

**PB Ag Consulting**



**INDEPENDENTLY ASSISTING  
YOU TO GROW**

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P and T Mayson Intensive Ag Report - PB AG Consulting July 2022



ABN 68 068 831 452  
ACN 068 831 452

21<sup>st</sup> July 2022

Mid-Western Regional Council  
Market Street  
Mudgee NSW 2850

Attention: Planning

**Re – Dwelling Entitlement DP 253326 Lot 6, 6 Melrose Road, Mount Frome, Mudgee NSW 2850**

I have been engaged by P and T Mayson in relation to 6 Melrose Road, Mount Frome, Mudgee NSW 2850 to prepare information for the purpose of be granted dwelling entitlement / consent in specific relations to the suitability of the land use for intensive agriculture production.

### **Proposal**

The proposal is to gain approval / consent for a dwelling (house) to be built on DP 253326, Lot 6, 6 Melrose Road, Mount Frome, Mudgee NSW 2850 to support the establishment of an intensive agricultural enterprise. The land is currently zone RU4

### **Details**

***Mid-Western Regional Development Control Plan Section 7.2 Rural Subdivision  
Primary Production Small Lots***

*Subdivision applications on land in the RU4 zone for the purpose of intensive agriculture and a dwelling will need to include:*

- *Details of the proposed/existing intensive agricultural activity*

- *Business plan prepared by a suitably qualified professional detailing production costs, harvesting potential and conservative market prices.*
- *Evidence of water licenses satisfactory for the use*
- *Evidence of commencement or intention to commence the activity*

**In Relation to Mid-Western Regional Development Control Plan Section 7.2 Rural Subdivision Primary Production Small Lots**

The Land in DP 253326 Lot 6 is currently zoned RU4 which is land suitable for the purpose of intensive Agriculture and dwelling entitlements.

The land in DP 253326 Lot 6 takes in an area of approximately 10.12 hectares. The property is split by Melrose Road. (See attached map appendix B) The proposed intensive agriculture enterprise is Garlic for both the fresh and processed market and will involve utilising approximately 1 hectare of land on a annual rotation basis. 3 sites have been identified as suitable for garlic production

The soil type is sandy loam over medium clay, soil Ph is at 6, the Ph is in the desired range to grow garlic. Soil is well drained and is suited for garlic production



Soil type across potential planting sites

The proposed agricultural industry is in line with the RU4 zoning of the land and fits within the Mid-Western Regional Development Control Plan Section 7.2 Rural Subdivision Primary Production Small Lots

The proposed activity to be carried out on DP 253326 Lot 6 is the production of garlic for both fresh and processed markets. The proposed activity of garlic production meets the financial requirement of intensive agricultural in relation to income generated requirements and sustainability of the project.

### **Water Requirements**

Garlic requires between 1 and 2 megalitres of water per hectare depending in region grown. The 1 to 2 megalitres per hectare is drawn from of a combination of available irrigation water (dam) and annual rainfall

Garlic is a reasonably shallow rooted plant with the main root zone and production area being in the top 20 to 30 cm of soil. Garlic does not like wet feet and generally requires short and frequent irrigation to ensure the water applied is efficiently used. The main irrigation times are pre plant, at planting and then regularly up to the first sign of maturity. Over maturity irrigation is not required as had the potential to cause rots and root damage to the bulbs and plants.

The irrigation system will be drip irrigation which allows for accurate placement of water directly to the root zone of the garlic bulb. The efficiency of the irrigation system allows the above-mentioned critical crop requirements to be met and minimising the loss of water from evaporation.

Considering the usage requirement for the proposed garlic production of 1 hectare, a water budget of 1.5 megalitres is recommended. The property has an existing dam holding approximately 3 megalitres of water. This water source and with average annual rain fall of 600 mm (6 megalitres), this property will have enough available water to conduct this sustainable and profitable intensive ag project on an annual basis.

Stock and domestic water will be sourced from a new bore which has been approved by water NSW under approval number 80WA726524 (Appendix C)





Existing dam approximately 3 megalitre capacity

### **Main activity of Project**

Garlic production for the purpose of producing fresh garlic and processed garlic requires the following activities on an annual basis.

- Irrigation
- Weed Control
- Herbicide
- Pest Control
- Disease control
- Nutritional applications
- Planting
- Harvesting
- Processing
- Packaging

Managing a garlic patch is a 12-month operation with management programs as listed above requiring critical timing of each application which is required for the successful production of this crop.

## **Market**

Marketing plans have been developed around the supporting of local and regional farmers markets. Markets are held in

- Mudgee
- Dubbo
- Orange
- Bathurst

All regional markets are easily accessed from the central location of Mudgee and are held on a regular basis.

The sale of fresh and processed garlic will be fully focussed to achieve full retail value by selling direct to the public, at above nominated regional markets. Multiple regional markets are well supported by the public and is fast becoming a growth industry and a portal for generating sales of fresh and processed products to the public.

## **Suitability of Land**

Soil type is typical of the Mudgee district and ideal for horticulture production, such as garlic production. Neighbouring operations includes lucerne hay production, olive production both fresh and oil, wine grape production, cherry production, and tomato production. Soil is generally sandy loam over medium clay, well drained, which is suitable for agricultural crop production.

## **Infrastructure**

Infrastructure requirement are as follows:

- Residential Dwelling
- Machinery / Processing Shed approximately 10 metres x 6 metres x 3.6metres
- Water Tank x 2 capacity 110000 litres

## **Budget and Sustainability Summary**

In summary of DP253326 Lot 6, 6 Melrose Road, Mount Frome, Mudgee NSW 2850 is suitable to develop a sustainable intensive Ag business for the purpose of fresh garlic production.

Fresh Garlic Production (1 hectare) Year 1

|                              |              |
|------------------------------|--------------|
| Number of kilograms produced | 6000         |
| A Grade Garlic               | 2250         |
| B Grade Garlic               | 2250         |
| Processing Garlic            | 1500         |
|                              |              |
| Total Cost of Production     | \$ 80,079.00 |
| Total Revenue                | \$142,500.00 |
| Profit                       | \$ 62,421.00 |

Fresh Garlic Production (1 hectare) Year 2

|                              |               |
|------------------------------|---------------|
| Number of kilograms produced | 6000          |
| A Grade Garlic               | 2250          |
| B Grade Garlic               | 2250          |
| Processing Garlic            | 1500          |
|                              |               |
| Total Cost of Production     | \$ 46,019.00  |
| Total Revenue                | \$ 142,500.00 |
| Profit                       | \$ 96,481.00  |

Fresh Garlic Production (1 hectare) Year 3

|                              |               |
|------------------------------|---------------|
| Number of kilograms produced | 6000          |
| A Grade Garlic               | 2250          |
| B Grade Garlic               | 2250          |
| Processing Garlic            | 1500          |
|                              |               |
| Total Cost of Production     | \$ 46,019.00  |
| Total Revenue                | \$ 142,500.00 |
| Profit                       | \$ 96,481.00  |

Fresh Garlic Production (1 hectare) Year 4

|                              |               |
|------------------------------|---------------|
| Number of kilograms produced | 6000          |
| A Grade Garlic               | 2250          |
| B Grade Garlic               | 2250          |
| Processing Garlic            | 1500          |
|                              |               |
| Total Cost of Production     | \$ 142,500.00 |
| Total Revenue                | \$ 96,481.00  |

(See Appendix A budget for full cost Analysis)

All sales are based on supporting local farmers markets in Mudgee, Dubbo, and Bathurst which is a growth industry in this region and online sales.

**Mid-Western Regional Local Environmental Plan 2012 4.2C Boundary changes for farm adjustments**

*(4) Before determining a development application for the subdivision of land under this clause, the consent authority must consider the following:*

- (a) the existing uses and approved uses of other land in the vicinity of the subdivision,*
- (b) whether or not the subdivision is likely to have a significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the development,*
- (c) whether or not the subdivision is likely to be incompatible with a use referred to in paragraph (a) or (b),*
- (d) whether or not the subdivision is likely to be incompatible with a use on land in any adjoining zone,*
- (e) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c) or (d),*
- (f) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,*
- (g) whether or not the subdivision is likely to have an adverse impact on the environmental values or agricultural viability of the land.*

**In Relation to Mid-Western Regional Local Environmental Plan 2012 Boundary changes for farm adjustments**

(4a) – In relation to this clause the existing use of the land located DP 253326 Lot 6, 6 Melrose Road, Mount Frome, Mudgee NSW 2850 satisfies the criteria for the existing use of the land for intensive agricultural production. Other land in the vicinity of this block, zoned RU4 is being used for the purpose of intensive agricultural production of hay production, olive production, premium wine production, lucerne production, tomato, and orchard production.

(4b) In relation to this clause the subdivision will have no impact on the current land uses both within the proposed sub-division and RU4 zoned land in the vicinity. Intensive Agriculture is the predominant land use within this immediate area.

(4c) In relation to this clause the sub-division is compatible with current and existing land uses as described in 4a and 4b.

(4d) In relation to this clause the sub-division is compatible with use of adjoining land.

(4e) In relation to this clause there are no measure proposed or required as is compatible with adjoining land uses as described in 4c and 4 d



(4f) In relation to this clause the sub-division can support intensive agriculture and, has the appropriate regard to the natural and physical constraints specific to this site.

(4g) In relation to this clause there is no adverse impact on the environmental values or agricultural viability of this specific site with the implementation of the proposed intensive agricultural enterprise of garlic production or will have an adverse effect on the agricultural viability of the existing neighbouring intensive ag enterprises of hay production, olive production, premium wine production and orchard production.

The land is suitable for the development of this sustainable intensive Ag project, water requirements can be met from existing dam with excellent catchment and annual rainfall. I can see no reason why this application regarding DP 253326 Lot 6 for the purpose of dwelling entitlement and intensive Ag development should not be approved.

If you have any questions. please contact me at your convenience

Regards

Paul Baguley  
Director – PB Ag Consulting  
(Dip Ag. AIAST ApC)

## Appendix A

**Garlic Production Budget 2022 per 1 ha**

Number plants per hectare 150,000

Target Yield kg / ha 6000

Sowing rate per hectare kg /ha 650

Note - Selling price is based on retail sales at local farmers markets over the central west area of NSW. Scale will be to support cottage industry not large scale commercial production. Sale Prices are expected to be higher than what is being budgeted on

A Grade Garlic (kg / ha) 2250 70 mm bulb(37.5 %)

B Grade Garlic (kg / ha) 2250 50 mm bulb 37.5 %)

Processing (kg/ha) 1500 less than 50 mm bulb (25%)

Average price A Grade \$ 36.00 kg

Average Price B Grade \$ 21.00 kg

Average Price Processed \$ 9.50 kg Minced

| Year 1                 | Quantity Required<br>Kg/hours/ litres/ | Cost         | Total                | Comments  |
|------------------------|--|--------------|----------------------|---|
| Seed                   | 650                                    | \$ 30.50     | \$ 19,825.00         | Seed, big Bulbs used  |
| Fertiliser             | 1000                                   | \$ 1.50      | \$ 1,500.00          | NPK plus trace elements   |
| Fuel                   | 160                                    | \$ 2.15      | \$ 344.00            | Pre Plant soil work, Bed preparation, Chemical applications               |
| Chemical               | 1                                      | \$ 360.00    | \$ 360.00            | Based on 3 herbicide. 5 fungicide and 1 insecticide application           |
| Water                  | 2.5                                    | \$ 60.00     | \$ 150.00            | Utilizing own water (catchment) from existing dam                         |
| Labour                 | 200                                    | \$ 39.00     | \$ 7,800.00          | Clove separation, Planting, Picking, Packing Labour only                  |
| Power                  | 1                                      | \$ 2,400.00  | \$ 2,400.00          | Coolrom running for 3 months  |
| Packaging              | 4500                                   | \$ 1.00      | \$ 4,500.00          | Stamped 1 kilogram hessian bag  |
| Packaging              | 6000                                   | \$ 0.50      | \$ 3,000.00          | 250 gram jars, labels   |
| Processing             | 1500                                   | \$ 1.00      | \$ 1,500.00          | Mincing Garlic  |
| Marketing              | 1                                      | \$ 2,500.00  | \$ 2,500.00          | Farmers markets, ( Web page, Signage capex year 1)                        |
| Irrigation             | 1                                      | \$ 18,000.00 | \$ 18,000.00         | Solar Pump to tank, gravity fed system, dripline and filters Capex year 1 |
| Cool room              | 1                                      | \$ 15,000.00 | \$ 15,000.00         | Year 1 capex  |
| Mincer                 | 1                                      | \$ 3,200.00  | \$ 3,200.00          | Year 1 capex  |
| <b>Total Expense</b>   |  |              | <b>\$ 80,079.00</b>  |   |
| A Grade Sales          |  |              | \$ 81,000.00         | 70 mm bulbs   |
| B Grade Sales          |  |              | \$ 47,250.00         | 50 mm bulbs   |
| Processed Sales        |  |              | \$ 14,250.00         | less than 50 mm bulbs   |
| <b>Total Revenue</b>   |  |              | <b>\$ 142,500.00</b> |   |
| <b>Profit and Loss</b> |  |              | <b>\$ 62,421.00</b>  | <b>profit in year 1 per hectare</b>                                       |

| Year 2                 | Quantity Required<br>Kg/hours/ litres/ | Cost        | Total                | Comments  |
|------------------------|--|-------------|----------------------|---|
| Seed                   | 650                                    | \$ 30.50    | \$ 19,825.00         | Seed, big Bulbs used  |
| Fertiliser             | 1000                                   | \$ 1.50     | \$ 1,500.00          | NPK plus trace elements   |
| Fuel                   | 160                                    | \$ 2.15     | \$ 344.00            | Pre Plant soil work, Bed preparation, Chemical applications     |
| Chemical               | 1                                      | \$ 500.00   | \$ 500.00            | Based on 3 herbicide. 5 fungicide and 1 insecticide application |
| Water                  | 2.5                                    | \$ 60.00    | \$ 150.00            | Utilizing own water (catchment) from existing dam               |
| Labour                 | 200                                    | \$ 39.00    | \$ 7,800.00          | Clove separation, Planting, Picking, Packing Labour only        |
| Power                  | 1                                      | \$ 2,400.00 | \$ 2,400.00          | Coolrom running for 3 months                                    |
| Packaging              | 4500                                   | \$ 1.00     | \$ 4,500.00          | Stamped 1 kilogram hessian bag                                  |
| Packaging              | 6000                                   | \$ 0.50     | \$ 3,000.00          | 250 gram jars, labels   |
| Processing             | 1500                                   | \$ 1.00     | \$ 1,500.00          | Mincing Garlic  |
| Marketing              | 1                                      | \$ 2,500.00 | \$ 2,500.00          | Farmers markets, ( Web page, Signage capex year 1)              |
| Irrigation R and M     | 1                                      | \$ 2,000.00 | \$ 2,000.00          | Replacing drip tape   |
| <b>Total Expense</b>   |  |             | <b>\$ 46,019.00</b>  |   |
| A Grade Sales          |  |             | \$ 81,000.00         | 70 mm bulbs   |
| B Grade Sales          |  |             | \$ 47,250.00         | 50 mm bulbs   |
| Processed Sales        |  |             | \$ 14,250.00         | less than 50 mm bulbs   |
| <b>Total Revenue</b>   |  |             | <b>\$ 142,500.00</b> |   |
| <b>Profit and Loss</b> |  |             | <b>\$ 96,481.00</b>  | <b>profit in year 2 per hectare</b>                             |

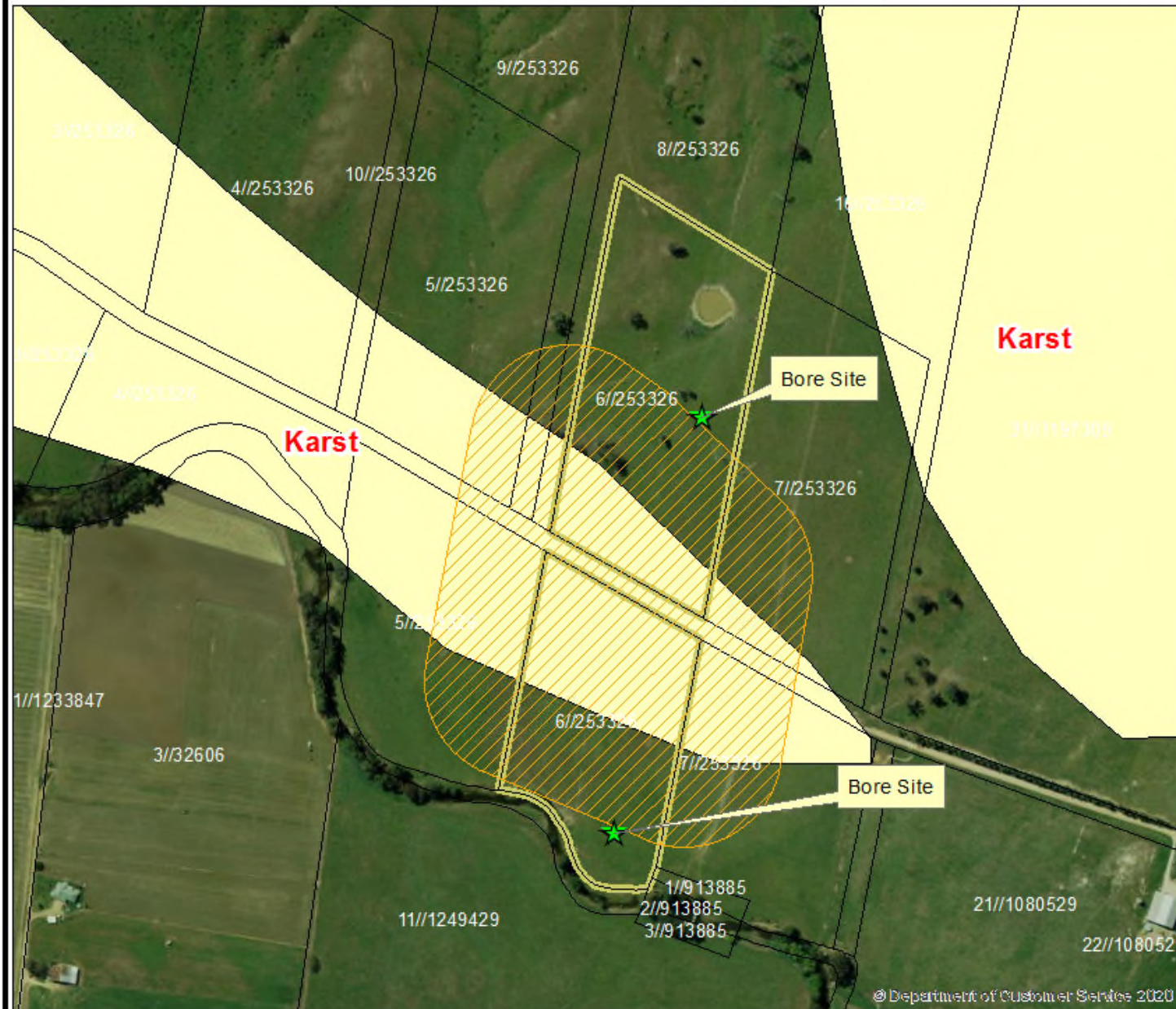
| <b>Year 3</b>          | <b>Quantity Required</b> | <b>Cost</b> | <b>Total</b>         | <b>Comments</b>   |
|------------------------|--------------------------|-------------|----------------------|---|
| Seed                   | 650                      | \$ 30.50    | \$ 19,825.00         | Seed, big Bulbs used  |
| Fertiliser             | 1000                     | \$ 1.50     | \$ 1,500.00          | NPK plus trace elements   |
| Fuel                   | 160                      | \$ 2.15     | \$ 344.00            | Pre Plant soil work, Bed preparation, Chemical applications     |
| Chemical               | 1                        | \$ 500.00   | \$ 500.00            | Based on 3 herbicide. 5 fungicide and 1 insecticide application |
| Water                  | 2.5                      | \$ 60.00    | \$ 150.00            | Utilizing own water (catchment) from existing dam               |
| Labour                 | 200                      | \$ 39.00    | \$ 7,800.00          | Clove separation, Planting, Picking, Packing Labour only        |
| Power                  | 1                        | \$ 2,400.00 | \$ 2,400.00          | Coolrom running for 3 months                                    |
| Packaging              | 4500                     | \$ 1.00     | \$ 4,500.00          | Stamped 1 kilogram hessian bag                                  |
| Packaging              | 6000                     | \$ 0.50     | \$ 3,000.00          | 250 gram jars, labels   |
| Processing             | 1500                     | \$ 1.00     | \$ 1,500.00          | Mincing Garlic  |
| Marketing              | 1                        | \$ 2,500.00 | \$ 2,500.00          | Farmers markets, ( Web page, Signage capex year 1)              |
| Irrigation R and M     | 1                        | \$ 2,000.00 | \$ 2,000.00          | Replacing drip tape   |
| <b>Total Expense</b>   |                          |             | <b>\$ 46,019.00</b>  |   |
|                        |                          |             |                      |   |
| A Grade Sales          |                          |             | \$ 81,000.00         | 70 mm bulbs   |
| B Grade Sales          |                          |             | \$ 47,250.00         | 50 mm bulbs   |
| Processed Sales        |                          |             | \$ 14,250.00         | less than 50 mm bulbs   |
| <b>Total Revenue</b>   |                          |             | <b>\$ 142,500.00</b> |   |
|                        |                          |             |                      |   |
| <b>Profit and Loss</b> |                          |             | <b>\$ 96,481.00</b>  | <b>profit in year 3 per hectare</b>                             |



| Year 4                 | Quantity Required | Cost        | Total                | Comments  |
|------------------------|-------------------|-------------|----------------------|---|
| Seed                   | 650               | \$ 30.50    | \$ 19,825.00         | Seed, big Bulbs used  |
| Fertiliser             | 1000              | \$ 1.50     | \$ 1,500.00          | NPK plus trace elements   |
| Fuel                   | 160               | \$ 2.15     | \$ 344.00            | Pre Plant soil work, Bed preparation, Chemical applications     |
| Chemical               | 1                 | \$ 500.00   | \$ 500.00            | Based on 3 herbicide. 5 fungicide and 1 insecticide application |
| Water                  | 2.5               | \$ 60.00    | \$ 150.00            | Utilizing own water (catchment) from existing dam               |
| Labour                 | 200               | \$ 39.00    | \$ 7,800.00          | Clove separation, Planting, Picking, Packing Labour only        |
| Power                  | 1                 | \$ 2,400.00 | \$ 2,400.00          | Coolrom running for 3 months                                    |
| Packaging              | 4500              | \$ 1.00     | \$ 4,500.00          | Stamped 1 kilogram hessian bag                                  |
| Packaging              | 6000              | \$ 0.50     | \$ 3,000.00          | 250 gram jars, labels   |
| Processing             | 1500              | \$ 1.00     | \$ 1,500.00          | Mincing Garlic  |
| Marketing              | 1                 | \$ 2,500.00 | \$ 2,500.00          | Farmers markets, ( Web page, Signage capex year 1)              |
| Irrigation R and M     | 1                 | \$ 2,000.00 | \$ 2,000.00          | Replacing drip tape   |
| <b>Total Expense</b>   |                   |             | <b>\$ 46,019.00</b>  |   |
|                        |                   |             |                      |   |
| A Grade Sales          |                   |             | \$ 81,000.00         | 70 mm bulbs   |
| B Grade Sales          |                   |             | \$ 47,250.00         | 50 mm bulbs   |
| Processed Sales        |                   |             | \$ 14,250.00         | less than 50 mm bulbs   |
| <b>Total Revenue</b>   |                   |             | <b>\$ 142,500.00</b> |   |
|                        |                   |             |                      |   |
| <b>Profit and Loss</b> |                   |             | <b>\$ 96,481.00</b>  | <b>profit in year 4 per hectare</b>                             |

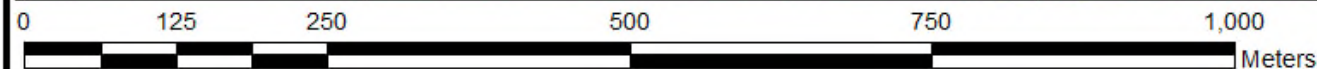
Note - Garlic is a crop that takes approximately 7 months to grow. In NSW garlic is generally planted in Autumn (March / April) and Harvested in November / December, These time frames are typical for the production that is occurring now in this district. Yield in many cases can be higher than what is in budget and really relies on better seed technology and a longer vegetative time frame.

## Appendix B



**Legend**

- Proposed Bore Sites
- 100m\_Buffer\_Zone
- Cadastre
- Property
- High Priority GDE



Date: 23/09/2021  
Author: Suellen Howe

Water NSW and/or contributors accept no responsibility for the result of action taken or decisions made on the basis of the information contained herein or for errors, omissions or inaccuracies presented here. Whilst all care is taken to ensure a high degree of accuracy, users are invited to notify of any discrepancies.

## Appendix C

## Approval details

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|                           |   |
|---------------------------|---|
| <b>Approval number</b>    | 80WA726454  |
| <b>Status</b>             | CURRENT*  |
| <b>Approval kind</b>      | Water Supply Works  |
| <b>Water sharing plan</b> | Nsw Murray Darling Basin Fractured Rock Groundwater Sources 2020  |
| <b>Date of effect</b>     | Should an appeal be made against the granting of this approval, this approval will not take effect until the appeal is finally disposed of. |
| <b>Expiry date</b>        |   |
| <b>Approval holder(s)</b> | Schedule 1  |
| <b>Water supply works</b> | Schedule 2  |
| <b>Conditions</b>         | Schedule 3  |

## Contact for service of documents

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|                |                                |
|----------------|--------------------------------|
| <b>Name</b>    | PETER LINWOOD MAYSON           |
| <b>Address</b> | 1 Imber Crt<br>Mudgee NSW-2850 |

\* Note: An approval has effect for such period as is specified in the approval, or if the period is extended under section 105, that extended period. If an application for extension of an approval is lodged before the approval expires, the term of the expiring approval is extended until either the date of the final decision on the application, or a date fixed by the Minister for the approval, whichever is the later date. An approval which has expired can be the subject of an application to extend it but it needs to be accompanied by a statutory declaration of the reasons for the delay in making the application. If the Minister accepts these reasons the term of the approval is taken to have been extended, and the application may be dealt with, as if the application had been made before the approval expired.

It is an offence under the Water Management Act 2000 to breach a term or condition of the approval or to construct and use works to which the approval does not relate. It is also an offence to use works the subject of an approval if the approval has expired, been surrendered or cancelled.



### Schedule 1 - Approval holders

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The holders of this approval are:

**Approval holder(s)**

**ACN (if applicable)**

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PETER LINWOOD MAYSON

TANIA LEE MAYSON

#### Important notice - change of landholder or contact

Please advise the Office in the event of any of the following, as soon as practicable:

- If there is a change in the ownership or occupation of the land benefited by this approval (see Schedule 2). Under the Water Management Act 2000, an approval is typically held by the owner or lawful occupier of the benefited land. Consequently, a change in occupation may cause a change in your legal obligations as an approval holder.\*
- If there is a change to the contact person. You will be required to lodge a written statement signed by all the holders.\*
- If there is a change to the mailing address for the nominated contact person. This should be done by the contact person in writing.

*\* An updated Statement of Approval will be issued free of charge*

**Schedule 2 - Water supply works**

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**Part A: Authorised water supply works**

Subject to the conditions of this approval, in relation to each numbered work in the table, the holders of this approval are authorised to construct and use a water supply work of the type shown at the location specified:

**Work 1**

---

|  |  |
|--|--|
| <b>Specified work</b>                      | Bore   |
| <b>Diameter (specified) in millimeters</b> | not specified  |
| <b>Specified location</b>                  | 6//253326                      Whole Lot                         |
| <b>Management zone (if applicable)</b>     | Lachlan Fold Belt Mdb (Mudgee) Management Zone                   |
| <b>Water source</b>                        | Lachlan Fold Belt Mdb Groundwater Source                         |
| <b>Water sharing plan</b>                  | Nsw Murray Darling Basin Fractured Rock Groundwater Sources 2020 |

**Work 2**

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|  |  |
|--|--|
| <b>Specified work</b>                      | Bore   |
| <b>Diameter (specified) in millimeters</b> | not specified  |
| <b>Specified location</b>                  | 6//253326                      Whole Lot                         |
| <b>Management zone (if applicable)</b>     | Lachlan Fold Belt Mdb (Mudgee) Management Zone                   |
| <b>Water source</b>                        | Lachlan Fold Belt Mdb Groundwater Source                         |
| <b>Water sharing plan</b>                  | Nsw Murray Darling Basin Fractured Rock Groundwater Sources 2020 |

## Schedule 3 - Conditions

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The approval is subject to the following conditions:

### Plan conditions

#### Water sharing plan

#### *NSW Murray Darling Basin Fractured Rock Groundwater Sources 2020*

### Water management works

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**MA7627-00001**

The water supply work authorised by this approval must only be used to take water for basic landholder rights.

**MW7040-00001**

The approval holder must ensure that the water supply work is constructed in such a way that ensures the following:

- A. the water supply work is situated in the location specified in the application for the water supply work,
- B. water is able to be taken through the water supply work only from the groundwater source specified in the share component of the access licence that nominates the water supply work,
- C. the water supply work is sealed off from all other water sources,
- D. construction of the water supply work complies with the construction standards for that type of bore prescribed in the Minimum Construction Requirements for Water Bores in Australia,
- E. construction and use of the water supply work prevents contamination of the aquifer and between aquifers, and
- F. construction and use of the water supply work prevents the flow of saline water between aquifers.

**MW7043-00001**

If contaminated water is encountered during the construction of the water supply work, the approval holder must do the following:

- A. notify the Minister within 48 hours of becoming aware of the contaminated water,
- B. take all reasonable steps to minimise contamination and environmental harm,
- C. ensure that the contaminated water is sealed off by inserting casing to a depth sufficient to exclude the contaminated water from the water supply work,
- D. place an impermeable seal in the borehole annulus when and as directed by the Minister, and
- E. comply with any other written requirements specified by the Minister, which may include a requirement to provide a report in a specified form detailing the quality of any water obtained using the water supply work.

This condition does not apply to a water supply work constructed for the purpose of monitoring or remediating contaminated water.

**MW7053-00001**

The approval holder must ensure:

- A. the construction of the water supply work is completed within three years of the approval being granted, and
- B. the water supply work is not used unless construction is completed within three years of the approval being granted.

### Reporting

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**MW3858-00002**

A. When a water supply work authorised by this approval is no longer to be used permanently, the approval holder must:

- i. notify the relevant licensor in writing of their intention to decommission the work at least 60 days before the start of decommissioning, and
- ii. include a work plan for decommissioning in accordance with the Minimum Construction Requirements for Water Bores in Australia 2020, as amended or replaced from time to time, and
- iii. decommission the work in accordance with the submitted work plan unless the approval holder receives notice in writing from the Minister within 60 days of notifying the relevant licensor, requiring that the work is either not to be decommissioned or be decommissioned in accordance with requirements other than those set in the work plan.

B. Within 60 days of the work being decommissioned, the approval holder must notify the relevant licensor in writing:

- i. confirming that the work has been decommissioned, and
- ii. providing the name of the driller who decommissioned the work.

**MW6983-00004**

A. Once the approval holder becomes aware of a breach of any condition on this approval, the approval holder must notify the Minister as soon as practicable.

B. If the initial notification was not in writing, written notice must be provided within seven days of becoming aware of the breach by emailing:  
nrar.enquiries@nrar.nsw.gov.au

**MW7042-00001**

If directed by the Minister by notice in writing, the approval holder must provide a report in the form specified in the notice detailing the quality of any water obtained using the water supply work, within the timeframe (if any) specified in the written notice.

**MW7052-00001**

The approval holder must submit a completed Form A to the relevant licensor within 60 days:

- A. of completion of the construction of the water supply work, or
- B. after the issue of the water supply work approval if the approval is for the amendment of an existing water supply work.

**Other conditions****Water management works**

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**DS2356-00001**

The water supply work authorised by this approval must not be constructed within the hatched orange areas shown on the map attached to this approval.

**DS2349-00001**

The approval holder must make all reasonable efforts not to allow any used water to discharge, by any means including surface or subsurface drains or pipes, into or onto:

- any adjoining public or crown road;
- any other person's land;
- any Crown land;
- any river, creek or watercourse or aquifer.

- DK3842-00001** The location of the work(s) authorised by this approval, as shown on the approved plan held by the relevant licensor, must not be altered.
- DK2498-00001** The water supply work authorised by this approval must be constructed at least 100 m from any sewage disposal system or septic tank.
- DK0160-00001** The water supply work authorised by this approval must be constructed at a minimum distance of 40 m from the top of the high bank of a river, creek, stream or watercourse.
- DK0155-00001** If the water supply work authorised by this approval is lined with steel or plastic casing, the inside diameter of the casing must not exceed 220 mm.
- DK6060-00005** If the water supply work authorised by this approval is to be located between 100 m and 250 m of a septic tank, the work must be sealed off by: A. inserting a casing to a depth that will prevent any water contamination entering through the work, and B. placing an impermeable seal between the casing(s) and the walls of the groundwater extraction work's hole. The impermeable seal must extend: i. from the ground level to the top of any screen, or ii. in the absence of any screen, from the ground level to the bottom of the casing, or iii. to a minimum depth of 20 m from the ground level.
- DK0888-00001** Any water supply work authorised by this approval used for the purpose of conveying, diverting or storing water must be constructed or installed to allow free passage of floodwaters flowing into or from a river or lake.
- DK0896-00001** The water supply work authorised by this approval must only be used to take water for the purposes of domestic consumption and stock watering.
- Monitoring and recording**
- 
- DS5807-00001** If monitoring indicates that water quality is not suitable for the intended purpose, or the intended purpose changes, then the approval holder must implement water treatment to match use requirements or cease using the bore water.
- DS5806-00001** The approval holder must undertake regular water quality monitoring to ensure water quality remains suitable for purpose over time.
- Reporting**
- 
- DK0889-00001** If during the construction of the water supply work(s) authorised by this approval an Aboriginal site is uncovered, the approval holder must:
- A. cease all construction operations immediately, and
  - B. advise the relevant licensor's closest office in writing of the location and extent of the aboriginal site, and
  - C. consult with the Office of Environment and Heritage and the Local Aboriginal Land Council, and
  - D. obtain a written notice from the relevant licensor before resuming any construction on the site.



**Glossary**

**domestic consumption** - Domestic consumption is the use of water for normal household purposes in domestic premises situated on the land.

**form A** - Form A is the form supplied to the approval holder by the driller at completion of the work. It includes details of location and construction of the bore, and quality of the bore water. All sections must be completed before the approval holder signs the form.

**licensor** - WaterNSW or DPI Water, depending on which organisation administers your licences and/or approvals

**share component** - The share component is the specified shares in the available water within a particular water management area.

**stock watering** - Stock watering is the use of water for stock animals being raised on the land. It does not include the use of water for the raising of stock animals on an intensive commercial basis (kept in feedlots or buildings for all, or a substantial part, of the period during which the stock animals are being raised).

**General Notes**

All conditions on an approval require compliance. An appeal to the Land and Environment Court against a decision to impose certain conditions on an approval can be made within 28 days after the date the decision is made. Conditions identified with the first letter "D" are those that can be appealed during the appeal period.

The words in this approval have the same meaning as in the *Water Management Act 2000*

**Note: The words in this approval have the same meaning as in the WMA**

**END OF STATEMENT**