

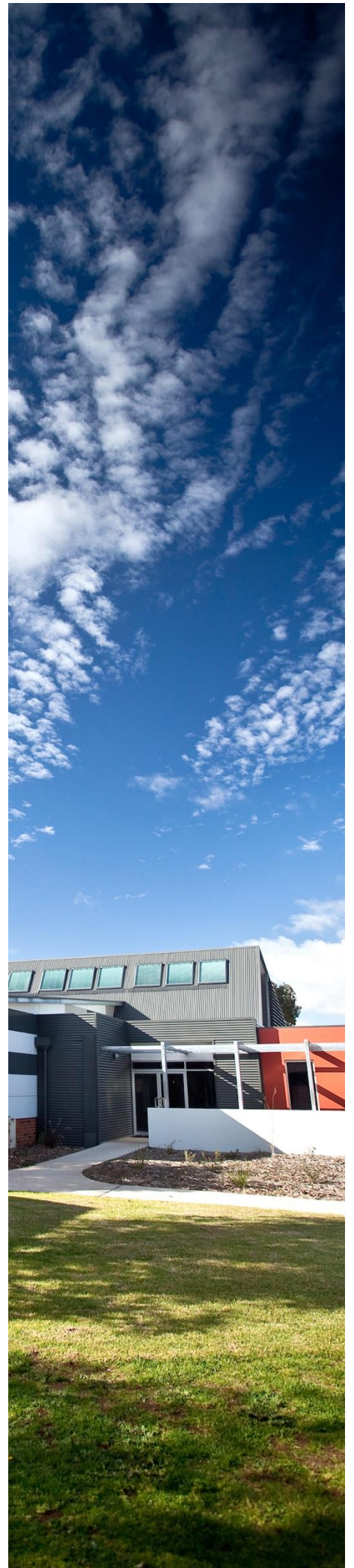


Statement of Environmental Effects

Proposed Industrial Development

32 Burrundulla Road,
Mudgee NSW 2850

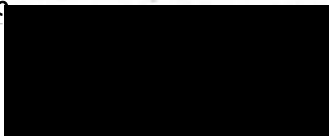

(Our Reference: 38075-PR01_A)
© Barnson Pty Ltd 2022. Confidential.



Disclaimer

This report has been prepared solely for Adrian Montibeler (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Report Title:	Statement of Environmental Effects
Project name:	Industrial Development
Client:	Adrian Montibeler
Project No.	38075
Report Reference	38075-PR01_A
Date:	12/04/2022
Revision:	Final

Prepared by:	Reviewed by:
	
Sebastian Minehan B. Human Geog UOW, U/G Urb. Reg. Plan U/G Town Planner	Jim Sarantzouklis B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B Surveying, MAIBS MEHA RPIA Director

LIST OF CONTENTS

1	INTRODUCTION.....	1
1.1	Background	1
1.2	Proponent	1
1.3	Consultant.....	1
2	EXISTING ENVIRONMENT.....	2
2.1	Location and Title.....	2
2.2	Land Use.....	2
2.3	Topography	4
2.4	Flora and Fauna.....	4
2.5	Noise Environment.....	4
2.6	Natural Hazards.....	5
2.7	Services	5
2.8	Access and Traffic.....	5
2.9	Heritage.....	5
3	PROPOSED DEVELOPMENT	6
3.1	Overview	6
4	LAND USE ZONING	8
5	PLANNING CONSIDERATIONS	9
5.1	Biodiversity Conservation Act 2016	9
5.1.1	Is the development likely to significantly affect threatened species?	9
5.1.1.1	Section 7.3 Test.....	9
5.1.1.2	Section 7.4 Test.....	10
5.1.1.3	Declared Area of Outstanding Biodiversity Value	10
5.1.2	Biodiversity Development Assessment Report.....	11
5.2	Fisheries Management Act 1994.....	11
5.2.1	Applicability	11
5.2.2	Is the development likely to significantly affect threatened species, population, or ecological community?.....	11
5.3	Environmental Planning & Assessment Act 1979.....	12
5.3.1	Evaluation.....	12
5.4	Environmental Planning Instruments.....	13
5.4.1	SEPP (Resilience and Hazards) 2021.....	13
5.4.2	SEPP (Industry and Employment) 2021	14
5.4.3	Mid-Western Regional Local Environmental Plan 2012	16
5.4.3.1	Land Use Table	16
5.4.3.2	Clause 6.3 Earthworks.....	16
5.4.3.3	Clause 6.4 Groundwater Vulnerability	17
5.4.3.4	Clause 6.9 Essential services.....	17
5.5	Draft Environmental Planning Instruments.....	18
5.6	Mid-Western Regional Council Development Control Plan 2013	18

5.6.1	Introduction	18
5.6.2	Industrial Development.....	19
5.6.3	Environmental Controls.....	22
5.7	Any Planning Agreement entered into.....	24
5.8	Any Matters Prescribed by the Regulations	24
5.8.1	Introduction	24
5.9	Any Likely Impacts of the Development.....	24
5.9.1	Context & Setting	24
5.9.2	Access, Transport & Traffic.....	24
5.9.3	Utilities	25
5.9.4	Air & Microclimate	25
5.9.5	Noise & Vibration	25
5.9.6	Safety, Security & Crime Prevention	25
5.9.7	Construction.....	25
5.9.8	Social & Economic Impacts in the Locality	26
5.10	Suitability of the Site for the Proposed Development.....	26
5.11	The Public Interest.....	26
6	CONCLUSION	27
7	REFERENCES.....	28

APPENDICES

Appendix A – Deposited Plans

Appendix B – AHIMS Report

Appendix C – Development Plans

LIST OF TABLES

Table 1 – Section 4.6 Industrial Development.....	19
Table 2 – Car parking & Signage	23

LIST OF FIGURES

Figure 1 – Site Location	2
Figure 2 – Aerial Photograph showing the subject site.....	3

1 INTRODUCTION

1.1 Background

Barnson Pty Ltd has been engaged by Adrian Montibeler to prepare information in support of a Development Application (DA) for the development of an industrial shed at 32 Burrundulla Road, Mudgee, 2850 NSW.

The subject site is identified as Lot 2 DP 1269918. The subject site has an approximate area of 3,969m² (refer to Deposited Plan in **Appendix A**) and is located on the southern side of Burrundulla Road. The subject site is approximately 3.2km south-east of the Mudgee town centre.

The proposed development shall consist of the construction of a building which will be utilised as a transport depot. The development includes car spacing, hardstand area, associated landscaping, and fencing.

The site is zoned IN1 General Industrial under the *Mid-Western Regional Local Environmental Plan 2012*. The proposed development will be utilised for 'Transport Depot' which is permissible with consent in the IN1 Zone.

This application consists of:

- An electronic copy of this written statement, including plans.

1.2 Proponent

The proponent for the DA is Adrian Montibeler.

1.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

'Riverview Business Park'

Unit 1, 36 Darling Street

Dubbo 2830

2 EXISTING ENVIRONMENT

2.1 Location and Title

The property description is Lot 2 DP 1269918, known as 32 Burrundulla Road. The subject site is located approximately 3.2km south-east of the Mudgee Central Business District (CBD) and is surrounded by a new industrial development area.

Refer to **Figure 1**.

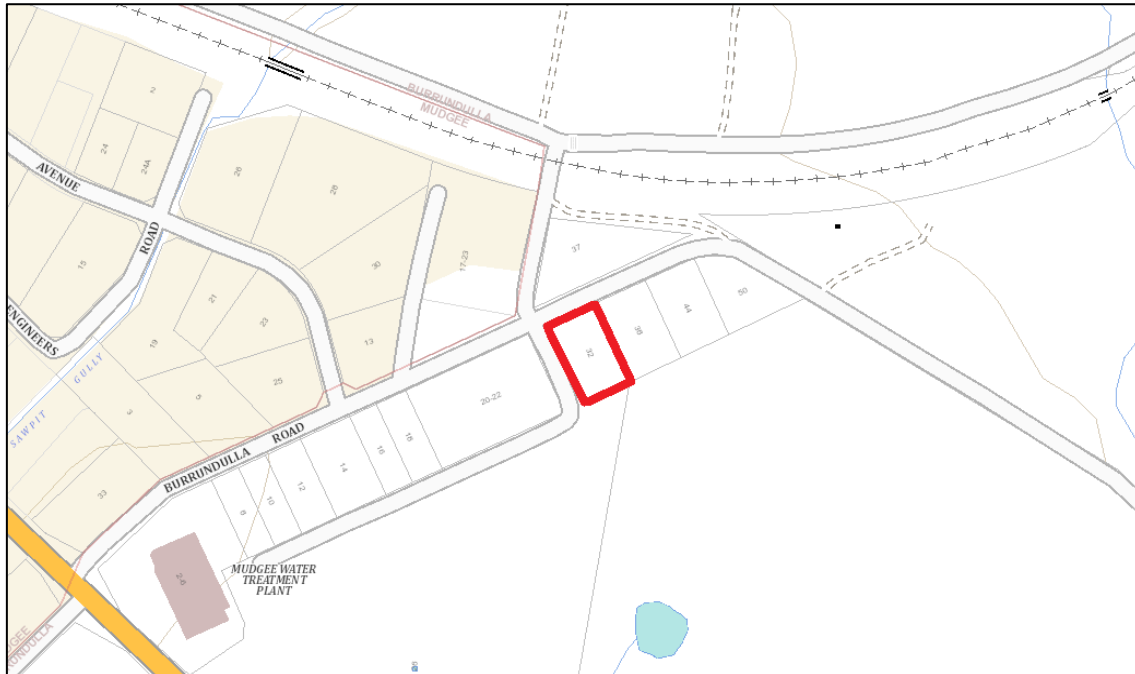


Figure 1 – Site Location

Source: <https://maps.six.nsw.gov.au/>

2.2 Land Use

The subject site is located within an establishing industrial area in the Mudgee township. Industrial activities are beginning to emerge in the locality, which will predominantly consist of the construction of sheds and associated structures. The subject site is currently vacant land.

Refer to **Figure 2** for site location and **Plates 1-2** provides a photo of the developing site.



Figure 2 – Aerial Photograph showing the subject site.

Source: <https://maps.six.nsw.gov.au/>



Plate 1: Photo of subject site from Burrundulla Road



Plate 2: Burrundulla Road in a north-eastern direction

2.3 Topography

The subject site is relatively flat throughout. There is a general slope towards the north with the surrounding locality generally falling the same direction.

2.4 Flora and Fauna

Vegetation within the site boundaries is largely limited to mixed groundcovers and grasses with some shrubs along the fringes of boundaries.

The lack of vegetation has likely been caused by the historical agricultural use of land and indicates that the site has little potential to support a significant range of fauna species. The site in recent times has been a part of a developing industrial subdivision.

The subject site is not mapped as having terrestrial biodiversity protection within its boundaries pursuant the ePlanning Spatial Viewer.

2.5 Noise Environment

Background noise levels on site and in the surrounds have not been recorded.

The subject site is located within an area dominated by greenfield land and neighbouring industrial uses. The major noise producing activity that can be identified is traffic movements along Burrundulla Road and industrial land uses in close proximity.

2.6 Natural Hazards

The subject site has not been identified as being bushfire prone land or within a flood planning area according to the ePlanning Spatial Viewer and the *Mid-Western Regional Local Environmental Plan 2012* (LEP).

2.7 Services

All services including reticulated water supply, sewerage, electricity, and telecommunications will be made available to the site.

2.8 Access and Traffic

Burrundulla Road is a two-lane, bitumen sealed road. The type of traffic accessing the subject site is to be of industrial nature.

2.9 Heritage

The subject site has not been listed as containing a heritage item under Schedule 5 of the *Mid-Western Regional Local Environmental Plan 2012* (the LEP). There were also no heritage items listed as being within proximity of the locality in question.

After conducting an online search on the *Aboriginal Heritage Information Management System* (AHIMS), it was conducted that there are zero Aboriginal items nor places within a 200m radius of the subject site.

Refer to **Appendix B** for the AHIMS Report.

3 PROPOSED DEVELOPMENT

3.1 Overview

The proposed development includes the erection of an industrial shed to be primarily used as a Transport Depot for a local business. It includes associated car parking; hardstand areas for vehicle manoeuvring; fencing; landscaping; and office space that is ancillary to the primary use. The proposed works are occurring on Lot 2 DP 1269918, known as 32 Burrundulla Road, Mudgee. The proposed use involves a towing company & transport of equipment (cars, machines, tractors, sheds, forklifts, containers etc). The shed shall have an overall area of approximately 712.84m². and consist of a holding/storage area; a wash bay; office space and amenities. The proposed development will

The proposed business shall be supported by 5 staff at any time. The development will operate from 7am – 5:30pm Monday through Friday, while the opening hours may be manipulated if a trucks schedule runs late or needs an early load out. The minimum truck movements that can be expected will be twice daily at a minimum.

Additional features of the proposed development include:

- Floor Area totalling: 712.84m²
 - Shed Floor Area: 626.58m²
 - Office Floor Area: 86.26m²
- The proposed front office area includes:
 - Three (3) offices;
 - Proposed reception area;
 - Storage room;
 - Kitchen;
 - One (1) Disabled Bathroom;
- The proposed shed will include:
 - One (1) toilet;
 - Two (2) single colourbond roller doors on the northern and western façade;
 - Two (2) PA doors on the western façade;
 - Proposed wash bay including two (2) 5000L rainwater tanks
 - Concrete slab to fall to pit as per engineers details;
 - Sliding door 14348mm x 4500mm connecting wash bay and shed;
- Ten (10) car spaces including one (1) accessible car space;

- Associated landscaping which has incorporated the following Australian native vegetation:
 - Blueberry Ash, Scrub Sheoak, Hop Bush, Coast Rosemary, Tick Bush, Native Fuschia, Basket Grass, and Kangaroo Vine.
- A 3m strip of landscaping has been provided on the street frontage;
- Hardstand areas are to be compacted gravel;
- Two (2) crossovers which are large enough for a semi-trailer vehicle to manoeuvre and exit/enter the site in a forward direction;
- 1800mm high colourbond fencing;
- 1800mm (h) x 4000 (w) double swinging gates on both the eastern façade and 1800mm (h) x 6000mm (w) double swinging gates on the western façade;
- Provision for signage for each both on the northern and western elevation;
- Installation of stormwater control infrastructure attached to Council's Infrastructure, specific details to be determined at Construction Certificate Stage; and
- Erosion and sediment control measures are to be implemented during construction.

Refer to Development Plans in **Appendix C**.

4 LAND USE ZONING

The subject site is zoned IN1 General Industrial pursuant to *Mid-Western Regional Local Environmental Plan 2012* (LEP). The proposed development seeks approval to construct a building used for 'Transport Depot' which is defined as:

"...means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop, or passenger, or freight transport undertaking."

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP, and the objectives and permissible uses outlined in the IN1 Zone, as outlined in **Section 5** of this report.

5 PLANNING CONSIDERATIONS

5.1 Biodiversity Conservation Act 2016

5.1.1 Is the development likely to significantly affect threatened species?

Clause 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) identifies the following circumstances where a development is likely to significantly affect threatened species:

- (a) *Is it likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *The development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *It is carried out in a declared area of outstanding biodiversity value.*

Each of these is addressed below.

5.1.1.1 Section 7.3 Test

To determine whether a development is likely to significantly affect threatened species or ecological communities, or their habitats, the following is to be taken into account in accordance with Section 7.3 of the BC Act:

- (a) *In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
 - (i) *Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
 - (ii) *Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (c) *In relation to the habitat of a threatened species or ecological community:*
 - (i) *The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*

- (ii) *Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
- (iii) *The importance of the habitat to be removed, modified or fragmented or isolated to the long-term survival of the species or ecological community in the locality,*
- (d) *Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*
- (e) *Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

Comment: The site is located within an area that is emerging as an industrial estate in Mudgee. There is minimal onsite vegetation and is not considered endangered or threatened species, nor do they support any ecological communities or their habitats. Therefore, the proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats.

5.1.1.2 Section 7.4 Test

Section 7.4 of the BC Act States:

- (1) *Proposed development exceeds the biodiversity offsets scheme threshold for the purposes of this Part if it is development of an extent or kind that the regulations declare to be development that exceeds the threshold.*
- (2) *In determining whether proposed development exceeds the biodiversity offsets threshold for the purposes of this Part, any part of the proposed development that involves the clearing of native vegetation on category 1-exempt land (within the meaning of Part 5A of the Local Land Services Act 2013) is to be disregarded.*

Comment: The subject site is cleared and proposed development shall not exceed the biodiversity offsets scheme threshold for the purposes of this part.

5.1.1.3 Declared Area of Outstanding Biodiversity Value

The site is not mapped on the Biodiversity Value Map as being land with a high biodiversity value as defined by the BC Act.

5.1.2 Biodiversity Development Assessment Report

As outlined in **Section 5.1.1**, the proposed development is not likely to significantly affect threatened species as defined by Section 7.2 of the BC Act. Therefore, a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

5.2 Fisheries Management Act 1994

5.2.1 Applicability

The Fisheries Management Act 1994 (FM Act) applies to:

- (a) In relation to all waters that are within the limits of the State, and*
- (b) Except for purposes relating to a fishery, or a part of a fishery, that is to be managed in accordance with the law of the Commonwealth pursuant to an arrangement under Division 3 of Part 5 and except for purposes prescribed by paragraph (d)- in relation to any waters of the sea not within the limits of the State that are on the landward side of waters adjacent to the State that are within the Australian Fishing zone, and*
- (c) For purposes relating to a fishery, or a part of a fishery, that is managed in accordance with the law of the State pursuant to an arrangement under Division 3 of Part 5- in relation to any waters to which the legislative powers of the State extend with respect to that fishery, whether pursuant to Section 5 of the Coastal Waters (State Powers) Act 1980 of the Commonwealth or otherwise, and*
- (d) For purposes relating to recreational fishing activities engaged in otherwise than by use of a foreign boat (other than recreational activities prohibited or regulated under a plan of management determined under section 17 of the Commonwealth Act)- in relation to any waters to which the legislative powers of the State extend with respect to such activities.*

Comment: The Fisheries Management Act 1994 does not apply to the subject proposal.

5.2.2 Is the development likely to significantly affect threatened species, population, or ecological community?

Section 221VZ of the FM Act requires the following matters to be taken into consideration to determine whether a proposed development or activity is likely to significantly affect threatened species, populations, or ecological communities (unless it is carried out in critical habitat):

- (a) In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) In the case of an endangered population, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species that*

constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction,

(c) In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

(i) Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

(ii) Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,

(d) In relation to the habitat of a threatened species, population or ecological community:

(i) The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

(ii) Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

(iii) The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the threatened species, population or ecological community in the locality,

(e) Whether the proposed development or activity is likely to have an adverse effect on any critical habitat (either directly or indirectly),

(f) Whether the proposed development or activity is consistent with a Priorities Action Statement,

(g) Whether the proposed development constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.

The assessment guidelines under section 220ZZA apply to the determination of whether any such proposed development or activity is likely to significantly affect threatened species.

Comment: The Fisheries Management Act 1994 does not apply to the subject proposal.

5.3 Environmental Planning & Assessment Act 1979

5.3.1 Evaluation

Section 4.15 of the EP&A Act (as amended) requires the Council to consider various matters in regard to the determination of the Development Application.

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) The provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (v) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) (Repealed)**that apply to the land to which the development application relates,*
- (b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;*
- (c) The suitability of the site for the development,*
- (d) Any submissions made in accordance with this act or the regulations,*
- (e) The public interest.*

The proposed development has been designed with consideration to the following matters, as outlined below.

5.4 Environmental Planning Instruments

5.4.1 SEPP (Resilience and Hazards) 2021

Clause 4.6(1) of *SEPP (Resilience and Hazards) 2021* requires Council to consider the following before granting consent to a DA:

- (a) It has considered whether the land is contaminated, and*
- (b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*

- (c) *If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Comment: There is no evidence indicating contaminating related activities have taken place onsite. The subject site has not appeared to have been subject to any of the materials listed in Appendix A of the *Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land* (NSW Department of Urban Affairs and Planning and Environment Protection Authority, 1998).

5.4.2 SEPP (Industry and Employment) 2021

It is proposed to install wall identification signage on the western and northern elevations. The proposed signage will be visible from Burrundulla Road, thus, SEPP (Industry and Employment) 2021 is addressed below:

The aims and objectives of SEPP (Industry and Employment) 2021 are set out in Clause 3.1 (1)(a) as follows:

(1) *This Policy aims:*

(a) *To ensure that signage (including advertising):*

- (i) *Is compatible with the desired amenity and visual character of an area, and*
- (ii) *Provides effective communication in suitable locations, and*
- (iii) *Is of high quality design and finish,*

Clause 3.6 states that:

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied-

- (a) *That the signage is consistent with the objectives of this Chapter as set out in Section 3.1(1)(a), and*
- (b) *That the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Comment: The proposed new signage shall generally meet the aims and objectives of the SEPP (Industry and Employment) as set out in Clause 3.1(1)(a). The proposed signage location shall be suitable located to provide effective communication to vehicles in the surrounding streetscape. The proposed signage will be of high-quality design, having been designed to integrate with the existing locality and employ quality finishes.

The proposed signage has been assessed against the criteria set out in Schedule 5 of SEPP (Industry and Employment), as follows:

1. Character of the area

The surrounding area will benefit from signage on the wall of the development given it will provide appropriate identification for vehicles and pedestrians within close proximity of the development.

2. Special Areas

The subject site is not located within any special areas that are sensitive to alterations of visual quality.

3. Views and Vistas

The locality of the proposed signage should not obstruct any significant views or vistas. It will be appropriately integrated within the context of the site, and it is not expected to dominate the skyline, being consistent with existing signage in the locality.

4. Streetscape, setting, or landscape

The signage is in scale with the associated building size and other signage in close proximity. It is well integrated within the building and the context of the site and does not protrude beyond the site's property boundary.

5. Site and Building

The sign will be appropriately located on the western and northern elevations of the proposed new development and is to be positioned for the primary approach of vehicles and pedestrians.

6. Associated devices and logos with advertisement and advertising structures

The sign will be appropriately designed to ensure that any safety measures are an integral part of the design.

7. Illumination

The proposed sign will not be illuminated.

8. Safety

The proposed sign will not in any way reduce the safety of the public road/s and is appropriately located on-site to be visible for vehicles in the locality.

As the sign will be appropriately located and unobtrusive, the proposal will not obscure any significant sightlines from public areas.

The assessment above has shown that the proposed sign complies with all criteria set out by Schedule 5. There is no impediment under SEPP (Industry and Employment) to Council approving the signage.

Refer to signage details in **Appendix C**.

5.4.3 Mid-Western Regional Local Environmental Plan 2012

5.4.3.1 Land Use Table

The subject site is zoned IN1 General Industrial pursuant to the *Mid-Western Regional Local Environmental Plan 2012* (LEP). The objectives of the IN1 zone are:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To promote a safe and efficient network for the movement of heavy vehicles and to minimise the intrusion of heavy vehicles into nearby residential areas.*

Comment: The proposed development is supportive of the IN1 Zone's Objectives through encouraging employment opportunities during and after construction and providing an acceptable location for a local industrial business. The proposed development is permissible with consent in the IN1 Zone.

5.4.3.2 Clause 6.3 Earthworks

Clause 6.3 of the LEP requires the consent authority to consider the following matters before granting consent for earthworks:

- (a) *The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,*
- (b) *The effect of the development on the likely future use or redevelopment of the land,*
- (c) *The quality of the fill or the soil to be excavated or both,*
- (d) *The effect of the development on the existing and likely amenity of adjoining properties,*
- (e) *The source of any fill material and the destination of any excavated material,*
- (f) *The likelihood of disturbing relics,*
- (g) *The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
- (h) *Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

Comment: The development is not expected to result in the disruption of or cause detrimental effects on the existing drainage patterns or soil stability.

The development is not expected to impact on any watercourse, drinking water catchment or environmentally sensitive area.

It is recommended that appropriate erosion and sediment control measures be installed and maintained during the construction period.

5.4.3.3 **Clause 6.4 Groundwater Vulnerability**

The subject site is mapped as being groundwater vulnerable. Clause 6.4 of the LEP requires council to consider the following matters prior to determining a DA that is located on groundwater vulnerable land.

- (a) The likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
- (b) Any adverse impacts the development may have on groundwater dependent ecosystems,*
- (c) The cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
- (d) Any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.*

Comment: All waste from the construction of the proposed development will be stored in waste storage bins appropriate to the waste type generated and will be periodically collected and disposed of by licensed contractors.

Once completed, the proposed development will be connected to the reticulated sewerage system, thus not requiring any on-site effluent disposal. Additionally, once completed, the proposed development is unlikely to necessitate the storage or disposal of any solid or liquid waste chemicals or the extraction of any groundwater.

5.4.3.4 **Clause 6.9 Essential services**

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

- (a) The supply of water,*
- (b) The supply of electricity,*
- (c) The disposal and management of sewerage,*
- (d) Stormwater drainage or on-site conservation,*
- (e) Suitable road access.*

Comment: The proposed development will be serviced by essential services including electricity, telecommunications and reticulated water and sewer. Suitable vehicular access is to be provided onto Burrundulla Road.

Please refer to **Appendix C** for the Development Plans including swept paths for a semi-trailer and concept stormwater plan. Further information will be provided for stormwater design at the Construction Certificate stage.

5.5 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments are known to be applicable to the subject site or development.

5.6 Mid-Western Regional Council Development Control Plan 2013

5.6.1 Introduction

Mid-Western Regional Council Development Control Plan 2013 (DCP) outlines the detailed requirements for the development in the Mid-Western Regional LGA. Each of the sections of the DCP relevant to the proposed development are addressed below.

Council's *Development Control Plan 2013* (DCP) is the key non-statutory instrument that sets prescriptive controls and performance objectives for development. 'Section 4.6 Industrial Development' of the DCP and any other relevant provisions will be identified and addressed below.

5.6.2 Industrial Development

Table 1 – Section 4.6 Industrial Development		
Criteria	Acceptable Solutions	Comment
4.6 Industrial Development		
Setbacks	<p>Sites with an area of 2,001 to 5,000m² require the following setbacks:</p> <ul style="list-style-type: none"> • Street- 12m • Side/Rear- nil • Secondary frontage for corner lots- 10m • Site coverage- 55% 	<p>The proposed development is setback approximately 12m from the Burrundulla Street frontage, and approximately 25 metres from the western frontage, generally complying with the required setback criteria.</p>
Landscaping	<ul style="list-style-type: none"> (a) In the front 5m where the site adjoins Sydney Road and in the front 3m on other sites. (b) Landscaping should be provided in front of the building line to increase the visual presentation of the development to the street. (c) In the side and rear setbacks where it provides visual relief from a public street or area. (d) Landscaping to consist of mature trees and lawn which are low maintenance, drought, and frost tolerant in nature. (e) Landscaping shall be provided in outdoor car parking areas where >10 spaces are required to provide shading and soften the visual impact of large hardstand areas. 	<p>The proposed development includes landscaping along the northern boundary which will help soften any potential visual impact of the building front from Burrundulla Road. The landscaping is 3m in width complying with the relevant provision.</p> <p>The plant schedule for the proposed development includes:</p> <ul style="list-style-type: none"> • Elaeocarpus Reticulatus • Allocacuarins Distyla • Dodonaea Tripuetra • Westringia Fruticosa • Kunzea Abigua • Correa Reflexa • Oplismenus Aemulus • Cissus Antarctica

Table 1 – Section 4.6 Industrial Development		
Design	<ul style="list-style-type: none"> (a) Low scale building elements such as display areas, offices, staff amenities are to be located at the front of the premises and constructed in brick or finished concrete. (b) Roof materials are to be non-reflective. 	<p>The Development Plans depict the office/staff amenities, and reception are located on the northern frontage of the building, which is considered the frontage that vehicles and customers will have first point of contact.</p> <p>A slight departure is requested for the finish of the office area given its finish in steel wall cladding. It is considered justified as the office area appearance in terms of colour and orientation of materials will differ from the main shed for a positive visual impact. It is noted that this type of material for offices is consistent in the Burrundulla industrial precinct.</p> <p>The proposed roof materials shall be colorbond cladding which can be considered as a non-reflective building material.</p>
Fencing	<ul style="list-style-type: none"> (a) All security fencing is to be pre-coloured or power coated. (b) Open work areas or storage areas visible from a public place or street must be fenced by masonry material or pre-coloured metal cladding of minimum 2m height. This fencing is to be only located behind the front setback. (c) Where perimeter fencing is proposed, any access gates are to be setback from the boundary by the length of the largest vehicle accessing the site. 	<p>It is proposed to have 1800mm high double gates on both the entry eastern and western entry points, and 1800mm high colourbond fencing along boundaries.</p> <p>Both access gates are setback from the northern boundary 19.49m. A 19m semi-trailer's swept path is shown on the plans, noting this as the largest size vehicle which will fit comfortably within the site prior to approaching the gates.</p>
Utilities	<ul style="list-style-type: none"> (a) Statement of servicing to be provided to demonstrate the availability and feasibility of providing water, sewer, and stormwater appropriate for the scale of the development. (b) Applications must demonstrate adequate provision for storage and handling of solid waste. (c) Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste form a hand basin, 	<p>The proposed development shall be connected to available services in the locality. Please refer to Appendix C for the Stormwater Concept Plan. More details to come at Construction Certificate Stage.</p> <p>Solid waste will be stored in a designated area on the property and collected by authorised personnel on a periodic basis.</p>

Table 1 – Section 4.6 Industrial Development		
	<p>shower, bath or toilet) are to be discharged to council's sewer system.</p> <p>(d) No building can be located within an easement for the purposes of utility infrastructure.</p> <p>(e) For water and sewer mains structures are to be located 1500mm for the centre line of the main.</p>	
Traffic and Access	<p>(a) A traffic assessment report to be submitted that demonstrates:</p> <ul style="list-style-type: none"> (i) Site access, (ii) Loading and unloading facilities (to be contained within the site and to be able to cater for the largest design vehicle), (iii) Safe on-site manoeuvring area for the largest design vehicle, <p>(b) Unsealed vehicle movement areas are not acceptable due to environmental impacts.</p> <p>(c) All vehicles must be able to enter and leave in a forward direction.</p> <p>(d) The number of access points from a site to any one street frontage is limited to one ingress and 1 egress.</p> <p>(e) No vehicular access will be permitted to a main road where there is an alternate access point.</p> <p>(f) Driveways must be provided in accordance with AS2890.1 Parking Facilities.</p> <p>(g) A separate sealed hardstand loading area which is capable of accommodating trucks that service the site.</p>	<p>Site access is to be gained from a crossover on the eastern side of the development (ingress) and one on the western side of the development (egress). The entry crossover is approximately 4m wide, while the exit crossover is approximately 6m wide.</p> <p>The Development Plans (Appendix C) provide the swept path of a 19m semi-trailer which is considered as the largest vehicle that will access the site, it is shown to be able to enter and exit the site in a forward direction.</p> <p>All hardstand areas of the site will be sealed with compacted gravel to an engineer's detail to allow for safe and easy manoeuvring of vehicles accessing the site.</p> <p>The driveways have been designed in accordance with AS2890.1 <i>Parking Facilities</i>.</p> <p>All unloading/loading will be able to occur behind the building line.</p>

Table 1 – Section 4.6 Industrial Development		
	(h) The loading area is to be provided behind the building line at the side or rear of the building.	
Outdoor Lighting and Noise	<p>(a) Must comply with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i>.</p> <p>(b) Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone.</p> <p>(c) External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.</p>	<p>The proposed lighting schedule generally complies with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i>.</p> <p>The proposed development is not occurring within 400m of a residential area.</p>
Subdivision	<p>(a) Minimum 30m frontage for lots,</p> <p>(b) Roads to be designed to AusRoads standards for B-Doubles.</p> <p>(c) Lots are to be provided with reticulated water and sewer.</p> <p>(d) Stormwater drainage and water quality standards are to be implemented.</p> <p>(e) All lots are to be provided with services for telecommunications and underground electricity.</p> <p>(f) Lots are to be designed to be B-Double Accessible.</p> <p>(g) All roads with new subdivisions are to be constructed with bitumen.</p>	N/A- Subdivision works are not a part of this particular Development Application (DA).

5.6.3 Environmental Controls

The DCP outlines controls relating to the environment. The relevant controls are outlined in the following table with comments as to how the development addresses each. Other environmental controls have been addressed throughout the report.

Table 2 – Car parking & Signage

4.4 Signage

<p>Industrial Area Signage Requirements:</p> <ul style="list-style-type: none"> (a) Non-illuminated pole/pylon signs and directory boards shall be limited to a maximum of 6m² advertising area and a maximum overall height of 5m. In general the bottom of a pole or pylon sign should be at least 3m above ground level. (b) Illuminated pole or pylon signs must have a maximum area of 4m². (c) A maximum of one pole or pylon sign can be erected without council approval if the above requirements are met. (d) A maximum of two (1) pole or pylon signs shall be permitted per site frontage. (e) In the case of an industrial multi-unit complex, one (1) directory sign board of up to 8m² in any area may be permitted with approval. Each industrial unit may have a sign at the entrance of each unit having the maximum dimensions of 2000mm by 600mm without approval. (f) One sandwich board sign per site is permitted without approval however must be located inside the property boundaries and weighted and securely fixed so that it will not blow over. A maximum area of 2m² per side applies. (g) Council will not approve the use of flashing lights, bunting and other devices to attract attention to a business. (h) Individual directional signage will not be permitted. 	<p>The proposed development includes possible signage locations on the northern frontage, and western frontage, which will face oncoming vehicles on Burrundulla Road.</p> <p>The signage proposed for both elevations have approximate size of 3600mm (w) x 1200mm (h).</p> <p>The signage will not be illuminated.</p>
--	--

5.1 Car Parking

<p>Car Parking Requirements:</p> <p>Manufacturing= One space per 75m²</p>	<p>The proposed development has approximately 712.84m² of Gross Floor Area (GFA),</p> <p>Thus, the proposed development requires 712.84/75, or 9.50 car spaces (10)</p> <p>The development has proposed ten (10) car spaces including one (1) accessible car space.</p> <p>Compliant= YES</p>
--	---

5.7 Any Planning Agreement entered into

No Planning Agreements entered into are known to exist in relation to the development or site.

5.8 Any Matters Prescribed by the Regulations

5.8.1 Introduction

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 92 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations) specified the additional matters a consent authority must take into consideration when determining a DA. In this instance there are no matters prescribed by the regulations that are applicable to this application.

5.9 Any Likely Impacts of the Development

A review of other likely impacts associated with the proposed development that have not previously addressed are provided below.

5.9.1 Context & Setting

The subject site is situated approximately 3km from the Mudgee Central Business District and is in an area characterised by similar industrial developments. It is considered to be a forthcoming industrial area of the Mudgee Township and the surrounding area. It is considered that the proposal will be in context with surrounding development as the locality continues to expand. The development has been appropriately designed to complement the area and not negatively impact the visual amenity. In this regard, it is considered that the proposed works will fit in with the context and setting.

5.9.2 Access, Transport & Traffic

The subject site will be connected to Burrundulla Road on the northern frontage of the property. Burrundulla Road is a two-lane sealed road improved with kerb and guttering. There will be two (2) crossovers to the site, both on the northern boundary. One will provide ingress to the rear of the site, which will mainly be semi-trailers, and the second crossover will provide egress back onto Burrundulla Road. Both crossovers allow access for cars to enter the carapaces provided behind associated landscaping. Cars will be able to enter and exit the site in a forward direction. Two (2) 1800mm high double gates will provide security for the rear of the site.

The proposed development has plans to enable a 19m semi-trailer vehicle to navigate around the development and leave in a forward direction. This size vehicle is considered the largest that will enter the site. Please refer to Development Plans in **Appendix C**.

5.9.3 Utilities

All services including reticulated water supply, sewerage, electricity, and telecommunications will be made available to the site.

5.9.4 Air & Microclimate

Temporary and localised air quality impacts including dust could arise during the earthworks and construction of the proposed development.

Alleviation measures proposed to mitigate any potential impacts in this regard include the following:

- Dust generation during demolition/ construction shall be controlled using regular control measures such as on-site watering or damp cloth fences or other measures as required by AS2601;
- All vehicles transporting loose materials and travelling on public roads must be secured (i.e. closed tail gate and covered) to minimise dust generation; and
- Spraying of paint and other materials with the potential to become air borne particulates must only be undertaken in light wind conditions.

5.9.5 Noise & Vibration

The proposed construction works shall generate some noise impacts in the locality. The likelihood of noise becoming offensive can be minimised by adopting good work practice and adhering to construction hours as required by Council. Being located outside the town centre of Mudgee, and away from sensitive receptors there is less chance of the proposed development causing noise impact.

5.9.6 Safety, Security & Crime Prevention

The proposed development has been designed to ensure that essential safety, security, and crime prevention measures are in place during construction and operation. The development shall be afforded with landscaping, fencing, and passive surveillance to detract any break-ins or vandalism on the site. It is considered that the proposed industrial development shall adequately provide safety and security for the proposed ongoing operations that would be carried out on the site.

5.9.7 Construction

A site establishment area will be set up on the subject site to ensure site safety and to reduce any environmental impacts. Erosion and sediment control measures shall be carried out on the site during development works.

5.9.8 Social & Economic Impacts in the Locality

The proposed development, being another industrial development in the Burrundulla Industrial district will provide for employment opportunities during construction and then in its operation. The proposed development is anticipated to provide a positive social and economic impact in the locality and surrounding region by offering a new business location to boost its economy.

5.10 Suitability of the Site for the Proposed Development

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There does not appear to be any significant planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive for the development.

5.11 The Public Interest

The proposed development is considered to be in the public interest as it will assist a current Mudgee industrial business and will make the best use of the land and infrastructure. As outlined throughout this report, the development is consistent with the applicable development standards and is not expected to have any adverse off-site impacts.

6 CONCLUSION

It is recommended that the industrial development on Lot 2 DP 1269918, known as 32 Burrundulla Road, Mudgee be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Mid-Western Regional Local Environmental Plan 2012*;
- The proposal complies with the relevant provisions of the *Mid-Western Regional Development Control Plan 2013*;
- The proposed development is not anticipated to generate any adverse impacts in the locality;
- The proposed development shall provide a positive economic benefit for the area; and
- The proposed development is considered suitable for the site and its surrounds.

7 REFERENCES

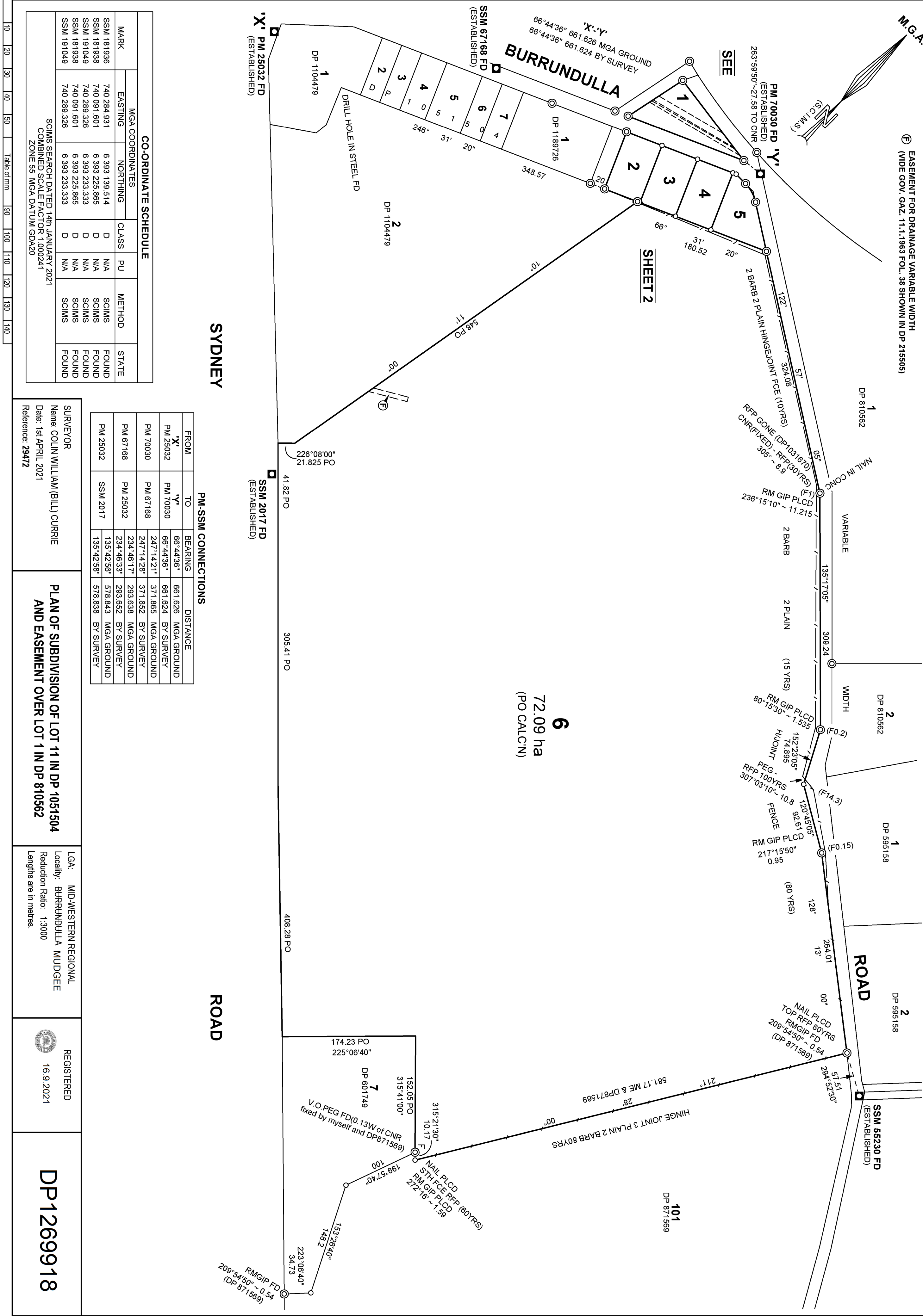
Mid-Western Regional LEP 2012

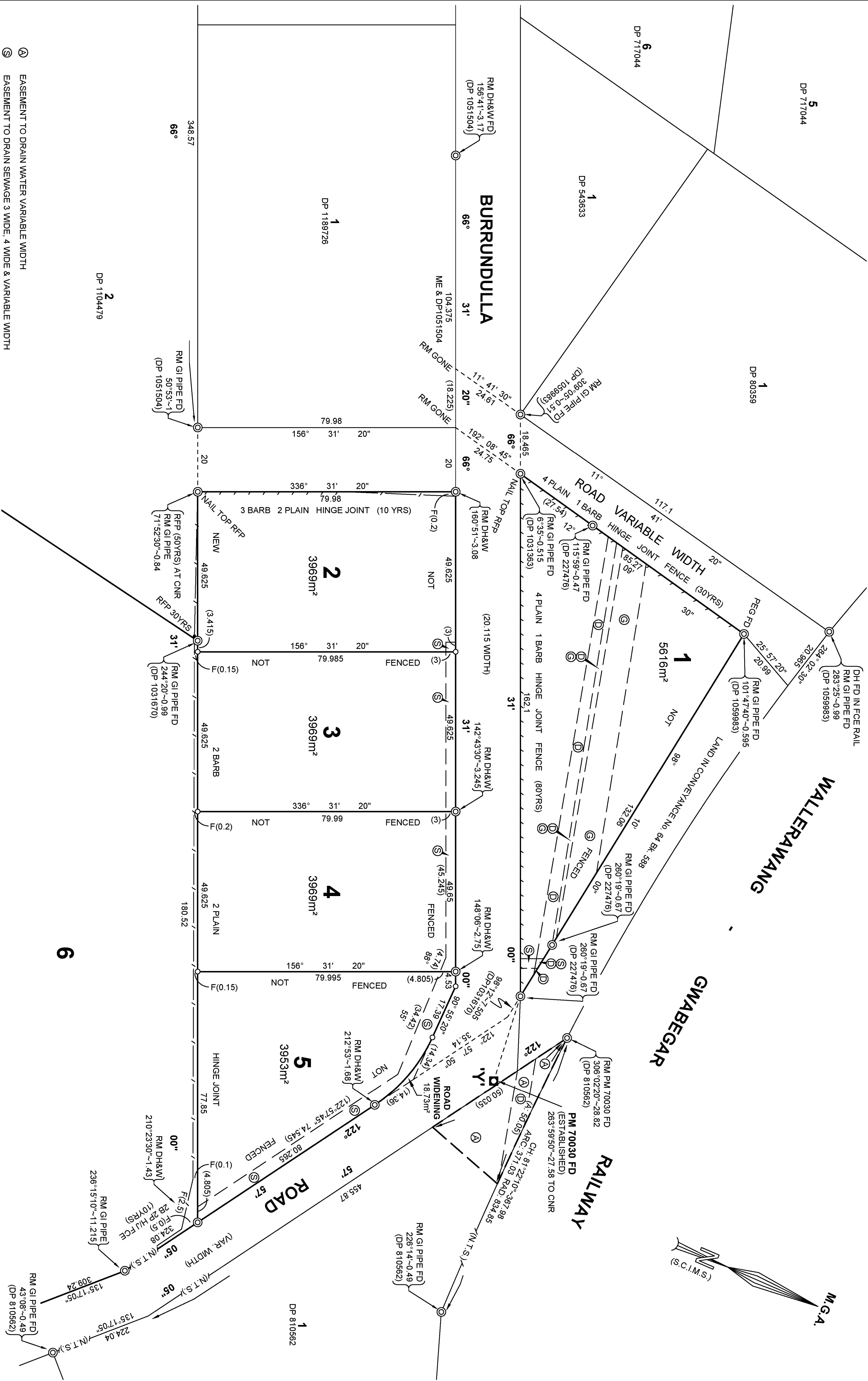
Mid-Western Regional DCP 2013

NSW Department of Urban Affairs and Planning & Environment Protection Authority. (1998).
Managing Land Contamination: Planning Guidelines SEPP 55 - Remediation of Land.
Sydney: DUAP.

NSW Government Spatial Services. (2021). *Six Maps*. Retrieved from <http://maps.six.nsw.gov.au/>

Appendix A - Deposited Plans





- Ⓐ EASEMENT TO DRAIN WATER VARIABLE WIDTH
- Ⓑ EASEMENT TO DRAIN SEWAGE 3 WIDE, 4 WIDE & VARIABLE WIDTH
- Ⓒ EASEMENT FOR DRAINAGE VARIABLE WIDTH
- Ⓓ (WIDE GAZETTE 11.1.1963 FOL. 38 SHOWN IN DP 215505)
- Ⓔ EASEMENT FOR PIPELINE 10.08 WIDE (WIDE DP 549901) (BK 3050 No. 161)
- Ⓕ EASEMENT FOR WATER PIPELINE 5 WIDE (WIDE AC 484588)

SURVEYOR
Name: COLIN WILLIAM (BILL) CURRIE
Date: 1st APRIL 2021
Reference: 29472




PLAN OF SUBDIVISION OF LOT 11 IN DP 1051504
AND EASEMENT OVER LOT 1 IN DP 810562


LGA: MID-WESTERN REGIONAL
Locality: BURRUNDULLA MUDGEES
Reduction Ratio: 1:750
Lengths are in metres.

REGISTERED
16.9.2021

DP1269918

10	20	30	40	50	Table of mm	90	100	110	120	130	140
----	----	----	----	----	-------------	----	-----	-----	-----	-----	-----

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
<p>Registered:  16.9.2021</p> <p>Title System: TORRENS</p>		<p>Office Use Only</p> <p>DP1269918</p>	
<p>PLAN OF</p> <p>SUBDIVISION OF LOT 11 IN DP 1051504 AND EASEMENT OVER LOT 1 IN DP 810562</p>		<p>LGA: MID-WESTERN REGIONAL</p> <p>Locality: MUDGEES</p> <p>Parish: MUDGEES</p> <p>County: WELLINGTON</p>	
<p>Survey Certificate</p> <p>I, <u>COLIN WILLIAM (BILL) CURRIE</u> of <u>BARNSON PTY LTD MUDGEES OFFICE</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding ** <u>PART OF LOT 6 SHOWN AS PO</u>) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on <u>1st APRIL 2021</u>, the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017.</p> <p>Datum Line: <u>"X" - "Y"</u></p> <p>Type: *Urban /*Rural</p> <p>The terrain is *Level Undulating /*Steep Mountainous.</p> <p>Signature:  Dated: <u>13.5.2021</u></p> <p>Surveyor Identification No: <u>7447</u></p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>* Strike out inappropriate words. ** Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>		<p>Crown Lands NSW / Western Lands Office Approval</p> <p>I (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	
		<p>Subdivision Certificate</p> <p>I, <u>LINDSAY DUNSTAN</u> *Authorised Person /*General Manager /*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>MID WESTERN REGIONAL COUNCIL</u></p> <p>Date of endorsement: <u>8-7-2021</u></p> <p>Subdivision Certificate number: <u>SC 041/2021</u></p> <p>File number: <u>DA 0032/2019</u></p> <p>* Strike through if inapplicable.</p>	
<p>Plans used in the preparation of survey / compilation.</p> <p>DP 1051504, DP 445944, DP 211474, DP 215505, DP 227476 DP 595158, DP 211474, DP 215505, DP 601749 DP 810562, DP 871569, DP 1013363, DP 1059983, DP 1104479, DP 1031670</p>		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE ROAD WIDENING TO THE PUBLIC AS PUBLIC ROAD</p>	
<p>Surveyor's Reference: 29472</p>		<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)																																			
<div style="display: flex; justify-content: space-between;"><div>Registered: </div><div>Office Use Only 16.9.2021</div></div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">PLAN OF SUBDIVISION OF LOT 11 IN DP 1051504 AND EASEMENT OVER LOT 1 IN DP 810562</div> <div style="margin-top: 5px;">Subdivision Certificate number: <u>SC041/2021</u> Date of Endorsement: <u>8.7.2021</u></div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 10px;">DP1269918</div> <div style="font-size: 0.8em;">This sheet is for the provision of the following information as required:<ul style="list-style-type: none">A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals- see 195D <i>Conveyancing Act 1919</i>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</div>																																				
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED,</p> <p>IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none">1. RESTRICTION ON THE USE OF LAND2. EASEMENT TO DRAIN WATER VARIABLE WIDTH3. EASEMENT TO DRAIN SEWAGE 3 WIDE, 4 WIDE & VARIABLE WIDTH <p style="text-align: center; margin-top: 20px;">EXECUTED BY BURRUNDULLA PTY LIMITED ACN: 000 202 568</p> <p>by its authorised officers whose signatures appear below pursuant to Section 127 of the Corporations Act 2001</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;"><div style="text-align: center;"><div style="background-color: black; width: 150px; height: 40px; margin: 0 auto; border: 1px solid black;"></div><div style="border-top: 1px dotted black; width: 150px; margin: 0 auto;"></div><div style="margin-top: 5px;">Christopher Henry Cox Director</div></div><div style="text-align: center;"><div style="background-color: black; width: 150px; height: 40px; margin: 0 auto; border: 1px solid black;"></div><div style="border-top: 1px dotted black; width: 150px; margin: 0 auto;"></div><div style="margin-top: 5px;">Jeremy James Cox Director</div></div></div> <div style="margin-top: 40px;"><table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"><thead><tr><th>LOT</th><th>STREET NUMBER</th><th>STREET NAME</th><th>STREET TYPE</th><th>LOCALITY</th></tr></thead><tbody><tr><td>1</td><td>37</td><td>BURRUNDULLA</td><td>ROAD</td><td>BURRUNDULLA</td></tr><tr><td>2</td><td>32</td><td>BURRUNDULLA</td><td>ROAD</td><td>BURRUNDULLA</td></tr><tr><td>3</td><td>38</td><td>BURRUNDULLA</td><td>ROAD</td><td>BURRUNDULLA</td></tr><tr><td>4</td><td>44</td><td>BURRUNDULLA</td><td>ROAD</td><td>BURRUNDULLA</td></tr><tr><td>5</td><td>50</td><td>BURRUNDULLA</td><td>ROAD</td><td>BURRUNDULLA</td></tr><tr><td>6</td><td>186</td><td>BURRUNDULLA</td><td>ROAD</td><td>BURRUNDULLA</td></tr></tbody></table><div style="text-align: right; margin-top: 10px;"><div style="background-color: black; width: 100px; height: 30px; display: inline-block;"></div></div></div> <p style="text-align: center; margin-top: 10px;">If space is insufficient use additional annexure sheet</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div>Surveyor's Reference: 29472</div><div></div></div>			LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY	1	37	BURRUNDULLA	ROAD	BURRUNDULLA	2	32	BURRUNDULLA	ROAD	BURRUNDULLA	3	38	BURRUNDULLA	ROAD	BURRUNDULLA	4	44	BURRUNDULLA	ROAD	BURRUNDULLA	5	50	BURRUNDULLA	ROAD	BURRUNDULLA	6	186	BURRUNDULLA	ROAD	BURRUNDULLA
LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY																																	
1	37	BURRUNDULLA	ROAD	BURRUNDULLA																																	
2	32	BURRUNDULLA	ROAD	BURRUNDULLA																																	
3	38	BURRUNDULLA	ROAD	BURRUNDULLA																																	
4	44	BURRUNDULLA	ROAD	BURRUNDULLA																																	
5	50	BURRUNDULLA	ROAD	BURRUNDULLA																																	
6	186	BURRUNDULLA	ROAD	BURRUNDULLA																																	

Appendix B - AHIMS Report

Barnson

Date: 30 March 2022

Unit 1/36 Darling Street
Dubbo New South Wales 2830

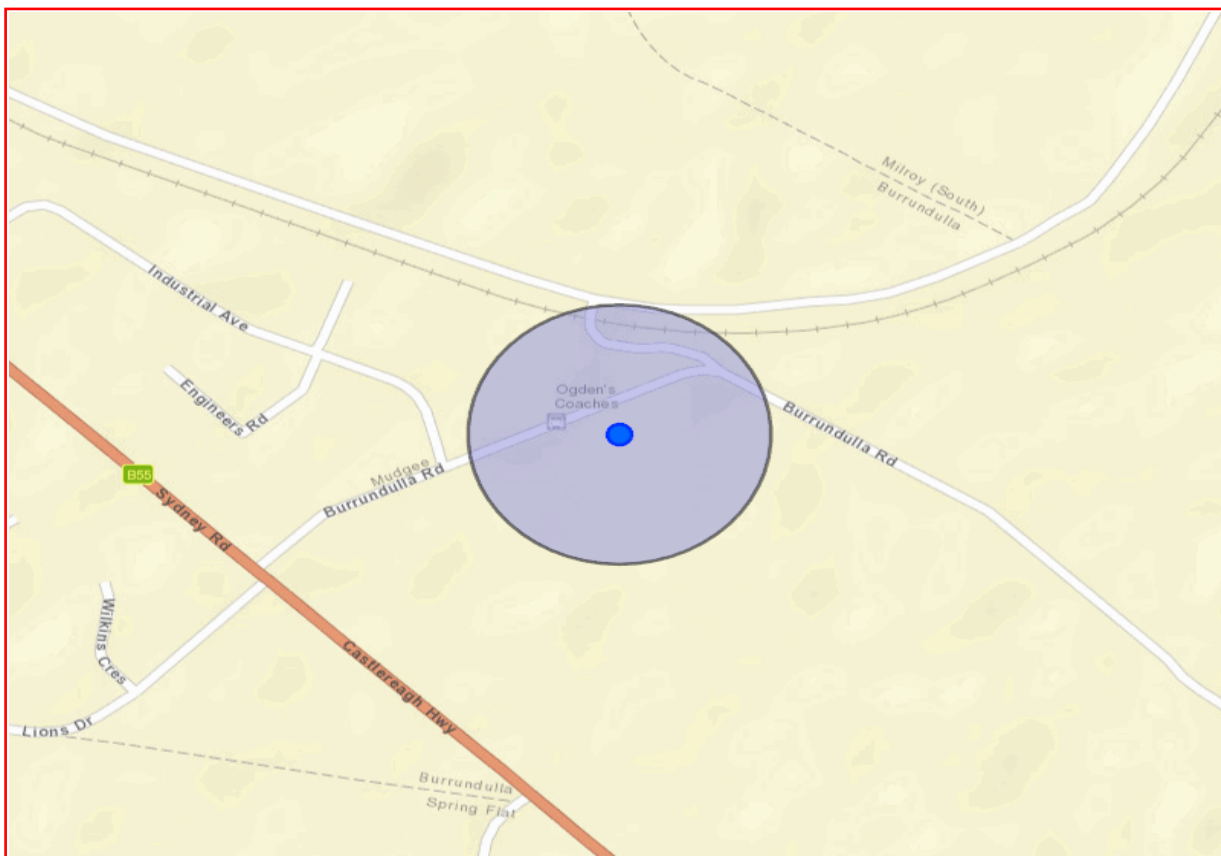
Attention: Sebastian Minehan

Email: [REDACTED]

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 32 BURRUNDULLA ROAD BURRUNDULLA 2850 with a Buffer of 200 meters, conducted by Sebastian Minehan on 30 March 2022.

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



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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

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 \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

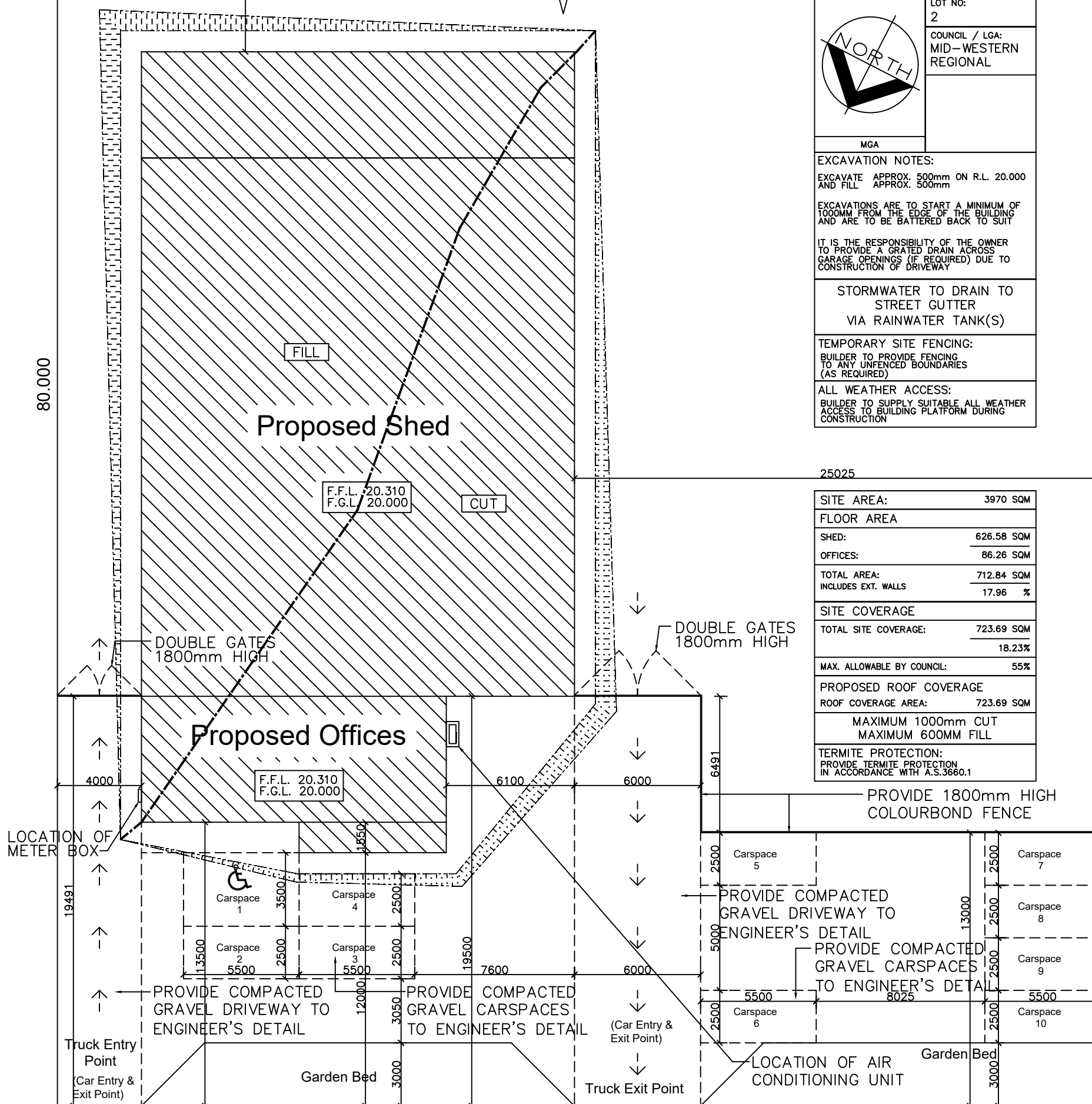
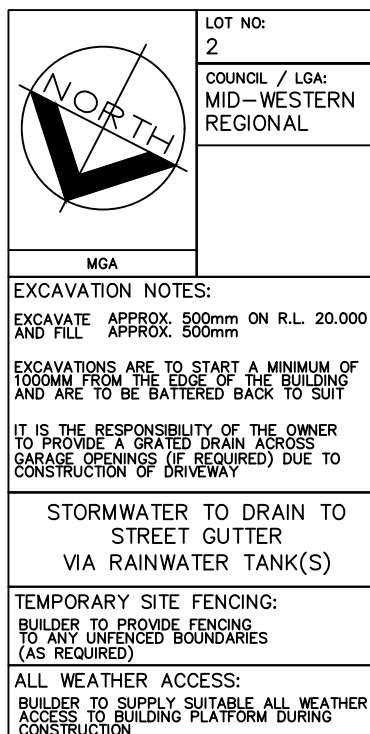
- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the 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.

Appendix C - Development Plans

 PROPOSED
SHED & OFFICES

LOT 2
3970m²

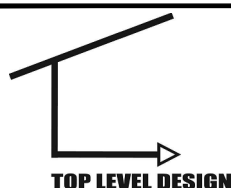
NOTE:
THE SURFACE TREATMENT TO ALL
TRUCK MANOEUVRING AREAS & CAR
PARKING AREAS IS TO BE
COMPACTED GRAVEL TO ENGINEER'S
DETAIL



SAFETY WARNING
RING 1100 "DIAL BEFORE YOU DIG"
PRIOR TO ANY EXCAVATIONS.
ANY REGISTERED EASEMENT WITHIN THE LOT
IS SHOWN ON THIS SITE PLAN

BURRUNDULLA ROAD

SITE PLAN



TOP LEVEL DESIGN
T: 0405 214 808 E: topleveldesigns@gmail.com

(C)
ALL RIGHTS RESERVED
This plan is the property of
TOP LEVEL DESIGN
Any copying or altering
of the drawing shall not be
undertaken without written
permission from
TOP LEVEL DESIGN

DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

PRODUCT:
**PROPOSED INDUSTRIAL
SHED & OFFICES**

CLIENT:
MR ADRIAN MONTIBELER

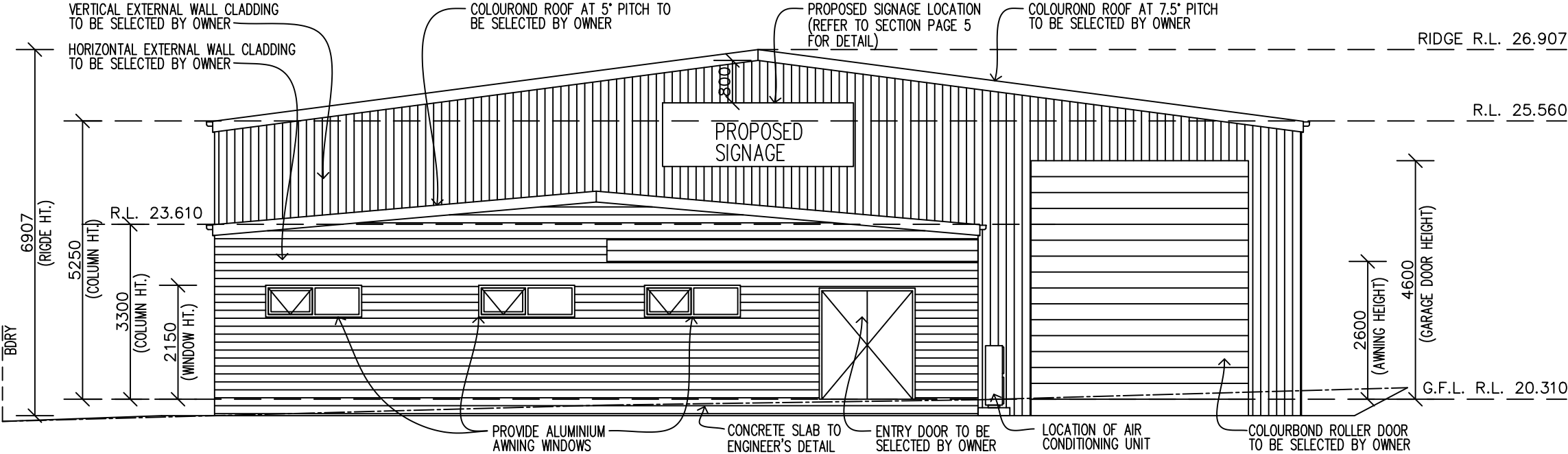
SITE ADDRESS:
32 BURRUNDULLA ROAD,
BURRUNDULLA

DA PLAN

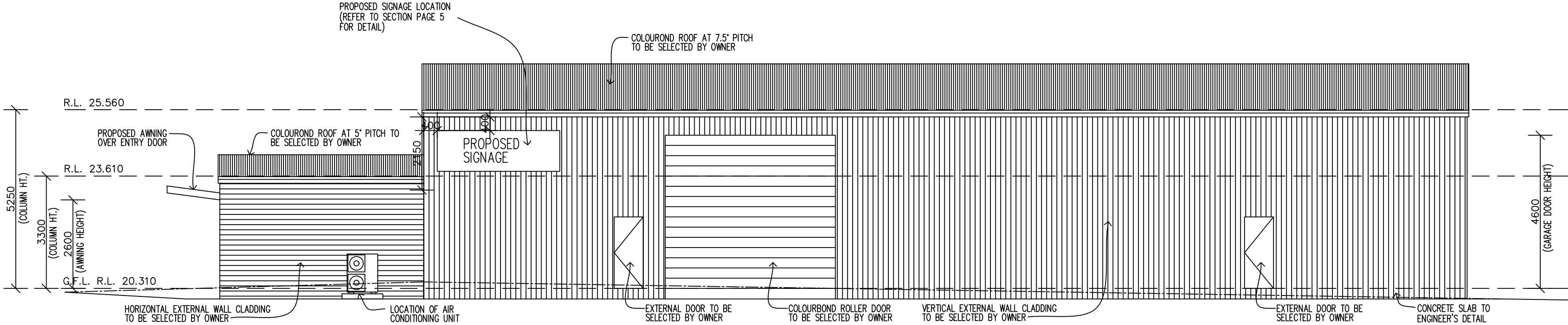
DRAWN: T.LESAR	DATE: 22.02.22
RATIO: 1:200	CHECKED: T.LESAR
SHEET:	JOB No:

Rev:	A
------	---

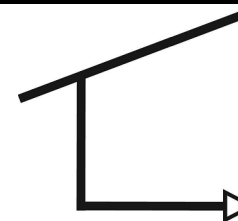
ELEVATIONS



NORTH ELEVATION 1



WEST ELEVATION 2


TOP LEVEL DESIGN
T: 0405 214 808 E: topleveldesigns@gmail.com

©
ALL RIGHTS RESERVED
This plan is the property of
TOP LEVEL DESIGN
Any copying or altering
of the drawing shall not be
undertaken without written
permission from
TOP LEVEL DESIGN
DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

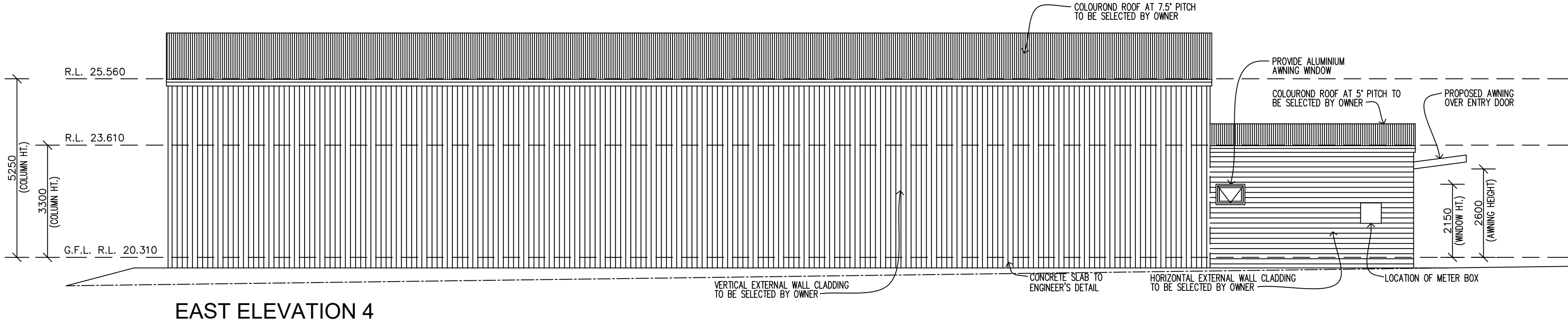
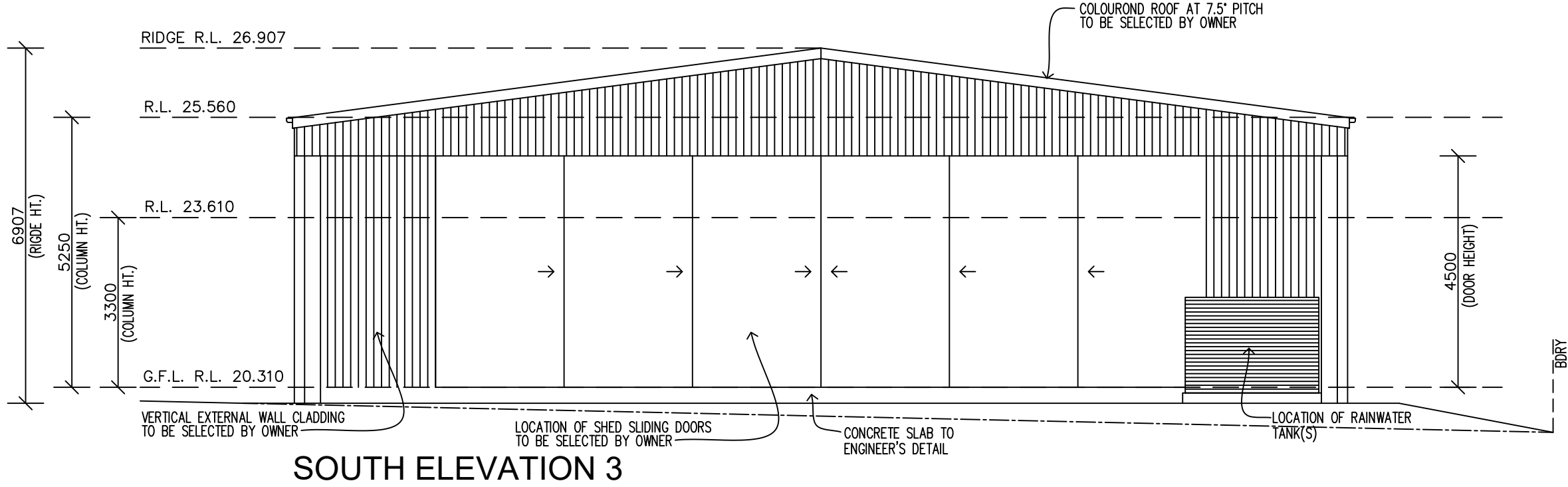
PRODUCT:
**PROPOSED INDUSTRIAL
SHED & OFFICES**

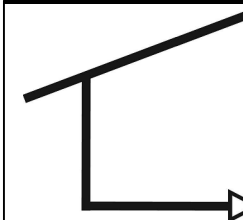
CLIENT:
MR ADRIAN MONTIBELER

SITE ADDRESS:
**32 BURRUNDULLA ROAD,
BURRUNDULLA**

DA PLAN		
DRAWN: T.LESAR	DATE: 22.02.22	Rev: A
RATIO: 1:100	CHECKED: T.LESAR	
SHEET: 4	JOB No: 20220222	

ELEVATIONS



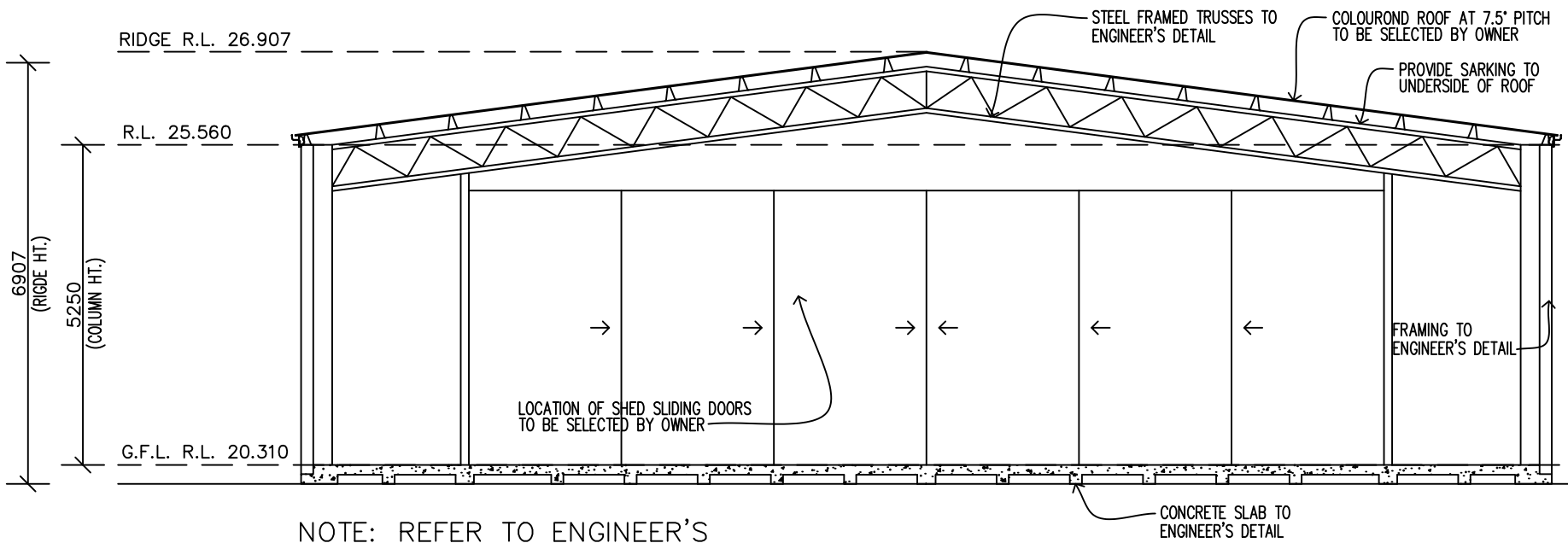

TOP LEVEL DESIGN
T: 0405 214 808 E: topleveldesigns@gmail.com

©
ALL RIGHTS RESERVED
This plan is the property of
TOP LEVEL DESIGN
Any copying or altering
of the drawing shall not be
undertaken without written
permission from
TOP LEVEL DESIGN
DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

PRODUCT:
**PROPOSED INDUSTRIAL
SHED & OFFICES**

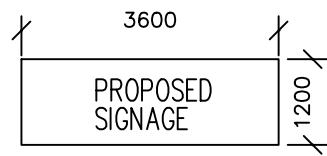
CLIENT:
MR ADRIAN MONTIBELER
SITE ADDRESS:
**32 BURRUNDULLA ROAD,
BURRUNDULLA**

DA PLAN		
DRAWN: T.LESAR	DATE: 22.02.22	Rev: A
RATIO: 1:100	CHECKED: T.LESAR	
SHEET: 5	JOB No: 20220222	



NOTE: REFER TO ENGINEER'S
DETAIL

SECTION A-A



SIGN DETAIL

SECTION

 TOP LEVEL DESIGN T: 0405 214 808 E: topleveldesigns@gmail.com	© ALL RIGHTS RESERVED This plan is the property of TOP LEVEL DESIGN Any copying or altering of the drawing shall not be undertaken without written permission from TOP LEVEL DESIGN # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PRODUCT: PROPOSED INDUSTRIAL SHED & OFFICES	CLIENT: MR ADRIAN MONTIBELER		DA PLAN		
			SITE ADDRESS: 32 BURRUNDULLA ROAD, BURRUNDULLA		DRAWN: T.LESAR	DATE: 22.02.22	Rev: A
					RATIO: 1:100	CHECKED: T.LESAR	
					SHEET: 6	JOB No: 20220222	

SHRUB PLANTING - MASS PLANTED AREAS
NOT TO SCALE

MAINTENANCE

- Approved landscaping will be required to be maintained in good condition at all times.
- Maintenance shall be carried out in accordance with accepted horticultural practices.

49.635

LOT 2

3970m²

- LANDSCAPE NOTES - Guide only
CONSTRUCTION STANDARD
- All garden areas to be filled with a weed free soil mix minimum 300mm depth.
 - All turfed areas to have a minimum of 150mm of good quality topsoil placed prior to turfing.
 - Kikuyu, Couch or Buffalo turf to be used where lawn areas are exposed.
 - All trees to be advanced specimens in 5 litre containers at least 10 metres in height.
 - All shrubs to be advanced specimens in 5 litre containers and at least 0.5 metres high.
 - All ground covers are to be advanced specimens.
 - All trees to be double staked using 40mm square hardwood stakes and double tied with webbing.
 - All advanced trees and shrubs to be planted in holes at least 450mm square and 450mm deep containing good quality soil and humus.
 - All lawn areas, grass is to be kept back for a radius of at least 300mm from the stems and trunks, a depression formed for the collection of water and the area mulched.
 - Adequate hose cocks to be provided at a regular intervals to permit maintenance of landscaping.
 - 70mm to 80mm of pine bark or fine flake or an approved mulch is to be provided to all mass planted garden areas and around the base of trees in the lawn.
 - All turfed areas are to be of max. 1 in 5 horizontal for use of ride on lawnmowers.
 - Where batter slopes in the garden area exceed 1 in 3 horizontal retaining, secured at regular intervals, is to be provided to retain the pine bark or pine flake mulch.
 - All garden areas to be separated from lawn areas by means of timber edge, concrete kerb or dwarf wall.
 - Trees retained shall be protected during site works and constructed by the erection of solid barricades to the council specifications.

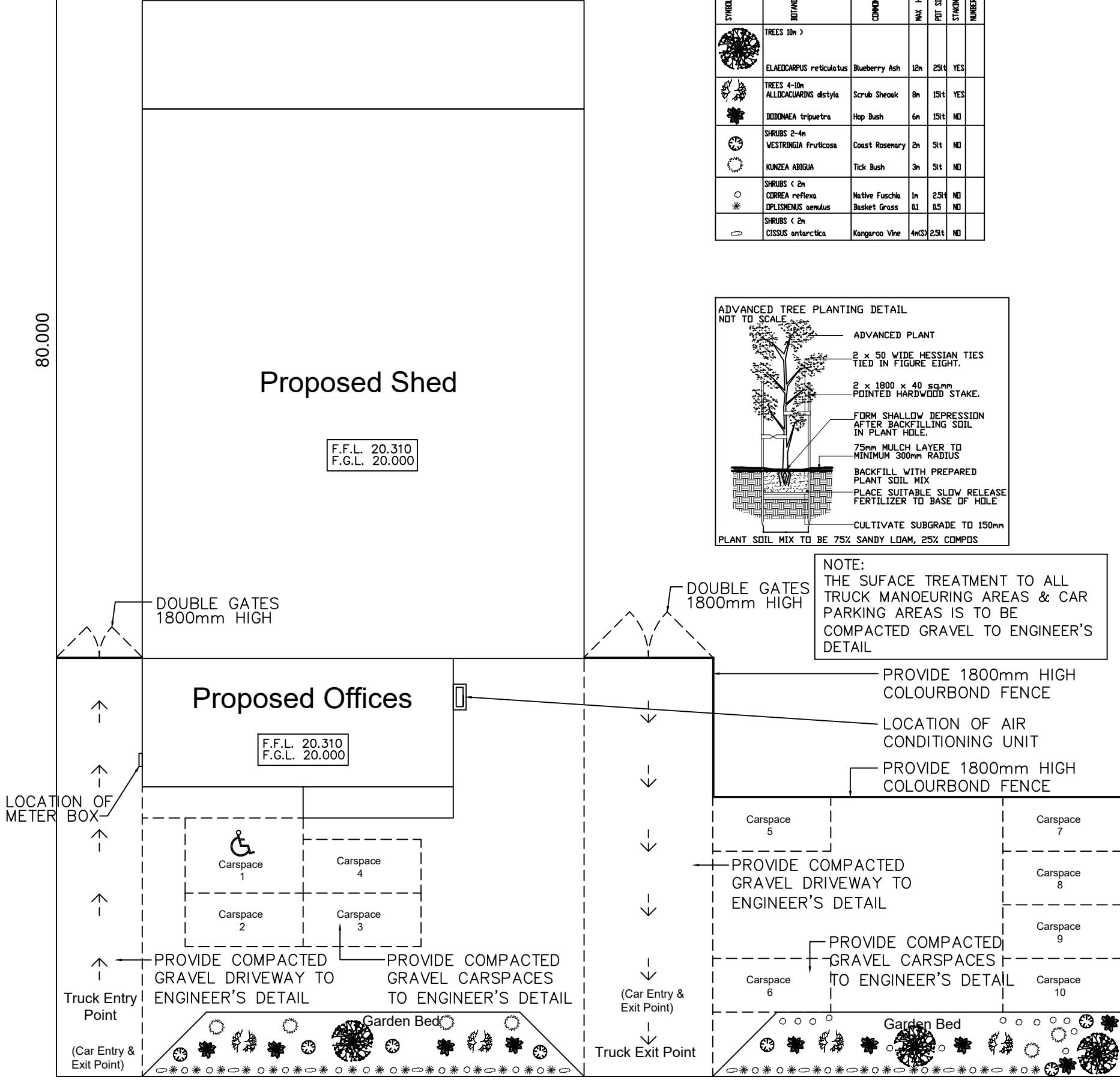


PLANTING SCHEDULE						
SYMBOL	BOTANIC NAME	COMMON NAME	MAX HEIGHT	POT SIZE	STAKING	NUMBER
	TREES 10m >					
	ELAEOCARPUS reticulatus	Blueberry Ash	12m	25lt	YES	
	TREES 4-10m					
	ALLDODACARINUS distyla	Scrub Sheoak	8m	15lt	YES	
	DODONAEA triquetra	Hop Bush	6m	15lt	NO	
	SHRUBS 2-4m					
	WESTRINGIA fruticosa	Coast Rosemary	2m	5lt	NO	
	KUNZEA ABIGUA	Tick Bush	3m	5lt	NO	
	SHRUBS < 2m					
	CORREA reflexa	Native Fuschia	1m	25lt	NO	
	DIPLISMENUS aemulus	Basket Grass	0.1	0.5	NO	
	SHRUBS < 2m					
	CISSUS antarctica	Kangaroo Vine	4m(S)	25lt	NO	

ADVANCED TREE PLANTING DETAIL
NOT TO SCALE

PLANT SOIL MIX TO BE 75% SANDY LOAM, 25% COMPOS

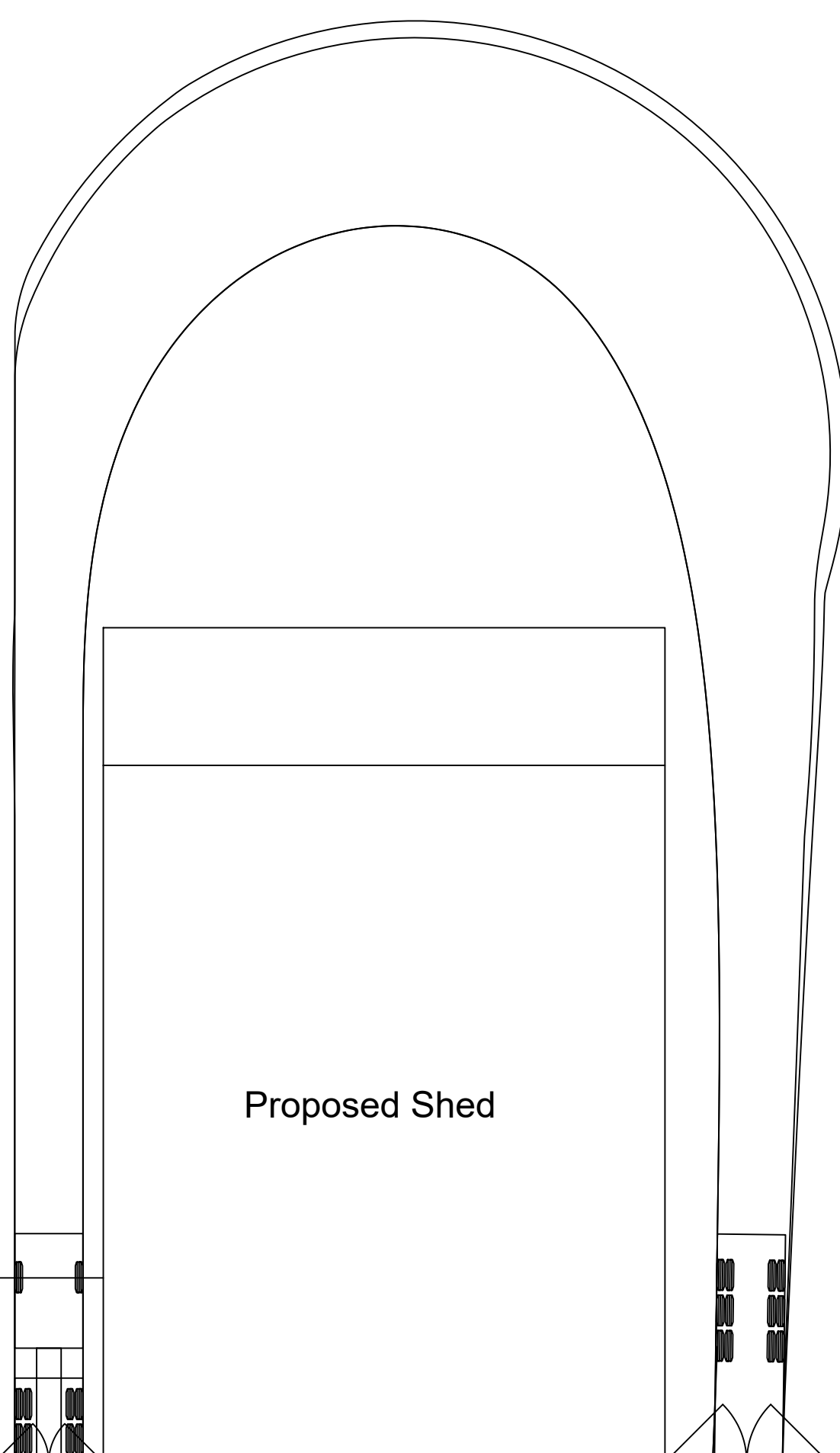
NOTE:
THE SURFACE TREATMENT TO ALL TRUCK MANOEURING AREAS & CAR PARKING AREAS IS TO BE COMPACTED GRAVEL TO ENGINEER'S DETAIL



BURRUNDULLA ROAD

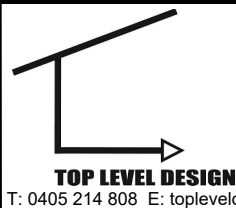
CONCEPT
LANDSCAPE PLAN

 TOP LEVEL DESIGN T: 0405 214 808 E: topleveldesigns@gmail.com	© ALL RIGHTS RESERVED This plan is the property of TOP LEVEL DESIGN Any copying or altering of the drawing shall not be undertaken without written permission from TOP LEVEL DESIGN # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PRODUCT: PROPOSED INDUSTRIAL SHED & OFFICES	CLIENT: MR ADRIAN MONTIBELER	DA PLAN		
			SITE ADDRESS: 32 BURRUNDULLA ROAD, BURRUNDULLA	DRAWN: T.LESAR	DATE: 22.02.22	Rev: A
				RATIO: 1:200	CHECKED: T.LESAR	
SHEET: 2.1		JOB No: 20220222				



LOT 2
3970m²

NOTE:
THE SUFACE TREATMENT TO ALL
TRUCK MANOEURING AREAS & CAR
PARKING AREAS IS TO BE
COMPACTED GRAVEL TO ENGINEER'S
DETAIL



T: 0405 214 808 E: topleveldesigns@gmail.com

© ALL RIGHTS RESERVED
This plan is the property of
TOP LEVEL DESIGN
Any copying or altering
of the drawing shall not be
undertaken without written
permission from
TOP LEVEL DESIGN
DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

PRODUCT:
**PROPOSED INDUSTRIAL
SHED & OFFICES**

CLIENT:
MR ADRIAN MONTIBELER

SITE ADDRESS:
**32 BURRUNDULLA ROAD,
BURRUNDULLA**

DA PLAN

DRAWN:
T.LESAR
RATIO:
1:200
SHEET:
2.2

DATE:
22.02.22
CHECKED:
T.LESAR
JOB No:
20220222

Rev:
A

