confirmed by the Department of Planning and Infrastructure DP&I at the gateway determination.

In accordance with Direction 4.4 Planning for Bushfire Protection issued by the Minister for Planning to relevant planning authorities under section 117(2) of the *Environmental Planning and Assessment Act 1979*, MWRC must consult with the Commissioner of NSW Rural Fire Service following gateway determination and prior to community consultation in satisfaction of section 57 of the Act, and take into account any comments.

7 CONCLUSION

This Planning Proposal relates to a site specific rezoning by way of an amendment to *Mid-Western Regional Local Environmental Plan 2012* for land at Lot 7 & 8 DP842243 and Lot 7 & 8 DP1096571, Mudgee. The aim of this report has been to describe the proposed amendment to the Land Zoning and Lot Size Maps to permit the development of residential lots to minimum 600m² on the site.

The proposed amendment will not cause any negative environmental, social or economic impacts to the surrounding locality and is consistent with the applicable strategic planning frameworks as demonstrated in this report. The change from 2000m² to smaller lots will address the housing shortage in the region and remain in line with the Comprehensive Land Use Strategy.

8 REFERENCES

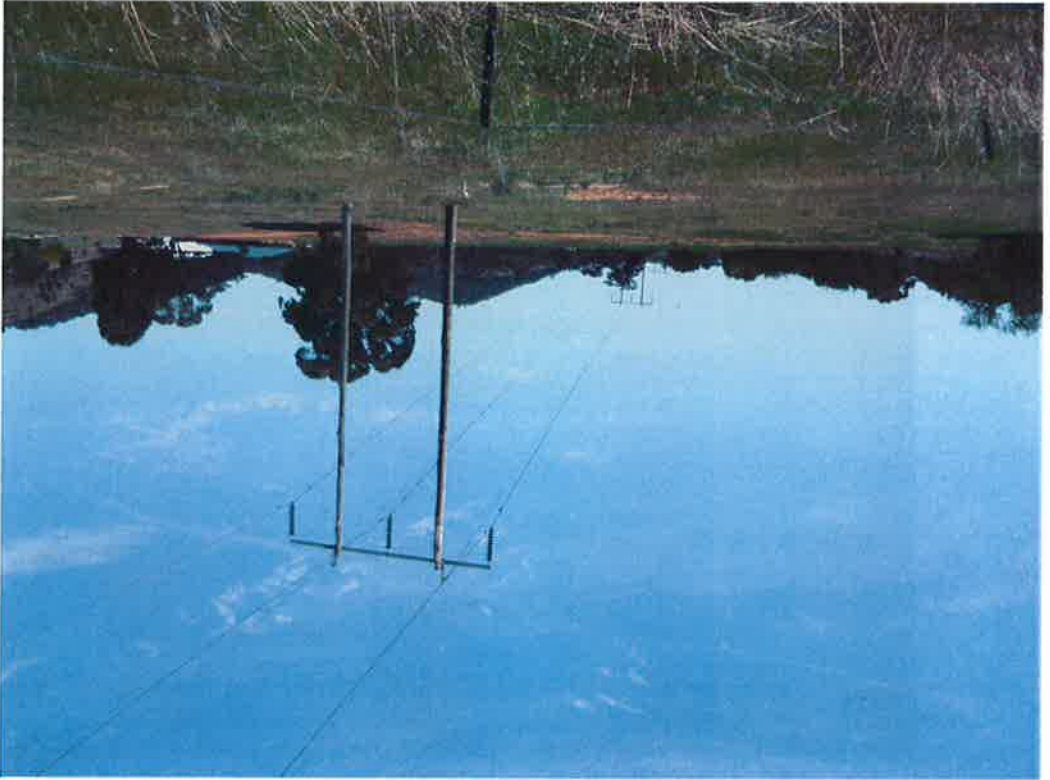
- Department of Planning (DOP) (July 2009) *A guide to preparing planning proposals.*
- Department of Planning (DOP) (July 2009) *A guide to preparing local environmental plans.*
- Department of Planning (DOP) (July 2008) *Development Near Rail Corridors and Busy Roads Interim Guideline.*
- Department of Planning (DOP) (April 2009) *Draft Centres Policy Planning for Retail and Commercial Development.*
- Environmental and Earth Sciences (2004) *Statement of Environmental Effects (including Salinity Investigation) Lot 7 DP842243 and Lot 7 and Lot 8 DP1096571, (unpublished report for DA0187/2005).*
- Mid-Western Regional Council (2010) *Mid-Western Region Economic Development Strategy A 10 Year Plan.*
- Parsons Brinckerhoff (October 2009) *Mid-Western Regional Comprehensive Land Use Strategy.*
- NSW Rural Fire Service (December 2006) *Planning for Bushfire Protection.*

APPENDIX A – SITE PHOTOGRAPHS

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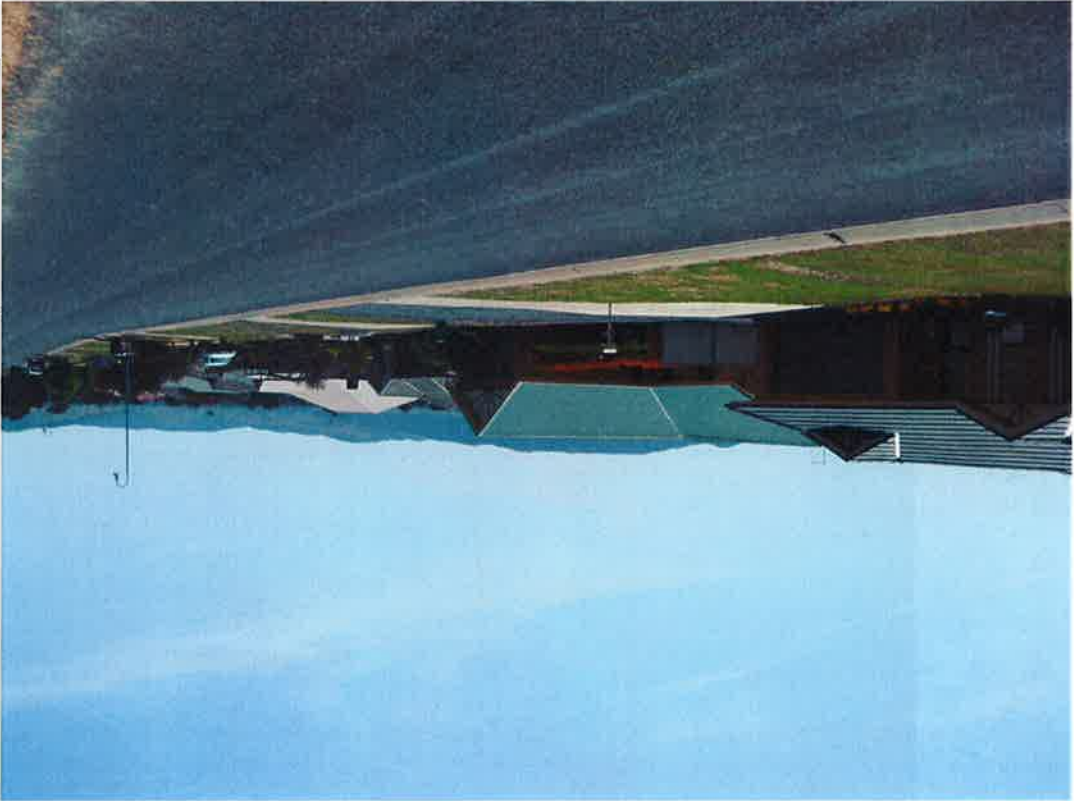
Existing Dwellings
(view looking south
west from Bellevue
Road)



Existing site
conditions, (looking
south east along
transmission line
from Bellevue Road)



Existing front fence
line looking east
along Bellevue
Road)



Existing residential
development in
Bellevue Road
opposite the subject
site (view from
centre of front
boundary of land)



Intersection of
Bellevue Road and
Banjo Paterson Ave
opposite existing
dwelling on subject
land). (Signage on
north western
corner)



Residential
development on
North eastern
corner of
intersection of
Bellevue Road and
Banjo Paterson Ave
opposite existing
dwelling on subject
land. (Fronts Banjo
Paterson Ave)

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APPENDIX B – AHIMS SEARCH

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ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au

PO BOX 1967 Hurstville NSW 2220
43 Bridge Street HURSTVILLE NSW 2220
Tel: (02)9585 6345 (02)9585 6741 Fax: (02)9585 6094

- If your search shows Aboriginal sites or places what should you do?**
- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
 - If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
 - You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](http://www.nsw.gov.au/gazette) (<http://www.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request
- Important information about your AHIMS search**
- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
 - AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister.
 - Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings.
 - Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
 - Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
 - This search can form part of your due diligence and remains valid for 12 months.

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

AHIMS Web Service search for the following area at Lot 7, DP:DP1096571 with a Buffer of 200 meters.
conducted by Emma Yule on 05 October 2012
A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

Minespex Pty Ltd
Units 1 and 2 73 Market Street
Mudgee New South Wales 2850
Attention: Emma Yule
Email: emma.yule@minespex.com.au
Dear Sir or Madam:

Date: 05 October 2012

Your Ref Number : Purcell 3
Client Service ID : 82025

AHIMS Web Services (AWS)
Search Result





AHIMS Web Services (AWS)
Search Result

Your Ref Number : Purcell 2

Client Service ID : 80883

Date: 20 September 2012

Minespex Pty Ltd
Units 1 and 2 73 Market Street
Mudgee New South Wales 2850
Attention: Emma Yule
Email: emmayule@minespex.com.au
Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 8, DP:DP1096571 with a Buffer of 200 meters.
conducted by Emma Yule on 20 September 2012
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ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au



AHIMS Web Services (AWS)
Search Result

Your Ref Number : Purcell

Client Service ID : 80882

Date: 20 September 2012

Minespex Pty Ltd
Units 1 and 2 73 Market Street
Mudgee New South Wales 2850
Attention: Emma Yule
Email: emma.yule@minespex.com.au
Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot: 7, DP: DP842243 with a Buffer of 200 meters.
conducted by Emma Yule on 20 September 2012
A search of the Office of the Environment and Heritage 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. *

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ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au



AHIMS Web Services (AWS) Search Result

Your Ref Number : Purcell 4

Client Service ID : 82026

Date: 05 October 2012

Minespex Pty Ltd
Units 1 and 2 73 Market Street
Mudgee New South Wales 2850
Attention: Emma Yule
Email: emmayule@minespex.com.au
Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 8, DP:DP842243 with a Buffer of 200 meters.
conducted by Emma Yule on 05 October 2012

A search of the Office of the Environment and Heritage 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. *

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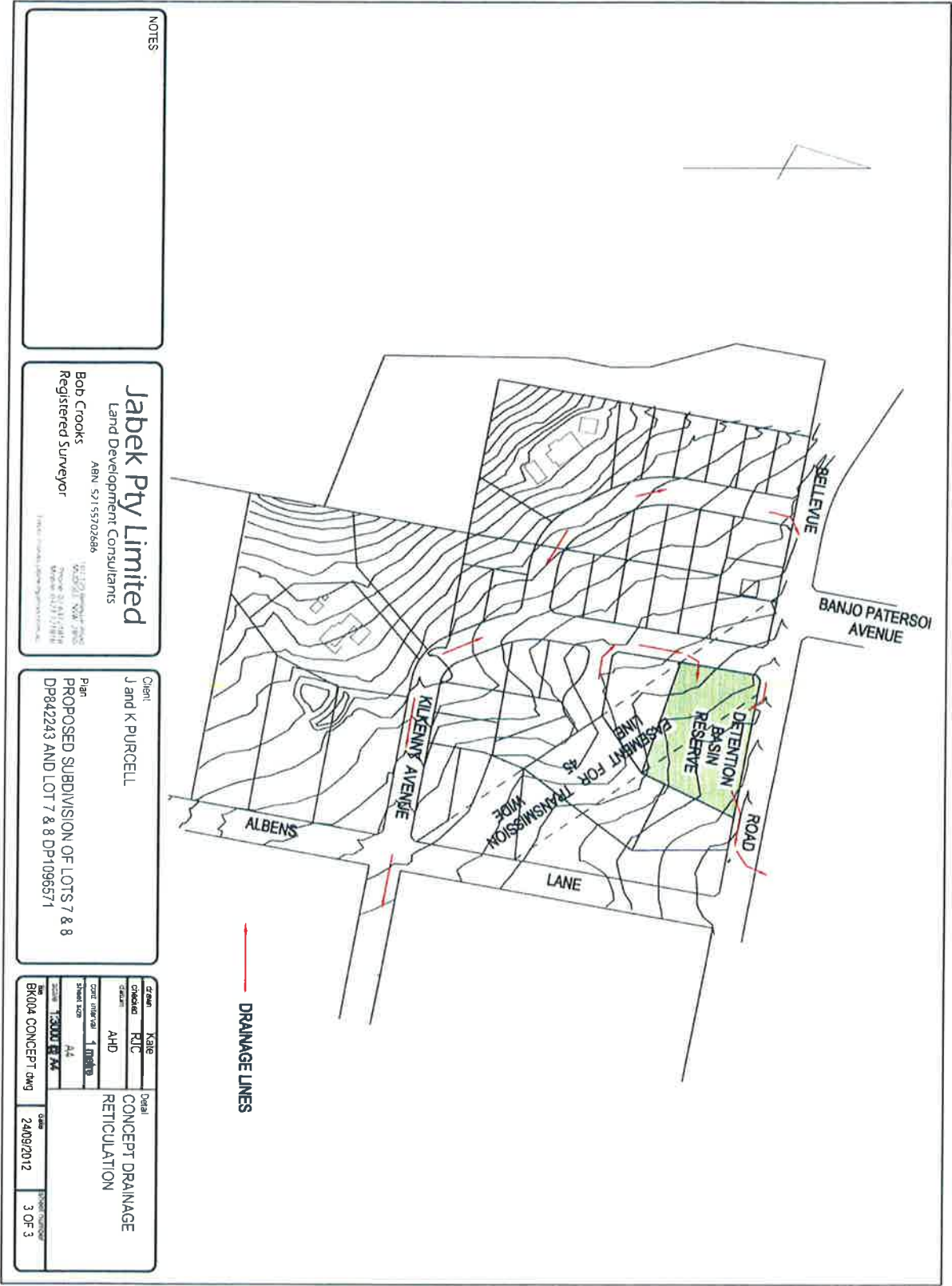
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- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings.
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Web: www.environment.nsw.gov.au

APPENDIX C – CONCEPT PLANS

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NOTES

Jabek Pty Limited
Land Development Consultants
ABN 57 55702686
107 L27 BUNYVE Bldg
Mudgee NSW 2856
Phone 02 63721010
Mobile 04 27721010
Email crooks.j@jabek-pty.com.au

Bob Crooks
Registered Surveyor

Client
J and K PURCELL

Plan
PROPOSED SUBDIVISION OF LOTS 7 & 8
DP842243 AND LOT 7 & 8 DP1096571

DRAWN	KAB	DATE	24/09/2012
CHECKED	RJC	DATE	24/09/2012
DATE	AND	DATE	24/09/2012
SCALE	1:1000	SCALE	1:1000
UNIT SIZE	A4	UNIT SIZE	A4
NO	13000	NO	13000
FILE	BK004 CONCEPT.dwg	FILE	BK004 CONCEPT.dwg
DATE	24/09/2012	DATE	24/09/2012
2 OF 3		2 OF 3	



AREA A - SUBDIVISION LOT 7 DP#A42243 & LOT 8
DP#1086571 - YIELD = 20 LOTS

AREA B - SUBDIVISION LOT 8 DP#A42243
- YIELD = 13 LOTS

AREA C - SUBDIVISION LOT 7 DP#1086571
- YIELD = 31 LOTS

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Phone 02 6372 1810
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Plan
PROPOSED SUBDIVISION OF LOTS 7 & 8
DP842243 AND LOT 7 & 8 DP1096571

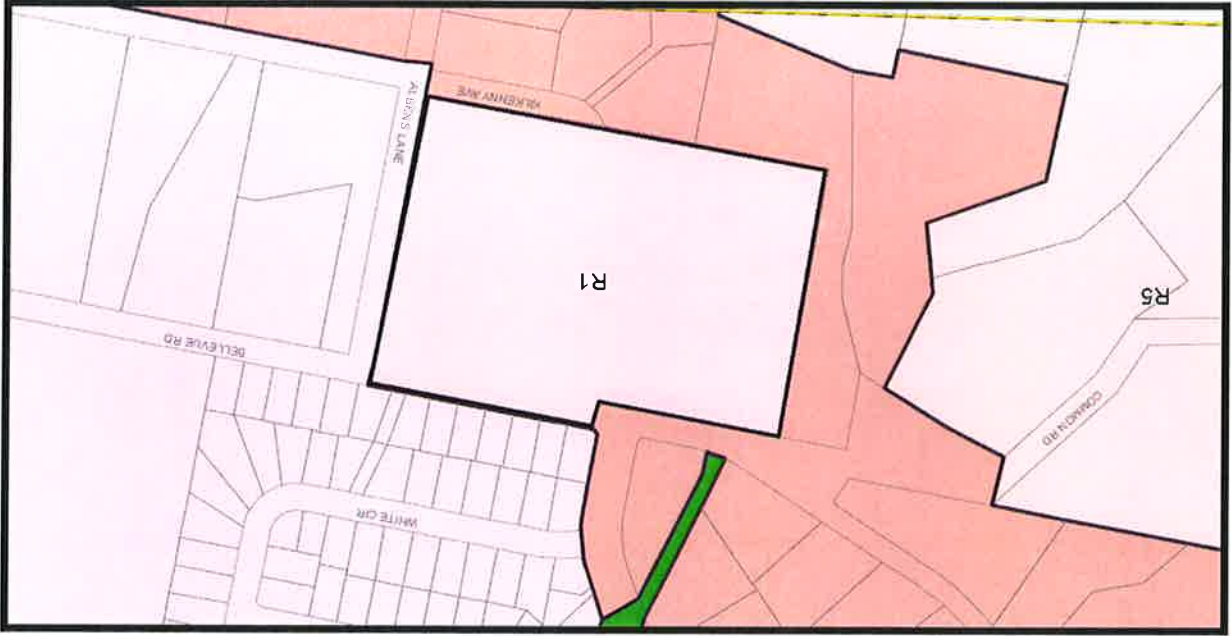
Label P

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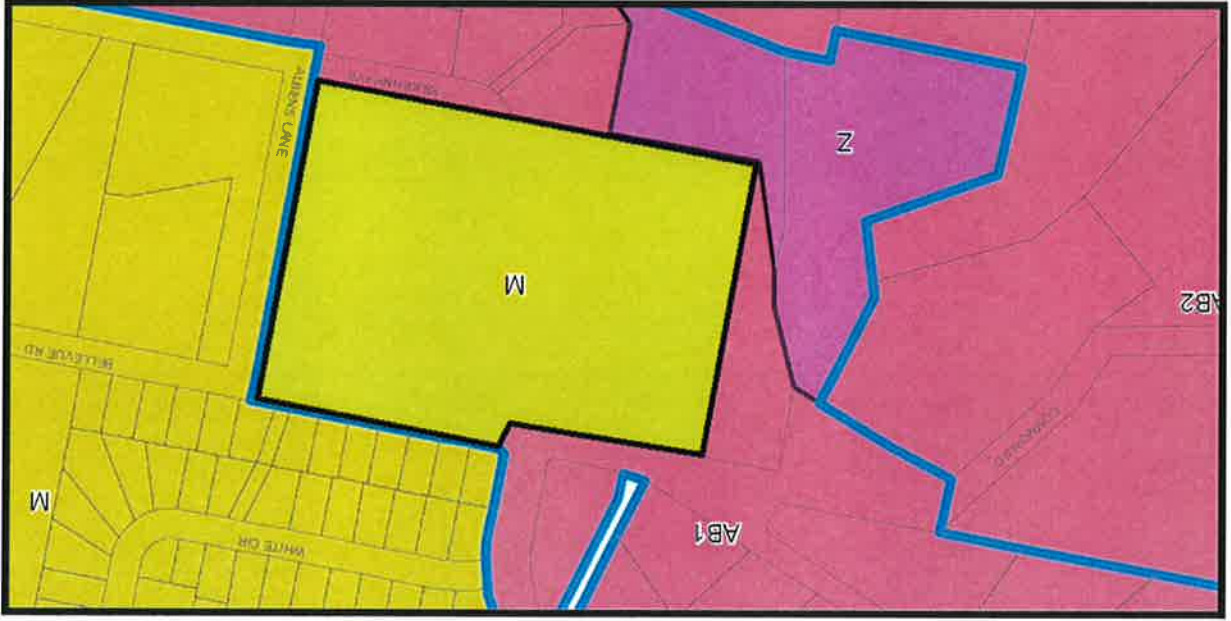
APPENDIX D – PROPOSED ZONING UNDER MID- WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

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Proposed Zoning under Mid-Western Regional Local Environmental Plan 2012



Amending MWRLEP Land Zoning Map (Sheet LZN_006C) in accordance with the proposed Land Zoning Map except to rezone land to R1 General Residential as depicted above.



Amending MWRLEP Lot Size Map (Sheet LSZ_006C) in accordance with the proposed Lot Size Map except to provide minimum subdivision size to 600m², as depicted above.

