

# **Planning Proposal Calderwood Road RYLSTONE**

**Lot 1 DP1030555, Lots 93, 94, 97  
and 98 in DP755426, and Lot 1  
DP712926**

**October 2020**



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#### VERSION AND AMENDMENT CONTROL HISTORY

| VERSION | DATE      | DESCRIPTION                              | QA/QC  |
|---------|-----------|--|--------|
| 001     | SEPT 2020 | DRAFT FOR CLIENT REVIEW                  | CLIENT |
| 002     | OCT 2020  | FINAL                                    | EY     |
| 004     | SEPT 2021 | AMEND REFER TO MINISTERIAL DIRECTION 2.6 | EY     |



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# 1 OBJECTIVES AND INTENDED OUTCOMES OF THE PROPOSAL

## 1.1 STATEMENT OF INTENDED OUTCOMES

This planning proposal is intended to:

- Enable the land (approximately 42ha) to be developed into a rural residential estate, with a minimum lot size of 5ha; and
- Enable the land to be further developed into smaller lots, subject to connection to reticulated water or other arrangement later, with a minimum lot size of 2ha.

This is consistent with the Mid-Western Regional Comprehensive Land Use Strategy, which outlines suitable areas for rural residential expansion around Rylstone.



**Figure 1: Location plan showing proximity of subject site to Rylstone**

(Source: SIX Maps)

## 1.2 DETAILS OF THE PROPOSED DEVELOPMENT AND CONCEPT PLAN

The central purpose of this planning proposal is to make the necessary amendments to the Mid-Western Regional Local Environmental Plan 2012 (MWRLEP 2012) to enable the creation of one extra lot from the existing 5 lots. In the process the proposal will create dwelling entitlements for those lots that do not currently benefit from one.



The further purpose of the planning proposal is to demonstrate that a reduced minimum lot size of 2ha is unhindered, when the site has access to potential reticulated water/community bore, to enable the creation of a further 10 lots (16 lots in total).

It is envisaged that the initial 5ha lots to be created, with dwelling entitlements, will potentially be able to have individual bores drilled for a water source and rely upon rainwater as the source of primary potable water.

Two concept plans have been prepared by Jabek Pty Ltd, which detail the likely development outcomes for the site taking into consideration contours, road access, servicing and amenity to be afforded to each lot and building envelope (refer to **Appendix A**). Calderwood Road serves as the primary entry into the site and a final lot layout, to be prepared at DA stage, would likely continue to use Calderwood Road together with the establishment of a new road and use of the existing unformed road reserve that extends to the south from Calderwood Road.

The site is gently undulating, with a dominant aspect to the south and east back across to Rylstone, creating an opportunity for a high quality rural/residential environment with limited constraints to be considered.

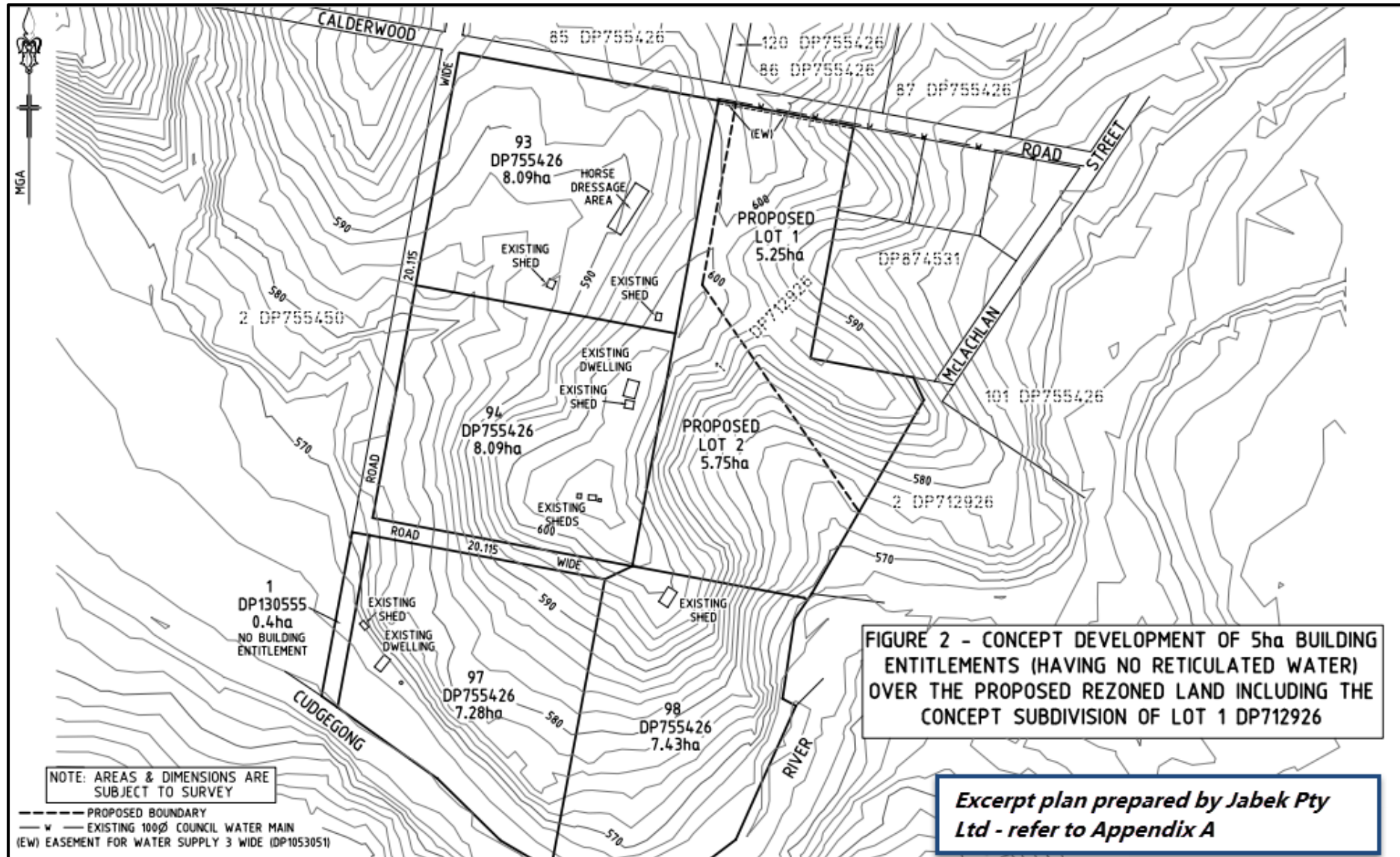


### Summary:

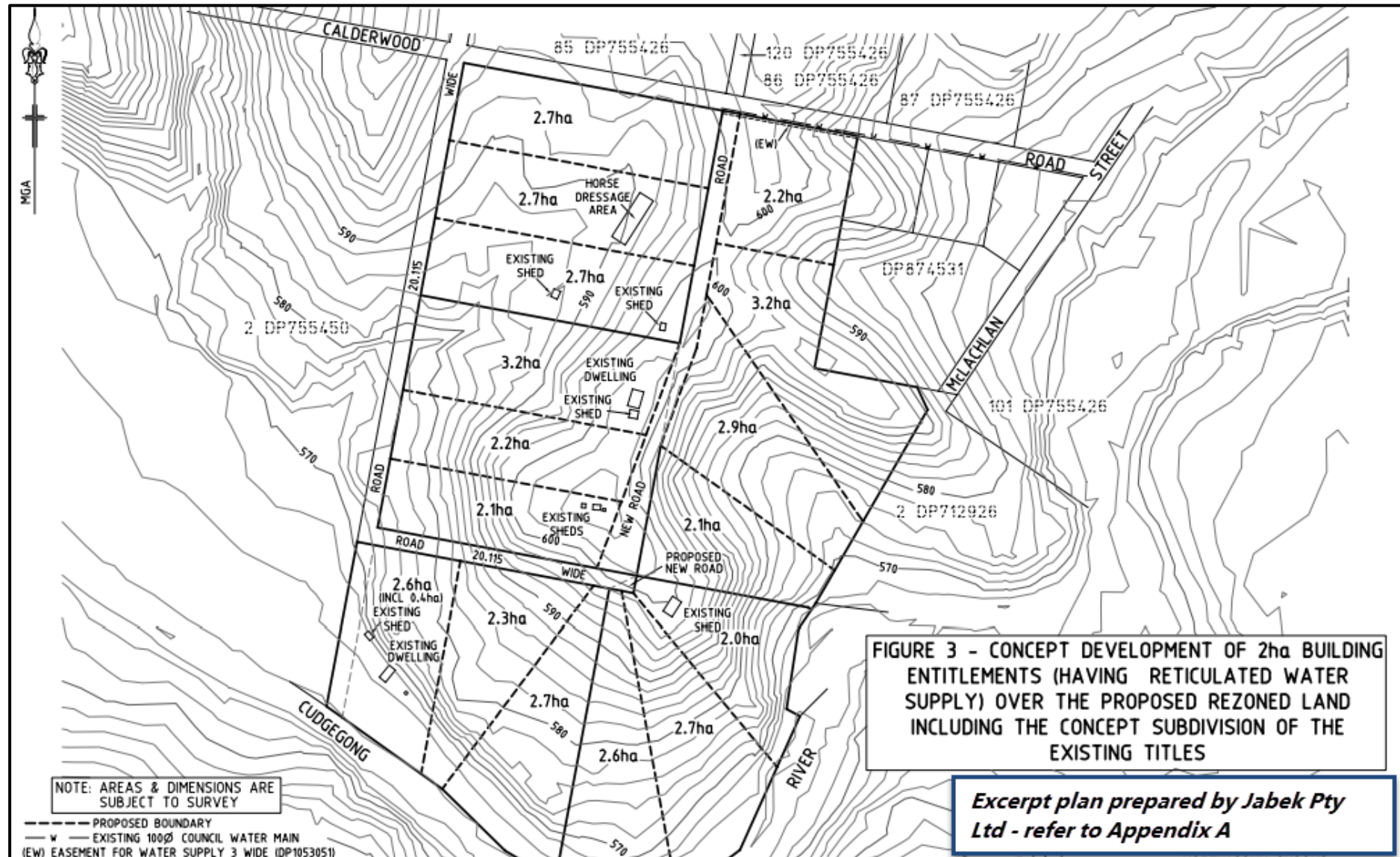
| <b>Concept 1</b>   | <b>Concept 2</b>   |
|--|--|
| <p><i>Min lot size - 5 ha</i></p> <p><i>Potential for one additional lot (subdivision of Lot 1 DP712926)</i></p> <p><i>4 additional dwelling entitlements (upon subdivision)</i></p> <p><i>No new road</i></p> | <p><i>Min Lot size – 2ha</i></p> <p><i>Subdivision potential (6 lots into 16 lots); Can proceed after Concept 1 subdivision or stand alone.</i></p> <p><i>14 additional dwelling entitlements</i></p> <p><i>New road</i></p> |



### 1.2.1 Concept 1 – 5ha min lot size, no reticulated shared water



### 1.2.2 Concept 2 – 2ha min lot size, with reticulated shared water





## 2 EXPLANATION OF PROVISIONS

The following formal amendments to the MWRLEP 2012 are proposed to facilitate the intended outcomes of the proposal discussed in Part 1:

- Amend LZN\_009A to show the subject land as R5 Large Lot Residential (currently RU1 Primary Production); and
- Amend LSZ\_009A to show the minimum lot size as 5ha (currently 40ha); and
- Include an additional clause/mapping to reflect the ability for the land to be reduced to a 2ha minimum lot size when reticulated water or other suitable arrangement is provided in accordance with the intended outcomes of this planning proposal.







### 3 JUSTIFICATION

This section sets out the reasoning and justification for the proposed changes to the MWRLEP 2012, which ultimately will lead to further development of the site in line with the stated intended outcomes outlined in Part 1.

The following questions are in line with the requirements set out by the NSW Department of Planning and Environment through their document *A Guide to Preparing Planning Proposals* (August 2016).

#### SECTION A - Need for the planning proposal

**Q1:** Is the planning proposal the result of any strategic study or report?

Answer: YES

The *Mid-Western Regional Comprehensive Land Use Strategy* (CLUS) prepared by Parsons Brinckerhoff and originally endorsed by Council in 2010 was developed to guide future land use planning in the Mid-Western Region and identify opportunities for growth.

The CLUS identifies the subject site (described as the north-west precinct) under Part 3 as a logical opportunity to develop large lot residential sites with a minimum lot size of 2ha. This is further reflected in figure 4.5 of the CLUS, which details the map indicating the area as a future large lot residential opportunity.

**Q2:** Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Answer: YES

It is considered that the planning proposal is the best and only way to achieve the intended outcomes. A review of the current MWRLEP 2012 has revealed that there is no other option to currently achieve the desired outcome for the site and meet the CLUS target. In this case both a zoning and lot size map amendment is considered appropriate and necessary to achieve the desired housing opportunities required.

A review of the land use table for the R5 Large Lot Residential zone has not revealed any potential land uses that would be rendered '*permitted with consent*' as a result of the proposal that would be envisaged to cause any conflict with adjoining rural and residential uses. Both the RU1 (current zone) and R5 (proposed zone) zones are open zones for the purposes of permitted land uses.

#### SECTION B - Relationship to the strategic planning framework

**Q3:** Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

Answer: YES



Mid-Western Regional Council sits within the 'Central West and Orana Region' and has therefore been included in the *Central West and Orana Regional Plan 2036*.

The plan broadly identifies areas for more economical expansion and associated housing opportunities throughout the region, including the Mid-Western Regional LGA. In particular, Goal 4 - Dynamic, vibrant and healthy communities, discusses various actions for more housing variety including Direction 28 'Manage rural residential development'.

Direction 28 aims to promote a consistent approach to identifying new areas for rural residential development. Whilst the site has already been identified within the CLUS as potential future rural residential land, the actions detailed in Direction 28 below are still considered relevant in supporting this planning proposal.

The actions are as follows:

#### ACTION 28.1 Locate new rural residential areas:

- close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure.
- to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and
- to avoid areas of high environmental, cultural or heritage significance, regionally important agricultural land or areas affected by natural hazards.

**Comment:** The site is located in very close proximity to Rylstone and therefore benefits from good connections and access to all the necessary services on offer and required for the low-density housing envisaged.

As detailed throughout this proposal there are no significant conflicts with the land and other surrounding uses and minimal constraints with regards to natural hazards or environmental considerations.

#### ACTION 28.2 Enable new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department of Planning and Environment

**Comment:** The CLUS has already identified the particular site as suitable for future rural residential expansion to support a variety of housing types in association with the village of Rylstone.



ACTION 28.3 Manage land use conflict that can result from cumulative impacts of successive development decisions.

**Comment:** No significant compatibility issues have been identified with the proposal with the additional housing opportunity seen as a logical development decision for Rylstone and the immediate surrounding area.

**Q4:** Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Answer: YES

The CLUS prepared on behalf of MWRC provides the most relevant guidance for planning proposal decision making at present. Sitting within the CLUS is

the Rylstone Town Structure Plan (Figure 3-3), which details opportunities for further housing and further housing variety within the village and the immediate surrounding area.

Whilst the CLUS identifies some areas for residential expansion within the existing village with access to water and sewer services, it also identifies the need for larger lot residential development on the fringe to accompany this expansion, with the subject site noted as being within the area identified as '*Large Lot Residential - North West*'.

Table 3-6 discusses the potential for the release of lots in this area, totalling 11 new possible lots with a short-term priority allocated to encourage the appropriate actions to commence the development of the site. Lot 97 and Lot 94 DP755426 have existing dwellings and shedding.

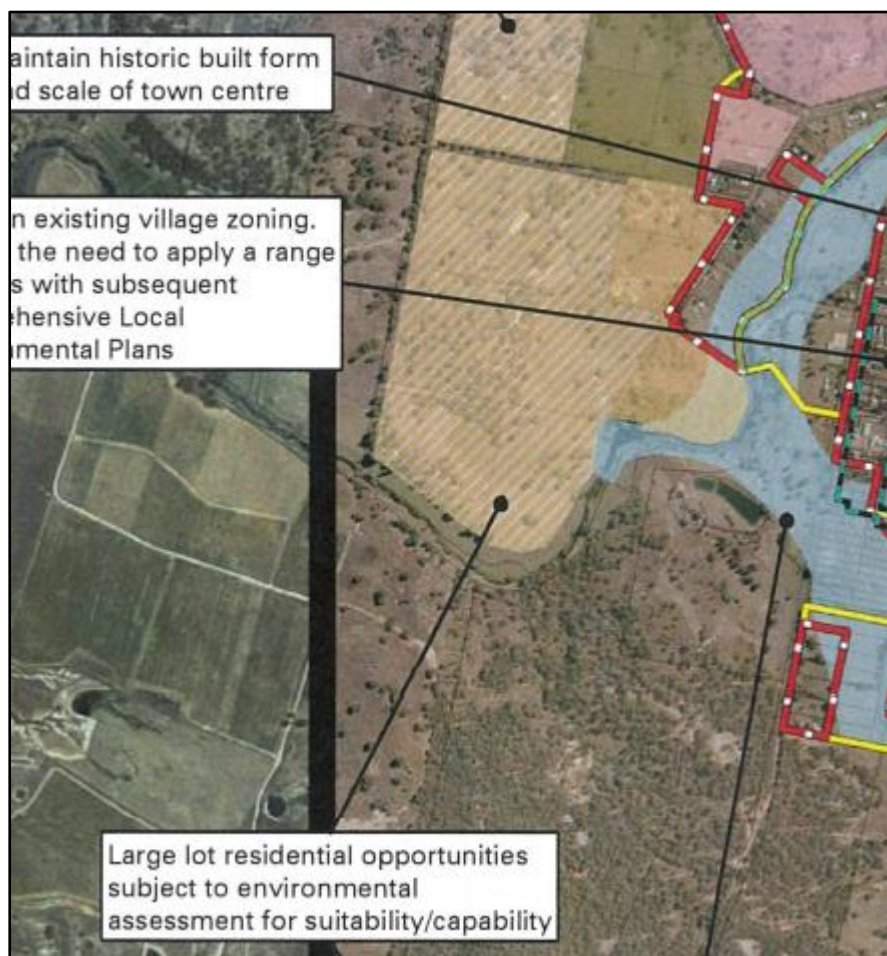
The Mid-Western Regional Local Strategic Planning Statement (LSPS) has also been reviewed. The planning proposal supports the provision of a variety in housing choices- planning priority 2 - i.e.

*Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.*

The proposed change in the LEP will provide a supply of large lot opportunity close to Rylstone and support the variety in housing options close to the Village. The planning proposal supports the implementation of the *Mid-Western Regional LSPS* and *Central West and Orana Regional Plan 2036*.





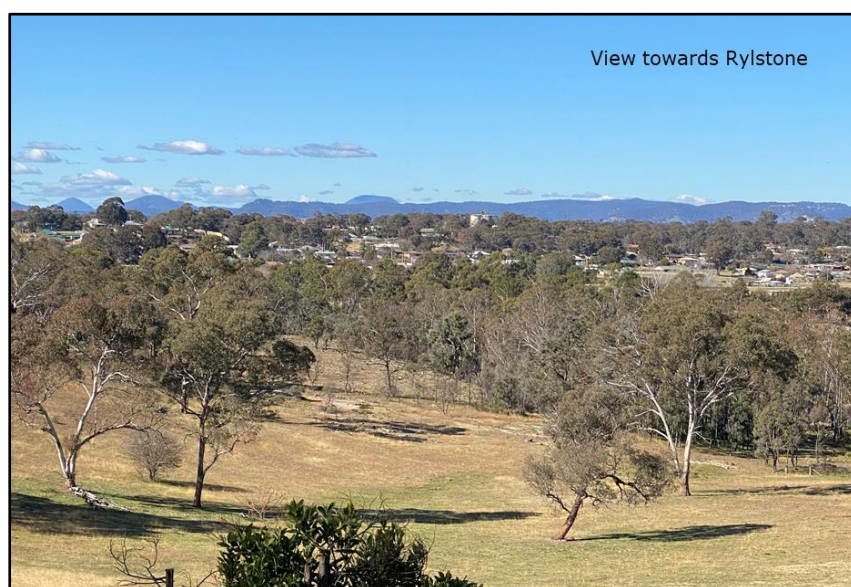


**Figure 2: Extract from the CLUS indicating the opportunity for the subject site**

(MWR CLUS: Parsons Brinckerhoff)

**Q5:** Is the planning proposal consistent with applicable State Environmental Planning Policies?

Answer: YES



The following SEPP's are considered relevant to the planning proposal.

State Environmental Planning Policy No 55 - Remediation of Land

SEPP 55 sets out requirements and procedures for the remediation of contaminated land during the development process. The SEPP would need to be considered by MWRC whilst assessing a development





application for the site, which would likely be a development application for subdivision/boundary adjustment.

At present there does not appear to be any potentially contaminating activities occurring on site or any evidence of past activities. Whilst further consideration of the SEPP is not warranted until the lodgement of a development application, there does not appear to be any initial concerns that would arise from the site and further residential development.

#### State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

As the planning proposal is aiming to amend the zoning of the land from RU1 Primary Production to R5 Large Lot Residential, any future development and associated tree removal may require consideration under the Vegetation SEPP.

The concept plan that has been prepared for the site demonstrates that further subdivision and development on the site can be undertaken with limited vegetation clearing and would not likely trigger any further consideration at subdivision stage under the SEPP or the *Biodiversity Conservation Act 2016*.

| <i>SEPP</i>  | <i>Applicable/Consistency</i>  |
|--|--|
| <b>Aboriginal Land (2009)</b>  | Not relevant to the planning proposal.   |
| <b>Activation Precincts (2020)</b>                                   | Not relevant to the planning proposal.   |
| <b>Affordable Rental Housing (2009)</b>                              | Not relevant to the planning proposal.<br>To be considered at the development application stage should a proposal for affordable housing be forthcoming.   |
| <b>Building Sustainability Index: BASIX (2004)</b>                   | Not relevant to the planning proposal.   |
| <b>Coastal Management (2018)</b>                                     | Not relevant to the planning proposal.   |
| <b>Concurrences and Consents (2018)</b>                              | Not relevant to the planning proposal.   |
| <b>Educational Establishments and Child Care Facilities (2017)</b>   | Not relevant to the planning proposal.   |
| <b>Exempt and Complying Development Codes (2008)</b>                 | Not relevant to the planning proposal.   |
| <b>Gosford City Centre (2018)</b>                                    | Not relevant to the planning proposal.   |
| <b>Housing for Seniors or People with a Disability (2004)</b>        | Not relevant to the planning proposal.<br>To be considered at development application stage should a proposal for seniors living be forthcoming  |
| <b>Infrastructure (2007)</b>   | Not relevant to the planning proposal.   |
| <b>Koala Habitat Protection (2019)</b>                               | This SEPP may require consideration at the development application stage should significant vegetation clearing be proposed. However, the proposal has demonstrated that the expected development of the site can occur without any significant vegetation clearing. |
| <b>Kosciuszko National Park - Alpine Resorts (2007)</b>              | Not relevant to the planning proposal.   |
| <b>Kurnell Peninsula (1989)</b>                                      | Not relevant to the planning proposal.   |
| <b>Major Infrastructure Corridors (2020)</b>                         | Not relevant to the planning proposal.   |
| <b>Mining, Petroleum Production and Extractive Industries (2007)</b> | Not relevant to the planning proposal.   |
| <b>19 - Bushland in Urban Areas</b>                                  | Not relevant to the planning proposal.   |
| <b>21 - Caravan Parks</b>  | Not relevant to the planning proposal.   |
| <b>33 - Hazardous and Offensive Development</b>                      | Not relevant to the planning proposal.   |



|   |   |
|---|---|
| <b>36 - Manufactured Home Estates</b>                           | Not relevant to the planning proposal.  |
| <b>47 - Moore Park Showground</b>                               | Not relevant to the planning proposal.  |
| <b>50 - Canal Estate Development</b>                            | Not relevant to the planning proposal.  |
| <b>55 - Remediation of Land</b>                                 | Refer to report.<br>This SEPP would require consideration at the development application stage, however no potentially contaminating activities exist/or have likely existed on the property and it is not expected any further consideration of this SEPP would be required. |
| <b>64 - Advertising and Signage</b>                             | Not relevant to the planning proposal.  |
| <b>65 - Design Quality of Residential Apartment Development</b> | Not relevant to the planning proposal.  |
| <b>70 - Affordable Housing (Revised Schemes)</b>                | Not relevant to the planning proposal.  |
| <b>Penrith Lakes Scheme (1989)</b>                              | Not relevant to the planning proposal.  |
| <b>Primary Production and Rural Development (2019)</b>          | Not relevant to the planning proposal.  |
| <b>State and Regional Development (2011)</b>                    | Not relevant to the planning proposal.  |
| <b>State Significant Precincts (2005)</b>                       | Not relevant to the planning proposal.  |
| <b>Sydney Drinking Water Catchment (2011)</b>                   | Not relevant to the planning proposal.  |
| <b>Sydney Region Growth Centres (2006)</b>                      | Not relevant to the planning proposal.  |
| <b>Three Ports (2013)</b>                                       | Not relevant to the planning proposal.  |
| <b>Urban Renewal (2010)</b>                                     | Not relevant to the planning proposal.  |
| <b>Vegetation in Non-Rural Areas (2017)</b>                     | Refer to report.<br>This SEPP would be considered at the development application stage should vegetation clearing be proposed. However, the concept subdivision plan demonstrates that the proposal can be undertaken without any significant clearing of vegetation.         |
| <b>Western Sydney Aerotropolis (2020)</b>                       | Not relevant to the planning proposal.  |
| <b>Western Sydney Employment Area (2009)</b>                    | Not relevant to the planning proposal.  |
| <b>Western Sydney Parklands (2009)</b>                          | Not relevant to the planning proposal.  |

**Q6:** Is the proposal consistent with applicable Ministerial Directions (9.1 Directions)?

Answer: YES

The following Ministerial Directions are considered of relevance to the proposal.

## 1.2 Rural Zones

The Ministerial Direction essentially directs Council not to undertake a planning proposal to rezone land from a rural zone to a residential zone unless they are justified by a relevant study or strategy applicable to the site and circumstances.

As discussed elsewhere the site has already been included in the CLUS as suitable for future rural residential use and is therefore considered to satisfy section (5) of this direction.



### 1.5 Rural Lands

The Ministerial Direction aims to protect the agricultural production value of rural lands, ensure land use conflicts are minimised to facilitate ongoing agricultural uses and ensure several other broad planning principles are addressed during the planning proposal process.

The list of considerations contained within this direction have been addressed in various parts of this report. The proposal is considered minor in nature given the land size of approximately 42ha (split between 5 properties) and relatively few constraints to further development.

The closest prime agricultural land to the site lies to the west and south-west, which is currently being utilised for the purpose of pasture and a vineyard (*De Beaurepaire Wines*). There is not expected to be any significant impact with regards to the ongoing operations of these sites given the separation and potential lot layout. The existing well for future opportunity as a shared water source is located in vicinity to the photo above.

### 2.3 Heritage Conservation

The Ministerial Direction aims to protect places or Aboriginal and European heritage during the planning proposal process. No items of environmental heritage have been identified and a AHIMS has been undertaken (**Appendix B**) as a preliminary measure.

Appropriate mechanisms will be available through any future subdivision process to protect any items that are discovered during construction.

### 2.6 Remediation of Contaminated Land

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.



Considered to be consistent. Barnson Pty Ltd prepared Preliminary Site Contamination Assessment 39 Calderwood Road Rylstone NSW (Reference:36965 ER01), report dated 13/08/2021 and made two recommendations:

- “• *Based on the findings of the desktop review and site investigation it can be stated with a reasonable level of confidence that the Subject Site is suitable for the proposed re-development and land use.*
- *It is recommended that the equipment storage and maintenance areas at Lots 93 and 94, as well as the livestock management area and associated infrastructure at Lot 97 of DP455426 be removed and appropriately disposed of prior to re-development of these areas. Pg 24”*  
(Barnson (2021) Report in full is provided as Supporting Information to this planning proposal).

#### 4.4 Planning for Bushfire Protection

The Ministerial Direction aims to ensure the relevant bushfire protection measures identified in the document *Planning for Bushfire Protection 2006* are applied to the proposal.

The site is marginally identified on Council’s bushfire prone land mapping as being bushfire prone. There is not considered to be any impediment to complying with the more recent provisions of *Planning for Bushfire Protection 2019*, which are expected to be adequately addressed through the development application stage for subdivision in the future.

#### 5.10 Implementation of Regional Plans

The Ministerial Direction aims to ensure any planning proposal is consistent with the relevant regional plan. This issue has been addressed elsewhere in this report and the planning proposal is considered consistent with the *Central West and Orana Regional Plan 2036*.

#### 6.1 Approval and Referral Requirements

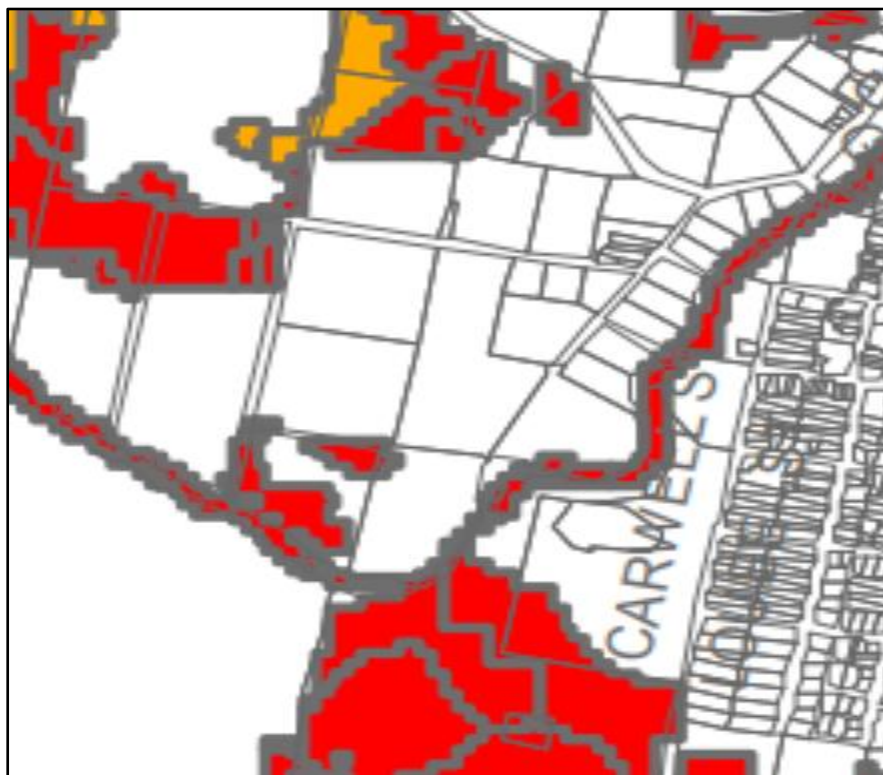
The Ministerial Direction aims to ensure that LEP provisions encourage the appropriate and efficient assessment of development. The planning proposal does not include LEP provisions that require further consultation or concurrence with other Departments.

No other Ministerial Directions are considered of relevance to the proposal.

**Q7:** 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 property has some minor stands of vegetation identified on Council’s LEP mapping of being of high biodiversity significance (refer to figure below).





**Figure 3: Biodiversity mapping**

(MWRLEP 2012)



However, the concept subdivision plan has been carefully prepared to show that the vegetation on site can readily be retained taking into consideration future boundary and dwelling sites.

The rest of the site has been historically cleared with only a scattering of individual trees present across the site. It is expected that these trees can generally remain on site without being impacted by future lot boundaries and dwelling sites. Further specific assessment can be undertaken at subdivision stage in accordance with the various relevant legislation.

**Q8:** Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

An initial assessment of the site and expected future development as a result of the intended outcomes has not revealed any significant environmental constraints

or predicted effects. Vegetation on site is expected to be retained and other constraints including environmental heritage, groundwater vulnerability and noise/air quality issues are expected to have negligible impact.



There are no issues expected, such as effluent disposal and the like, that cannot be addressed and mitigated at the subdivision stage for the proposal.

**Q9:** How has the planning proposal adequately addressed any social and economic effects?

The proposal will contribute to additional housing choice in the village of Rylstone and assist in luring new residents to the area seeking the rural/residential style of housing and lifestyle. The proposal will undoubtedly contribute positively to social and economic outcomes in Rylstone and the greater region.

**Q10:** Is there adequate public infrastructure for the planning proposal?

Answer: YES

The site currently has electricity and telecommunications infrastructure that will be assessed for further extension at subdivision stage. The necessary consultation with those authorities will be undertaken, however this is not considered to be a hindrance to further development of the site.



Water

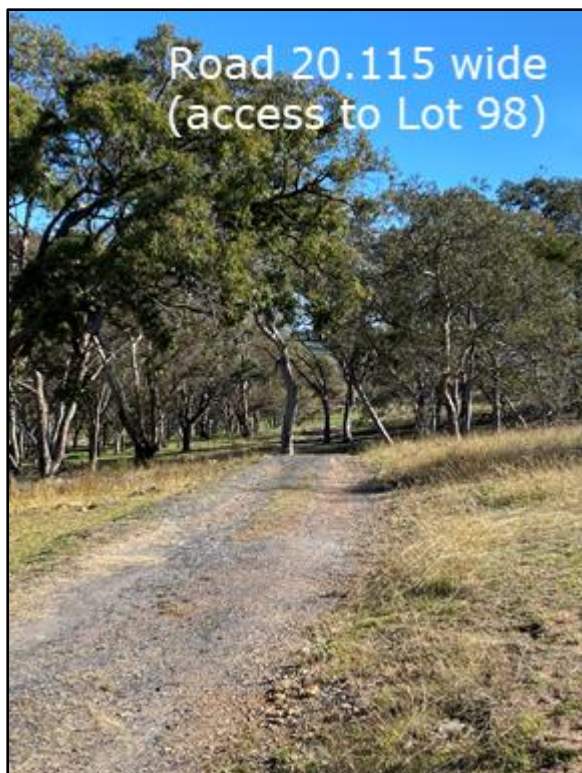
The proposal for 5ha lots will not result in the need to connect to a reticulated water supply with rainwater harvesting considered the most effective means of supplying water to each dwelling.

It should be noted that lot 1 currently has reticulated water available at the road frontage and lot 97 benefits from an existing well to supplement and rainwater harvesting.

It is expected that should the site be allocated a 2ha minimum lot size then the reticulated water supply will be investigated for extension to service the increased dwelling density in the area. This is to ensure that Council is not exposed with the costs of extending the reticulated water supply in the future, should the need arise. Additionally, a reticulated community bore scheme could also be investigated as a suitable means of water supply as catered for in MWRDCP 2013.

Roads

Minor increases in traffic will be expected from the proposal. The existing road and future road infrastructure can be upgraded in accordance with the requirements of the *Mid-Western Regional Development Control Plan 2013* and further considered at subdivision stage. An initial review of the MWRDCP 2013 has not revealed any significant limitations or requirements for a subdivision in the R5 Large Lot Residential zone.



#### Sewer

There is not considered a need to extend any sewer infrastructure to service the expected development density for the site and the MWRDCP 2013 does not require this level of servicing for lots in the R5 Large Lot Residential zone.

The lots are expected to be of a sufficient size to cater for any on-site effluent disposal systems that would be required for each new dwelling.

Q11: 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?

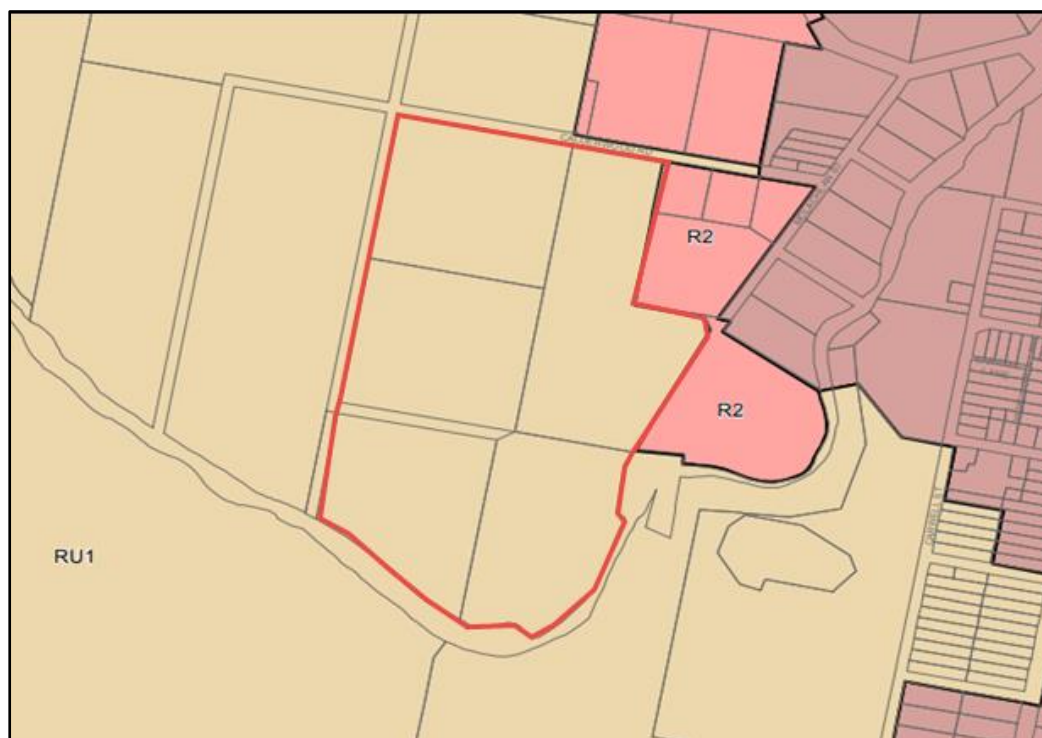
It is expected that MWRC will consult with the relevant Public Authorities and consideration of their views will be included.





## 4 MAPPING

MWRC has a Standard Instrument LEP in force and new mapping should be carried out consistent with the requirements of the standard technical requirements for LEP maps. The land subject of the planning proposal is included within Land Zoning Map LZN\_009A as shown below. The mapping will be required to be amended to reflect the new R5 Large Lot Residential zoning for the site.

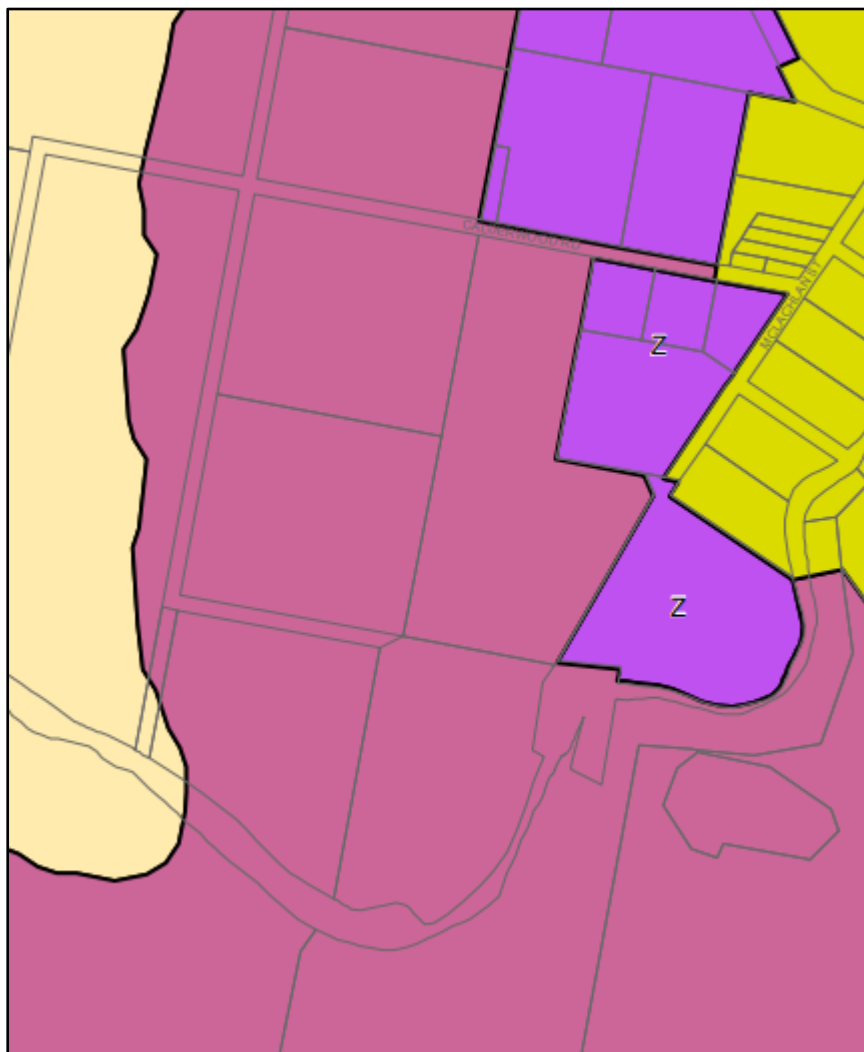


**Figure 4: Extract of LZN\_009A**

(MWRLEP 2012)

The corresponding lot size map will also require amending to reflect the new minimum lot size of 5ha. The site is located within Lot Size Map LSZ\_009A as shown below.





**Figure 5: Extract of  
LSZ\_009A**

(MWRLEP 2012)

## 5 COMMUNITY CONSULTATION

Community consultation for the planning proposal is expected to be undertaken in accordance with the requirements set out in A guide to Preparing Planning Proposals (DoPE 2018).

It is expected MWRC will undertake the necessary consultations with the NSW Government as directed throughout the planning proposal process.

## 6 PROJECT TIMELINE

This will be prepared with MWRC, however there appears to be limited requirements moving forward to enact on the planning proposal outcomes.



## **Appendix A**

# **CONCEPT PLANS**

The background of the page is a light blue map showing a street grid and building footprints. Overlaid on the map is a white rectangular box with a black border, which has a 3D effect with a grey shadow on the right side. A black paperclip icon is attached to the top right corner of the white box.

## **Appendix B**

# **AHIMS SEARCH RESULTS**



Office of  
Environment  
& Heritage

## AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : A146

Client Service ID : 540199

Atlas Environment & Planning  
46 Market Street  
Mudgee New South Wales 2850  
Attention: Emma Yule  
Email: yule.atlas@gmail.com

Date: 04 October 2020

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 93, DP:755426 with a Buffer of 200 meters, conducted by Emma Yule on 04 October 2020.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of 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. * |





## AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : A146

Client Service ID : 540198

Atlas Environment & Planning  
46 Market Street  
Mudgee New South Wales 2850  
Attention: Emma Yule  
Email: yule.atlas@gmail.com

Date: 04 October 2020

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 94, DP:755426 with a Buffer of 200 meters, conducted by Emma Yule on 04 October 2020.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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|   |   |
|---|---|
| 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 Services (AWS) Search Result

Purchase Order/Reference : A146

Client Service ID : 540196

Atlas Environment & Planning  
46 Market Street  
Mudgee New South Wales 2850  
Attention: Emma Yule  
Email: yule.atlas@gmail.com

Date: 04 October 2020

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 97, DP:755426 with a Buffer of 200 meters, conducted by Emma Yule on 04 October 2020.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



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





Office of  
Environment  
& Heritage

## AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : A146

Client Service ID : 540197

Atlas Environment & Planning  
46 Market Street  
Mudgee New South Wales 2850  
Attention: Emma Yule  
Email: yule.atlas@gmail.com

Date: 04 October 2020

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 1, DP:712926 with a Buffer of 200 meters, conducted by Emma Yule on 04 October 2020.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

|                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Aboriginal sites are recorded in or near the above location.          |
| <input type="checkbox"/> | Aboriginal places have been declared in or near the above location. * |



## AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : A146

Client Service ID : 540195

Atlas Environment & Planning  
46 Market Street  
Mudgee New South Wales 2850  
Attention: Emma Yule  
Email: yule.atlas@gmail.com  
Dear Sir or Madam:

Date: 04 October 2020

**AHIMS Web Service search for the following area at Lot : 98, DP:755426 with a Buffer of 200 meters, conducted by Emma Yule on 04 October 2020.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of 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. * |





**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.