

STATEMENT OF ENVIRONMENTAL EFFECTS

STAGED SUBDIVISION STAGE 1 – 7 LOT COMMUNITY TITLE SUBDIVISION STAGE 2 – STRATA SUBDIVISION OF EXISTING BUILDINGS WITHIN PROPOSED LOT 2

**20 SYDNEY ROAD MUDGEES NSW 2850
LOT 2 DP538227 AND LOT 1 DP525017**

Prepared on behalf of:
SYDNEY ROAD (MUDGEES) PTY LIMITED
Prepared for submission to:
MID-WESTERN REGIONAL COUNCIL

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1. INTRODUCTION

1.1 Overview

This Statement of Environmental Effects (SEE) has been prepared on behalf of Sydney Road (Mudgee) Pty Limited (the applicant and owner) to accompany a development application (DA) for a staged subdivision on land known as 20 Sydney Street, Mudgee (Lot 1 DP525017 and Lot 2 DP538227) (the site).

The development will occur in two stages being;

Stage 1 – 7 Lot Community Title Subdivision Plan creating Lot 1 (community Lot / private access road) and Lots 2, 3, 4, 5, 6 and 7;

Stage 2 – Strata Subdivision of the existing buildings on Lot 2 to create 4 strata titles and common property.

The proposed community title subdivision and subsequent strata subdivision will allow for the continued business / industrial use of the land and provide for future development opportunities on the site.

The purpose of this SEE is to:

- Describe the land to which the DA relates and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined;
- Assess the proposed development in the light of relevant heads of consideration.

Those drawings and documents provided in support of the DA are identified in the list of appendices in the foreword of this report.

1.2 Consent Authority

The proposed development requires consent under the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Mid-Western Regional Council (Council) is the consent authority for the proposed development.

1.3 Integrated Development Provisions

The proposed development is not integrated development pursuant to the provisions of Section 4.46 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The site is not considered Bushfire Prone Land nor located within a Mines Subsidence District.

2. SITE AND SURROUNDING AREA

2.1 Site Description

The site is located at 20 Sydney Road, Mudgee (Lot 1 DP525017 and Lot 2 DP538227) (refer to Location Plan in **Appendix 1** and Aerial Photo in **Appendix 2**). The site exists within an existing business and industrial precinct zoned B5 Business Development pursuant to Mid-Western Regional Local Environmental Plan as shown on the Zoning Map (**Appendix 3**).

The irregular shaped site has a frontage to Sydney Road of approximately (approx.) 58 metres (m) and a depth of approx. 248m. A variable 6 -13m wide formalised bitumen driveway provides primary access to the buildings and associated compounds and the site in general.

Development within the site is varied. Current tenancies include Elders Real Estate and Anytime Fitness which operate from a large metal warehouse building at 20C and 20D Sydney Road (Lot 1), respectively (opposite and visible from the road reserve). A formalised car park is located opposite the warehouse and along the north side boundary to cater for users and staff to these businesses and others on site.

Further into the site, accessed via the formalised bitumen is a second large metal warehouse building occupied by J.R Richards Waste and Recycling Services and as smaller shed occupied by Stott's Painting Contractors. Both of these shed are also located on Lot 1. Behind the J.R Richards warehouse at the rear of the site and accessed via the existing formalised road is another warehouse operated by Complete Weld, located on Lot 2. Located on Lot 2 and to the rear of the site is also a residential dwelling house. The dwelling is surrounded by managed gardens and lawns and mature vegetation. The dwelling site is predominantly fenced to the east, west and north. The remainder of Lot 2 in the northern portion of the site comprises undeveloped land with no significant vegetation present.



Figure 1: Aerial Photo of subject site outlined in red and shaded yellow. Source: SIX Maps LPI Viewer

2.2 Surrounding Area

As above, the site exists within an existing business development / industrial context on the south-eastern fringe of Mudgee. To the south / southeast is land zoned B5 Business Development, comprising a range of business uses including Hertz Rental, Mudgee Camping and 4WD and Solar Solutions. Further southeast is land zoned IN1 General Industrial comprising a range of larger warehouses, distribution centres, hardware's and building supplies, resource recovery facilities and service stations, to name a few.

To the east is Gracie's Boutique Rooms, with Aquarius Carwash and Thrifty further east and separated by the Castlereagh Highway (also Sydney Road). Further beyond to the east is grass and farm land zoned RU4 Primary Production Small Lots (also local heritage listed).

Adjoining the site to the west is the Mudgee Golf Club, zoned RE2 Private Recreation. The golf club is well landscaped with mature trees adjoining the subject sites boundaries to the north, west and southwest. Redbank Creek runs parallel to the sites north-western boundary.

The nature of the existing zoning of the site and greater surrounding area, particularly to the south and southeast, is consistent with an industrial business park.

2.3 Title Details and Ownership

20 Sydney Road, Mudgee (Lot 1 DP525017 and Lot 2 DP538227) is owned by Sydney Road (Mudgee) Pty Limited and has an area of approx. 4.057 hectares (ha).

2.4 Physical Features

2.4.1 Soils and Topography

The site displays predominantly flat and level topography. The site is not affected by potential Acid Sulfate soils.

2.4.2 Existing Land Use

The site displays a mix of land uses comprising an indoor recreation facility, business premise and general industry, as well as a dwelling house, all permitted with consent in the B5 zone.

2.4.3 Flora and Fauna

Vegetation within the site is varied. The area surrounding the dwelling house on Lot 2 is well landscaped with mature trees and managed gardens and lawns. The remainder of the site contains little vegetation and is primarily covered with patchy grassland and exposed soils. Formal landscaping is provided within select areas at site, with one (1) street tree located opposite the Sydney Road frontage.

2.4.4 Contamination

There is no history or evidence of contaminating land use at site. A search of the NSW EPA Contaminated Land Record revealed the site is not listed as potentially contaminated and no nearby sites are listed on the record.

2.4.5 Stormwater and Drainage

The site contains existing stormwater infrastructure, and generally drains toward Sydney Road into Council's drainage infrastructure.

2.4.6 Heritage

The site does not contain any items of European heritage significance listed pursuant to Mid-Western Regional LEP 2012. The site is not located in an area identified as *Sensitive Aboriginal Landscape* under the LEP 2014.

Regardless, as part of de Witt Consulting's due diligence, a desktop assessment was undertaken. The site is located in the Mudgee Local Aboriginal Land Council area. A search of the Aboriginal Heritage Information Management System (AHIMS) database concluded that there are no Aboriginal sites or places within 200 metres of the site (**Appendix 6**).

As such, the applicant has reasonable cause to not suspect, that site works will or are likely to result in any items being discovered, exposed, moved, damaged or destroyed. It is considered there is no further investigation required.

2.4.7 Flood

The site is not identified as being affected by Flood Prone Land.

2.4.8 Bushfire

The site is not identified as Bushfire Prone Land.

2.4.9 Access

Primary vehicular access is provided from Sydney Road (east). A formalised internal road provides access to the existing uses present within the site.

2.4.10 Easements or Restrictions

There are no known easements or restrictions on the subject site.

2.4.11 Utility Services

Electricity, water, sewer, stormwater drainage and communications infrastructure currently service the site and buildings.

2.4.12 Site Photos

The following site photos were taken by de Witt Consulting on 7 April 2020.



Photo 1: View from front of site looking northwest at Elders and Anytime Fitness.

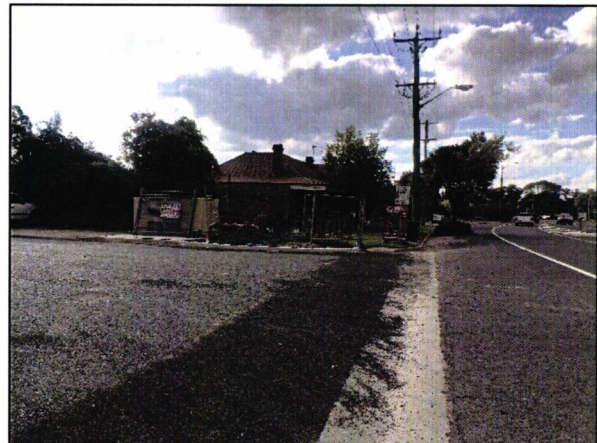


Photo 2: View looking north across the entrance into site from Sydney Road.



Photo 3: View from site entrance looking west into the site.

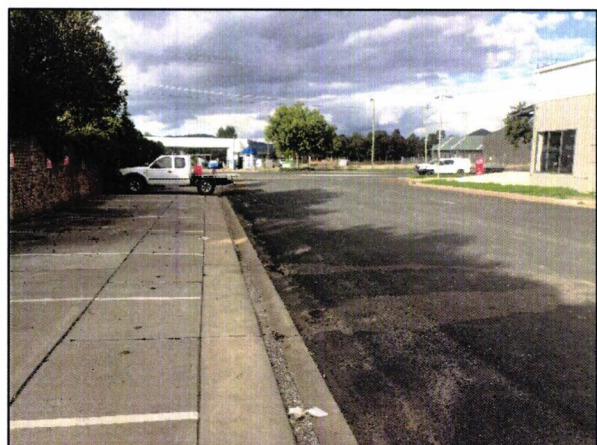


Photo 4: View from inside site looking east toward Sydney Road.

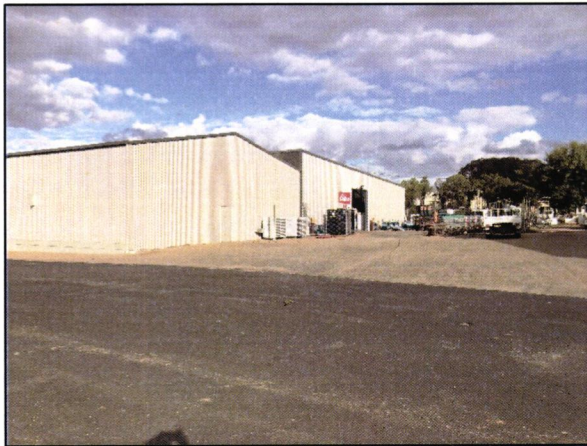


Photo 5: View from inside site looking southeast to the warehouses on Lot 1.



Photo 6: View from internal road looking west at Complete Weld at the rear of the site on Lot 2.

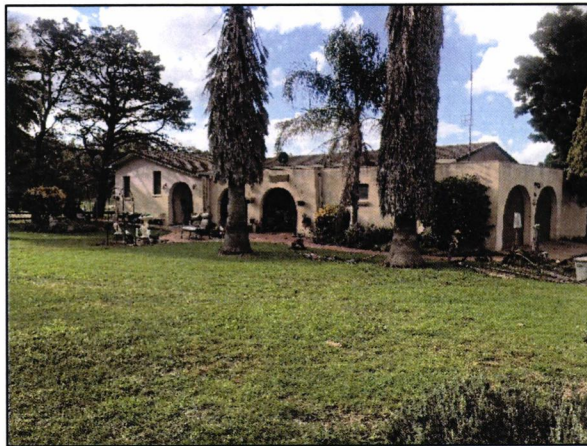


Photo 7: View from rear of site looking at the existing dwelling located on Lot 2.



Photo 8: View from rear of site looking east toward Sydney Road.



Photo 9: Services at rear of site.

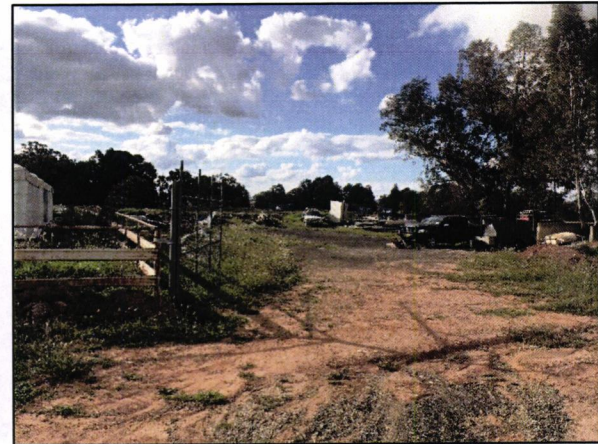


Photo 10: View from inside site (middle section) looking north across Lot 2.

3. THE PROPOSAL

3.1 Proposed Subdivision

The proposal consists of two stages; Stage 1: Community Title Plan and Stage 2: Strata Subdivision.

The subdivision of the site by way of a Community Title Scheme is to make use of the existing shared access, parking and service infrastructure which services the existing development and allowing separate ownership of individual sites within the current development as well as creating opportunity for future development on proposed Lots 5, 6 and 7.

Proposed Lot 2 within the Community Scheme containing 3 metal buildings is proposed to be subdivided into 4 strata lots and common property allowing for ownership of the separate tenancies within the buildings with their associated yards. Common property within the strata will primarily provide for shared areas of access and parking as it currently does.

3.1.1 Community Title Plan (Stage 1)

A Community Title Plan resulting in the creation of 4 lots is proposed (refer to **Appendix 4**). The Community Title Plan will comprise:

- Lot 1: 2,703m² – Community land comprising road reserve and other common areas including parking;
- Lot 2: 7,608m² – Lot comprising three metal buildings (subject to Stage 2 strata subdivision);
- Lot 3: 2,914m² – Lot comprising a single metal building;
- Lot 4: 2,644m² – Lot comprising an existing dwelling house;
- Lot 5: 2,039m² – Lot, vacant;
- Lot 6: 2,022m² – Lot, vacant;
- Lot 7: 2.027ha – Residue lot which may provide for further development of the site within the Community Scheme subject to separate development application.

3.1.1 Strata Subdivision (Stage 2)

The Strata Subdivision of the existing buildings within Lot 2 is proposed (Refer to **Appendix 5**) and is as follows:

- Lot 1: 678m² – comprising an existing metal building and car parking (currently operated by Anytime Fitness)
- Lot 2: 1,456m² – comprising an existing metal building, car parking and yard (currently operated by Elders Real estate)
- Lot 3: 685m² – comprising an existing metal building and yard. (currently operated by Stotts Painting Contractors)
- Lot 4: 3,426m² – comprising an existing metal building and yard (currently operated by J.R Richards and Sons)

Remaining areas will be common property.

3.1.2 Road Design

As part of the Community Title Plan, proposed Lot 1 will function as community owned land / private access road to service all lots in the community scheme.

An existing formalised bitumen road extends into the site from Sydney Road. This road services the existing warehouses / uses within the southern portion of the site, as well as the residential dwelling. The proposed community road (Lot 1) will encompass this existing formalised road. Further details are in **Appendix 4**.

3.2 Access, Parking and Traffic

As detailed on the Community Title Plan (**Appendix 4**), existing community road is proposed to service the 6 proposed lots.



3.3 Services

The site is currently serviced by water, sewer, stormwater drainage, electricity and communications. The existing warehouses within the southern portion of the site are connected to Council's stormwater infrastructure.

4. STATUTORY PLANNING CONTROLS

4.1 Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulations 2000

The proposed development will require consent under the provisions of Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The development is not Integrated Development pursuant to Section 4.46 of the EP&A Act.

4.2 State Environmental Planning Policy No.55 – Remediation of Land

Clause 7 of the State Environmental Planning Policy 55 - Remediation of Land sets out that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and 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.

The proposed development proposes to subdivide the land via a series of community title and strata schemes for future use as a business zone, consistent with the site history and adjoining development. No further investigation should be required at this stage.

4.3 Heritage Act 1977

The site is not identified as having State heritage significance and therefore does not require consideration under the Heritage Act 1977.

4.4 National Parks and Wildlife Act 1974

Part 6 of the *National Parks and Wildlife Act 1974* (NPW Act) includes requirements relating to protection of Aboriginal heritage. A search of the AHIMS register returned no records of items or places of Aboriginal heritage significance within 200 metres of the site. (**Appendix 6**).

4.5 Community Land Development Act 1989

The Community Land Development Act 1989 defines a community plan as '*a plan for the subdivision of land into 2 or more community development lots and 1 other lot that is community property, whether or not the plan includes land that, on registration of the plan, would be dedicated as a public road, a public reserve or a drainage reserve.*'

The proposed community title plan proposes to subdivide the subject parcel of land to create 7 lots that include a lot reserved for common property (Lot 1 – community road reserve). The community title plan also includes a lot for future development (proposed Lot 2), to be strata subdivided during Stage 2.

A Management Statement will be prepared for the proposed community title scheme and will include by-laws to facilitate the management of the scheme. The Management Statement will be made available to Council at Subdivision Certificate stage.

4.6 Mid-Western Regional Local Environmental Plan 2012

The Mid-Western Local Environmental Plan (LEP) 2012 provides a planning framework to facilitate development in an appropriate manner with due consideration to ecologically sustainable development. Relevant clauses of the LEP are discussed in Table 4.6

Table 4.6 – Consistency with Mid-Western Regional LEP 2012

Clause	Consistency
1.2 Aims	The LEP provides for appropriate development within the LGA. The proposal has given due consideration to the site and surrounds and is in keeping with the aims of the LEP.
2.1 Land use zones	The site is zoned <i>B5 Business Development</i> pursuant to the provisions of Mid-Western Local Environmental Plan (LEP) 2012 (Appendix 3). Community title and strata subdivision are permitted forms of development.
2.3 Zone objectives	Objectives of the B5 zone are: <ul style="list-style-type: none"> ➤ To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. ➤ To promote a visually attractive entry point into Mudgee from the south east. ➤ To enable development that does not undermine the primary retailing role of the Mudgee commercial core area. <p>The proposal is consistent with the zone objectives. The subdivision will facilitate the on-going use of the site for business and warehouse uses on large lots that can support large floor areas in a location that is close to the Mudgee town centre. It is not expected that the visual perception of the site from Sydney Road will be significantly altered, ensuring that the south east entry point to Mudgee remains visually attractive as is.</p>
4.1 Minimum subdivision lot size	The minimum lot size is 2000m ² in the B5 zone. The minimum lot size does not apply to strata title or community title schemes.
4.1AA Minimum subdivision lot size for community title schemes	Clause 4.1AA only applies to community title schemes on land within RU1, RU4 and E3 zones and requires that the community title subdivision does not result in any lots less than the minimum lot size shown in relation to that land. The site is zoned B5 and therefore this clause does not apply. Notwithstanding this, to ensure that land is not unduly fragmented, the proposed lots all meet the minimum lot size applied to the site of 2000m ² .
4.3 Height of buildings	Not applicable.
4.4 Floor space ratio	Not applicable.
4.6 Exceptions to development standards	Flexibility is provided in the LEP for certain development standards for particular development. An exception to development standards is not required as part of this DA.
5.10 Heritage conservation	The site does not contain any listed heritage items. A search of the AHIMS register returned no records of items or places of Aboriginal heritage significance within 200m of the site.
6.1 Salinity	The subject lots are not mapped as being affected by salinity.
6.2 Flood planning	The site is not mapped as being within Flood Prone Land.
6.4 Groundwater vulnerability	The subject site is identified as being affected by 'Groundwater Vulnerability' on the LEP mapping. The proposed subdivision is not expected to impact on the existing hydrological functions of nearby groundwater systems or result in potential contamination of resources. No physical works are required to facilitate the subdivision.
6.5 Terrestrial biodiversity	The site is not identified as being affected by 'Terrestrial Biodiversity'.

Clause	Consistency
6.9 Essential services	Existing services including water supply, electricity, sewer and stormwater drainage infrastructure are available to the site. The proposed development will be provided with all relevant services and utilities and upgraded where necessary.

4.7 Development Control Plan 2013

Mid-Western Development Control Plan (DCP) 2013 provides guidance to development of land under LEP 2014 and is intended to act as an integrated planning document. The DCP provides guidelines for various forms of development; assists Council to expedite development approvals by providing clear direction of Council's intent and criteria; and provide certainty of development outcomes for developers and the community.

Preliminary consultation with Mid-Western Regional Council's Duty Planner was undertaken on 18 March 2020. Consultation confirmed that in the absence of strict controls for community title and strata schemes, and subdivision of land zoned Business or Industrial in general, the relevant sections of Part 7.1 Urban Subdivision can be used as a guide.

An assessment of the proposed development against the relevant DCP sections is provided in Table 4.7 below.

Table 4.7: Consistency with the Mid-Western Regional DCP 2013

Standard	Proposed	Complies
Part 5.4 Environmental Controls		
Threatened Species Vegetation Management		
An assessment of any potential impact on native flora and fauna is to accompany a development application.	The existing site conditions have been considered, it is anticipated that the development in its current form will not have any significant impact on the existing natural environment. No trees are proposed for removal, and the site is largely cleared following its historical residential / industrial / commercial uses.	Yes.
Part 7 Subdivision		
Lot Size		
The minimum lot size is determined by the Mid-Western Regional LEP 2012.	The proposed lots all meet the minimum lot size applied to the site of 2000m ² . The proposed lots are of an appropriate size and shape (generally rectangular) to accommodate future commercial / industrial uses.	Yes
Street Design and Layout		
All roads are to be constructed with asphalt or bitumen in accordance with AusRoads Standards. Commercial and Industrial Subdivision Roads: <ul style="list-style-type: none"> Road Reserve: 24m Carriageway: 13m Nature Strip: 2 X 5.5m Footpath: 1 X 1.2m Kerbing: Barrier / roll over 	As part of the Community Title Plan, proposed Lot 1 will function as community owned land / road reserve to service proposed Lots 2 to 7. An existing formalised bitumen road extends into the site from Sydney Road. This road services the existing warehouses / uses within the site. The proposed community road (Lot 1) will encompass this existing formalised road. All lots within the community title scheme will have ingress/egress from this private road. Being a private access road servicing lots within a community title scheme, it is considered that the	Yes

Standard	Proposed	Complies
	<p>road requirements set out in the DCP are not applicable to this form of development.</p> <p>Notwithstanding this, the road has been designed to facilitate vehicle turning and access for waste service services.</p>	
Landscaping		
<p>A Landscape plan detailing the proposed treatment of the public domain is required to be submitted with the development application</p>	<p>Existing landscaping opposite Sydney Road is to remain as existing. The existing street tree is considered acceptable.</p> <p>Opportunities for nature strips within the site will be in accordance with existing green spaces and available area.</p>	Yes
Utility Services		
<p>A servicing plan shall be submitted with the development application and include the provisions of underground electricity, reticulated sewer and water services, drainage and telecommunications to the development.</p>	<p>The site and future lots are already serviced by sewer and water infrastructure, electricity and communications.</p>	Yes
Drainage		
<p>As a minimum, Council requires a hand marked-up plan of proposed works showing sediment and erosion control measures.</p>	<p>All new impervious areas, hardstand and paved areas will be directed to the sites existing stormwater system.</p>	Yes

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

In determining the subject DA, Council is required to consider those relevant matters listed in Section 4.15 (1) of the EPA Act, 1979. Each of the relevant matters is addressed below.

5.1 Section 4.15 (1) (a) – Statutory Planning Considerations

Section 4.15 (1) (a) requires the consent authority to take into consideration:

“(a) the provisions of:

- (i) any environmental planning instrument, and*
- (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the draft 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 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,”*

These matters (and others) are addressed elsewhere in this SEE.

5.2 Section 4.15 (1) (b) – Environmental, Social and Economic Impacts

Section 4.15 (1) (b) requires the consent authority to consider:

“(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.”

The relevant matters are addressed below.

5.2.1 Impacts on the Natural Environment

The proposed subdivision has been considered in the context of the existing business / industrial park environment. As outlined in this SEE, there will be no significant issues relating to flora and fauna. The proposed subdivision will occur on land that is predominantly cleared.

Earthworks will be minimal and restricted to the construction of the access road and upgrade and extension of infrastructure.

5.2.2 Impacts on the Built Environment

The proposal is primarily consistent with the objectives and development controls contained within the various environmental planning instruments and development control plans that apply to the site (see Section 4). The subdivision will promote future development that is in keeping with the existing character of the locality and existing built form.

5.2.3 Social and Economic Impacts

The development involves subdivision of the site. The proposal represents the orderly economic development of the site for purposes for which it is zoned. The proposal will facilitate the ongoing use of the land for business and industrial type related land uses, consistent with the surrounding area.

5.3 Section 4.15 (1) (c) – The Suitability of the Site

Section 4.15 (1) (c) requires the consent authority to consider:

“(c) the suitability of the site for the development.”

The suitability of the site for the proposed development is dealt with in this SEE. The ongoing use of the land for business purposes on the proposed lots will be consistent with the zoning and other relevant controls. It is therefore considered that the site is suitable for the proposed development.

5.4 Section 4.15 (1) (d) – Submissions

Section 4.15 (1) (d) requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”

Any relevant representations will need to be considered by Council in the determination of the development application.

5.5 Section 4.15 (1) (e) – Public Interest

Section 4.15 (1) (e) requires the consent authority to consider:

“(e) the public interest”

The public interest is best served by the orderly and economic use of land for purposes permissible under the relevant planning regime and predominantly in accordance with the prevailing planning controls. The development is a permissible form of development and, being consistent with the relevant controls, is considered to be in the public interest.

6. CONCLUSION

The proposed development comprises a staged subdivision on land known as 20 Sydney Street, Mudgee (Lot 1 DP525017 and Lot 2 DP538227).

The development will occur in two stages being;

Stage 1 – 7 Lot Community Title Subdivision Plan creating Lot 1 (community Lot / private road) and Lots 2, 3, 4, 5, 6 and 7;

Stage 2 – Strata Subdivision of the existing buildings on Lot 2 to create 4 strata titles and common property.

The proposed community title subdivision and subsequent strata subdivision will allow for the continued commercial / industrial use of the land. The subdivision is consistent with the minimum lot size provisions of Mid-Western LEP 2012. The proposed subdivision does not involve physical works.

Consideration has been given to the impact of the proposal on the natural and built attributes of the site. The development comprises the orderly economic development of the site for purposes for which it is zoned and will not have any negative social or economic impacts.

The proposal has been assessed against the relevant statutory planning controls including SEPP's, LEP provisions and DCP requirements and is considered a permissible development. It is reasonable and appropriate when considered under the relevant heads of consideration in Section 4.15 (1) of the *Environmental Planning and Assessment Act, 1979*, and is worthy of favourable consideration by Council.



APPENDICES



APPENDIX 1

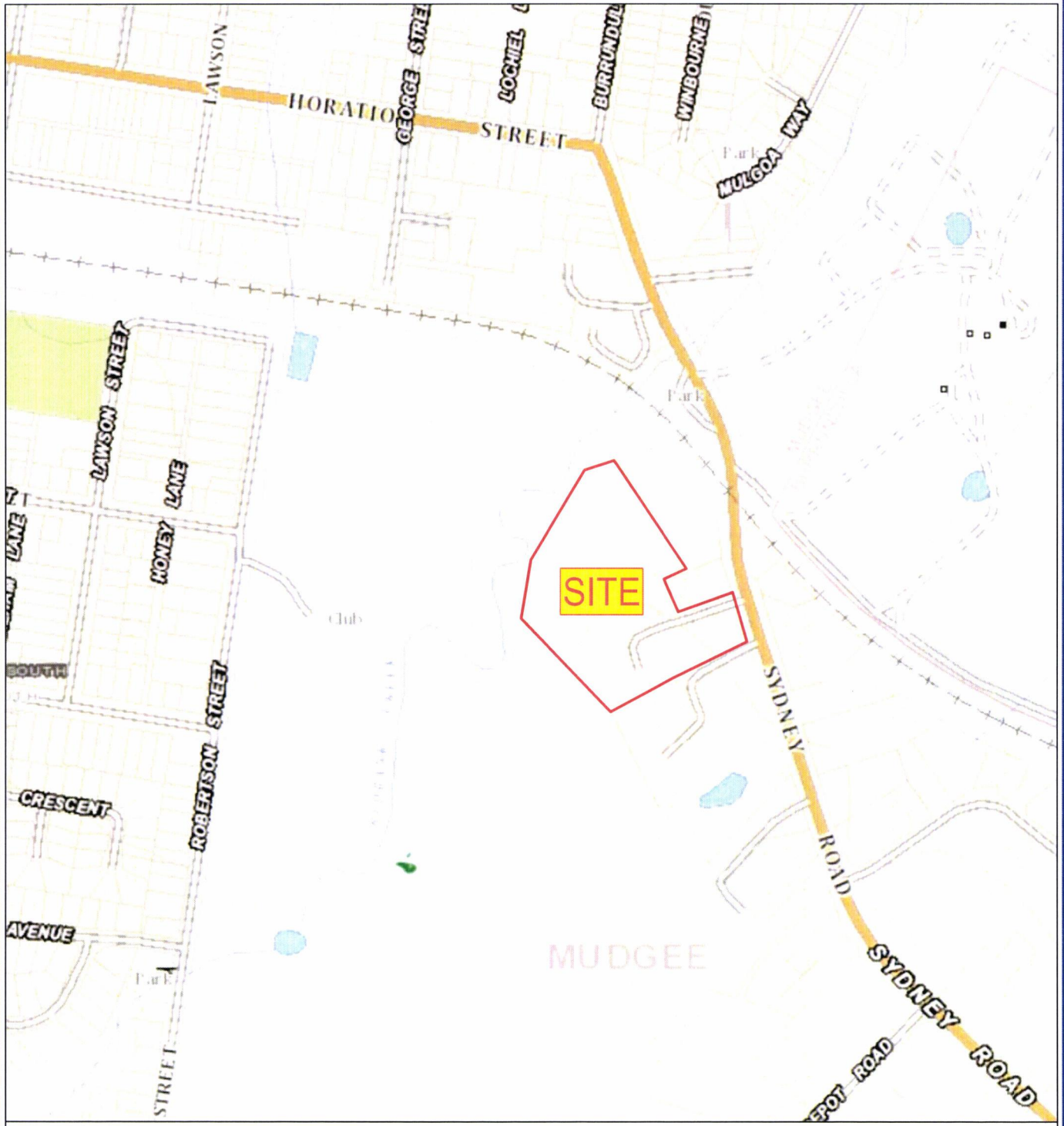
Location Plan



NORTH

PROPERTY REFERENCE :

LOT 1 D.P.525017 AND LOT 2 D.P.538227



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WESTERN REGION
87 Herbert Street Gulgong
PO Box 232 Gulgong NSW 2852
P 02 6374 2911 F 02 6374 2922
ABN 23 104 067 405

TITLE: LOCATION PLAN

JOB ADDRESS: 20 SYDNEY STREET, MUDGEE

CLIENT: MATT STOTT

SCALE: N/A

PLAN DATE: 19.03.20

CAD REF: N/A

JOB REF:

9678

DRAWING No.

1

DRAWN	JG	CHECKED	LB
DESIGNED	N/A	APPROVED	LB

DWG REF: 9678-FIGURES-19.03.20

APPENDIX 2

Aerial Photo



NORTH

PROPERTY REFERENCE :

LOT 1 D.P.525017 AND LOT 2 D.P.538227



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ABN 23 104 067 405

TITLE: AERIAL PHOTO		JOB REF: 9678	
JOB ADDRESS: 20 SYDNEY STREET, MUDGEE		DRAWING No. 1	
CLIENT: MATT STOTT		SCALE: N/A	
PLAN DATE: 19.03.20	CAD REF: N/A	DRAWN: JG	CHECKED: LB
		DESIGNED: N/A	APPROVED: LB
		DWG REF: 9678-FIGURES-19.03.20	

APPENDIX 3

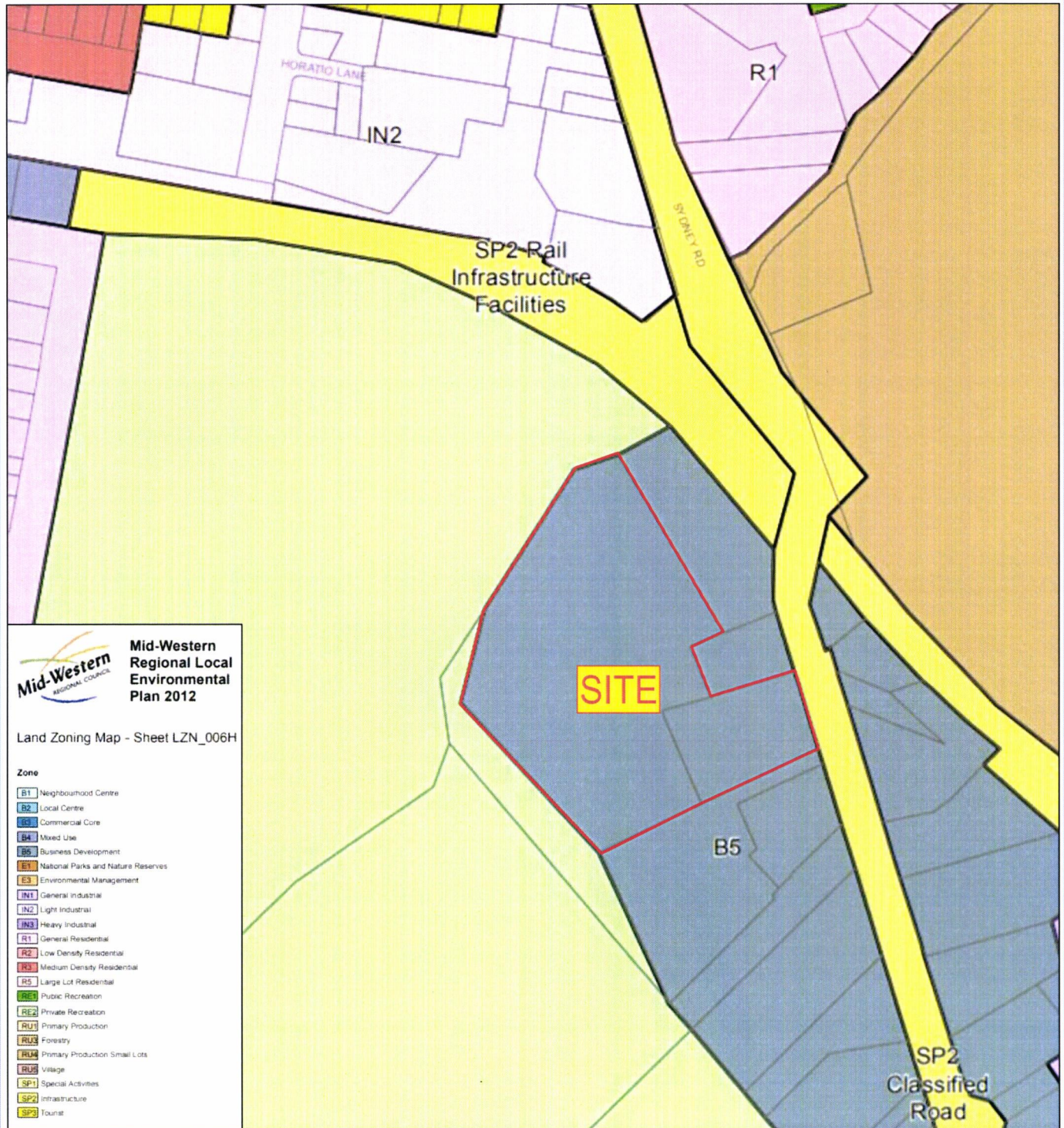
Zoning Map



NORTH

PROPERTY REFERENCE :

LOT 1 D.P.525017 AND LOT 2 D.P.538227



Mid-Western Regional Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_006H

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist



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TITLE: ZONING PLAN		JOB REF: 9678	
JOB ADDRESS: 20 SYDNEY STREET, MUDGEE		DRAWING No. 1	
CLIENT: MATT STOTT		DRAWN JG CHECKED LB	
SCALE: N/A	DESIGNED N/A	APPROVED LB	
PLAN DATE: 19.03.20		DWG REF: 9678-FIGURES-19.03.20	
CAD REF: N/A			



APPENDIX 4

Community Title Plan prepared by de Witt Consulting

PRELIMINARY ONLY

- THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN AND FINAL SURVEY
 - ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY



NOTES:

1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
3. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.
4. DURING THE COURSE OF THIS SURVEY NO INVESTIGATION HAS BEEN UNDERTAKEN TO DETERMINE THE EXISTENCE OF ANY POSSIBLE SUBTERRANEAN ENCROACHMENTS.

(R) PROPOSED RIGHT OF CARRIAGEWAY 13 WIDE



Ed	Date	Amendment
	01.07.20	LOT ADDED
	23.06.20	LOTS ADDED
	18.06.20	FIRST ISSUE

THIS PLAN IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF DE WITT CONSULTING. THE CLIENT NAMED ON THE PLAN IS GRANTED A LICENCE TO USE THE INFORMATION. USING THE INFORMATION CONTAINED IN THIS PLAN IS PROHIBITED UNLESS WRITTEN APPROVAL IS GRANTED BY DE WITT CONSULTING. THE PLAN AND INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH THE PLAN WAS DESIGNED.

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 ABN 23 104 087 306

TITLE
PROPOSED SUBDIVISION
 LOT 1 D.P.525017 & LOT 2 D.P.538227
 STAGE 1

JOB ADDRESS 20 SYDNEY ROAD, MUDGEE		REV A	JOB REF 9678
CLIENT MATT STOTT		DRAWN BY BT	SHEET No 1/1
SCALE A1 1:500 A3 1:1000	ORIGIN OF LEVELS N/A	CHECKED JL	APPROVED JL
SURVEY DATE N/A	PLAN DATE 01.07.20	DRAWING REF 9678-PROPOSED SUBDIVISION STAGE 1-01.07.20	
DATUM N/A	LOAD REF 80384ACF7E5C0E67C2817470D40A2504F		



APPENDIX 5

Draft Strata Subdivision Plan prepared by de Witt Consulting



PRELIMINARY ONLY
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 ABRN 23 104 067 405

TITLE
PROPOSED STRATA SUBDIVISION
LOT 2 (WITHIN COMMUNITY TITLE PLAN)
STAGE 2

Rev	Date	Amendment
1	13.07.20	AMENDMENTS
2	23.06.20	AMENDMENTS
3	18.06.20	FIRST ISSUE

JOB ADDRESS: 20 SYDNEY ROAD, MUDGEE		REVISION: A	JOB REF: 9678
CLIENT: MATT STOTT		ORIGIN OF LEVELS: N/A	DRAWN BY: BT
SCALE: A1 1:200 A3 1:400	SURVEY DATE: N/A	CHECKED BY: JL	SHEET No: 1/1
PLAN DATE: 13.07.20	DATUM: N/A	APPROVED BY: JL	DRAWING REF: 9678-PROPOSED STRATA STAGE 2-13.07.20
CAD REF: 8938-1007ED-CORP-14-2311-10-01-01-A-28607			



APPENDIX 6

Aboriginal Heritage Information Management System (AHIMS) Search

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : 20 Sydney

Client Service ID : 492064

de Witt Consulting
7 Canberra Street
Charlestown New South Wales 2290
Attention: Liberty Berthold
Email: liberty.berthold@dewittconsulting.com.au

Date: 18 March 2020

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP538227 with a Buffer of 200 meters, conducted by Liberty Berthold on 18 March 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.