



Complete **Planning** Solutions
Residential - Commercial - Industrial

Statement of Environmental Effects

INSTALLATION OF ONE (1) MANUFACTURED HOME & THREE (3) TOURIST ACCOMMODATION UNITS

Lot 1 DP 577917
(No. 1928) Goolma Road
TWO MILE FLAT

Prepared For:
I & D Giffin

November 2022

Copyright

© Complete Planning Solutions Pty Ltd, 2022.

This report has been prepared by Complete Planning Solutions Pty Ltd. Reproduction without written authority from Complete Planning Solutions Pty Ltd is prohibited.

Restrictions on Use

This report has been prepared specifically for Manor Homes as the client. No part of this report may be referred to or quoted in any way without the express written approval of Complete Planning Solutions Pty Ltd. No party other than the client may rely upon any representation in this report for any purpose whatsoever, and Complete Planning Solutions Pty Ltd accepts no liability for any such party relying upon this report.

Heritage

A Heritage Statement has been prepared by Karen Jurd (B Dev Stud), Complete Planning Solutions, Heritage Consultant, registered with NSW Office of Environment & Heritage, Heritage Consultants – Heritage Advice, Studies and Management.

Complete Planning Solutions Reference

220331 – Manor Homes - Two Mile Flat

Contact Details

Complete Planning Solutions Pty Ltd
Shop 1/187 Lang Street Kurri Kurri 2327
PO Box 90 Kurri Kurri NSW 2327
Ph: 02 4936 4025
Email: admin@completeplanningsolutions.com.au

QA Status

PREPARED	REVIEWED	ISSUED
Karen Jurd B Dev Stud		November 2022

Contents

1.0	DEVELOPMENT DETAILS & SUITABILITY	5
1.1	Development	5
1.2	Existing Dwelling	5
1.3	Unauthorised Tourist Accommodation Units.....	5
1.4	Zoning	7
1.5	Site Details	8
1.6	Location.....	8
1.7	Applicant.....	8
1.8	Owner.....	8
1.9	Site Analysis.....	8
1.10	Site Constraints	9
1.11	Local Facilities.....	9
1.12	Compatibility with Local Area	9
2.0	Planning Objectives	10
2.1	SEPP (Rural Lands) 2008.....	10
2.2	SEPP No. 55 Remediation of Land.....	10
2.3	SEPP (Koala Habitat Protection) 2021	11
2.3	Biodiversity Conservation Act 2016	11
2.4	Mid-Western Regional Local Environment Plan 2012	12
2.4.1	4.2A Erection of dwelling houses and dual occupancies on land in certain zones	13
2.4.2	Mid-Western Regional Development Control Plan.....	15
3.0	ENVIRONMENTAL IMPACT	16
3.1	Building Height	16
3.2	Setbacks.....	16
3.3	Design	17
3.4	Open Space	17
3.5	Parking	17
3.6	Utilities.....	17
3.7	Fencing.....	17
3.8	Acid Sulphate Soils	17
3.9	Mine Subsidence.....	17
3.10	Flooding.....	18
3.11	Energy Efficiency	18
3.12	Stormwater Management.....	18
3.13	Access and Traffic.....	18
3.14	Overlooking/Privacy/Lighting.....	18
3.15	Landscaping	18
3.16	Heritage.....	18
3.17	Flora & Fauna	18

3.18	Bush Fire.....	19
3.19	Social and Economic Impact.....	19
3.20	Ground Water Vulnerability.....	19
3.21	Terrestrial Biodiversity.....	19
3.22	Biodiversity Off-set Scheme.....	19
4.0	TOURIST ACCOMMODATION UNITS	21
4.1	6.4 Tourist and Visitor Accommodation	21
4.1.1	Definition.....	21
4.1.2	Location	21
4.1.3	Design & Layout	21
4.1.4	Water Cycle Management.....	22
4.1.5	Electricity	22
4.1.6	Parking	22
4.1.7	Signage	22
5.0	CONCLUSION.....	23
6.0	RECOMMENDATION.....	23
	APPENDIX A	24
	Biodiversity Values Map and Threshold Report	24
	APPENDIX B	27
	Heritage Statement.....	27

1.0 DEVELOPMENT DETAILS & SUITABILITY

1.1 Development

The proposed development involves:

- The installation of one (1) manufactured home on the subject site. A section 68 application for the manufactured home accompanies this DA.
- Construction of associated structures such as alfresco and verandah to the dwellings. Refer to plans for further details.
- Three (3) Tourist Accommodation Units (currently unauthorised)
- Decommission of existing dwelling

at Lot 1 DP 577917(No. 1928) Goolma Road, Two Mile Flat.

1.2 Existing Dwelling

Mr Ian and Mrs Dawn Giffin purchased the property on 27 April 2021. At the time of purchase the Owners intended to renovate and restore the existing homestead for their family to live in. The homestead consists of three (3) sections, the front 5 bedrooms, the rear lounge, kitchen, dining and bathroom. A self-contained unit is located to the side of the homestead. The dwelling sections are joined by a covered verandah/breezeways together under the same roof footprint.

Once the Owners commenced the repairs to the dwelling, they discovered the termite damage was substantially worse than anticipated and that the front and side portion of the building was not safe to live in.

While to Owners first option was to restore the homestead at this stage this option is not viable from an economic and practical perspective.

It is intended to install the manufactured home (proposed development) and live in this home and sometime in the future submit a DA to Council to restore the homestead.

The existing dwelling could be decommissioned, that is removal of the kitchen. The existing shower room in the dwelling has been converted into a communal laundry for use by the Tourist Accommodation Units. The existing dwelling will not be used as a habitable building until a DA has been submitted and relevant approvals have been obtained. As mentioned above a separate DA will be submitted to restore the homestead in the future.

1.3 Unauthorised Tourist Accommodation Units

With the homestead already being in an inhabitable state the horrendous mice plague created greater issues for the Owners. With it being impossible to escape the mice, most of the furniture, bedding and belongings were destroyed. Living in the dwelling became unbearable and as such the three (3) accommodation units were installed. The installation of the relocatable units provided the family with a cost effective, mouse and termite free solution to house the family until the new home could be built. The impact of COVID on engaging tradespeople and sourcing building materials made the idea of building more difficult. The installation of a manufacture home, built off site, is a practical solution.

It was the Owners initial intention to sell and remove the units once they had moved into their new dwelling. However, as a result of growth of Hadley Vale Speckle Park Stud and the

ongoing investment in renewing the infrastructure of the property it has been determined that the units will be required to accommodate the tourist and visitors which are used to ensure the viability of the stud.

The proposed development includes the use of the units as Tourist Accommodation Units. Photos 1 – 4 details the exiting tourist accommodation units.



Photo 1: Front Elevations – Tourist Accommodation Units



Photo 2: Rear Elevations – Tourist Accommodation Units



Photo 3: Side (northern) Elevations – Tourist Accommodation Units



Photo 4: Side (eastern) Elevations – Tourist Accommodation Units

1.4 Zoning

The subject site is zoned RU1 Primary Production under the provision of the Mid-Western Regional Local Environmental Plan 2012.

1.10 Site Constraints

The site has been identified by NSW Planning Portal as having environmental constraints.

- Ground Water Vulnerability;
- Biodiversity Values Map;
- Terrestrial Biodiversity.

1.11 Local Facilities

The subject site is within close proximity to the Gulgong Local Centre area, convenience stores, schools and recreation facilities. Land use within the immediate locality is of a rural residential nature. Mudgee is approximately 40km from Two Mile Flat.

1.12 Compatibility with Local Area

Lot 1 DP 577917 is a rural residential property located in Two Mile Flat consisting of planned infrastructure designed to facilitate development of this type. Land in the immediate vicinity of the site is occupied by rural residential housing.

2.0 Planning Objectives

2.1 SEPP (Rural Lands) 2008

The aims of this Policy are as follows:

(a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,

The subject site is zoned R5 Large Lot Residential and E3 Environmental Management. The proposed development will contribute to the continued development by providing additional land stock. The proposed development will not create a negative impact on rural lands within the area.

(b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,

The proposed development is to occur upon land which would be classified as rural. The proposed development will not diminish the rural integrity of the area. The proposed development suits the overall character and context of the local area.

(c) to implement measures designed to reduce land use conflicts,

The proposed development is consistent with other residential developments within the area. The location of the proposed building envelopment has been arrived at so as to negate any land use conflicts.

(d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,

The proposed development is not to occur on any identified State significant agricultural land.

(e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

The proposed development is not seeking to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.

2.2 SEPP No. 55 Remediation of Land

(1) The object of this Policy is to provide for a Statewide planning approach to the remediation of contaminated land.

(2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

(a) by specifying when consent is required, and when it is not required, for a remediation work, and

(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

(c) by requiring that a remediation work meet certain standards and notification requirements.

The site has been significantly cleared over the years for agricultural pursuits, such as grazing of livestock and a cattle stud. Due to the nature of the agricultural pursuits, it is suggested that no remediation work is required.

2.3 SEPP (Koala Habitat Protection) 2021

This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

Response

The subject site has a total area of 90.59Ha. A portion of the site was cleared some years ago for agricultural purposes. The adjoining lots to the north, south, east and west have been cleared of significant vegetation. These lots do contain established residential developments. If koala were to be located within this area the proposed development would not be detrimental to their habitat.

The subject land is not considered to be core Koala habitat and therefore this application complies with the *State Environmental Planning Policy (Koala Habitat Protection) 2021*.

2.3 Biodiversity Conservation Act 2016

The purpose of this Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development (described in section 6 (2) of the [Protection of the Environment Administration Act 1991](#)), and in particular:

- (a) to conserve biodiversity at bioregional and State scales, and*
- (b) to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations, and*
- (c) to improve, share and use knowledge, including local and traditional Aboriginal ecological knowledge, about biodiversity conservation, and*
- (d) to support biodiversity conservation in the context of a changing climate, and*
- (e) to support collating and sharing data, and monitoring and reporting on the status of biodiversity and the effectiveness of conservation actions, and*
- (f) to assess the extinction risk of species and ecological communities, and identify key threatening processes, through an independent and rigorous scientific process, and*
- (g) to regulate human interactions with wildlife by applying a risk-based approach, and*
- (h) to support conservation and threat abatement action to slow the rate of biodiversity loss and conserve threatened species and ecological communities in nature, and*
- (i) to support and guide prioritised and strategic investment in biodiversity conservation, and*
- (j) to encourage and enable landholders to enter into voluntary agreements over land for the conservation of biodiversity, and*
- (k) to establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity, and*
- (l) to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity values, and*
- (m) to establish market-based conservation mechanisms through which the biodiversity impacts of development and land use change can be offset at landscape and site scales, and*
- (n) to support public consultation and participation in biodiversity conservation and decision-making about biodiversity conservation, and*
- (o) to make expert advice and knowledge available to assist the Minister in the administration of this Act.*

Response

A majority of the subject site has been cleared of significant native vegetation, with scattered significant trees located mainly to the rear of the lot. The land has predominately been used for agricultural pursuits. The grasses located on the site are not considered to be native vegetation.

Grasslands are considered to be the bush fire hazard. Regular slashing of grasslands around the existing and any future proposed residential developments will not have a negative impact on native vegetation.

As the property is void of any significant native vegetation the transpiration areas for an on-site sewage system will not create a negative impact.

While there are some significant trees located upon the subject site, the proposed development does not require the removal of any of these trees.

2.4 Mid-Western Regional Local Environment Plan 2012

The subject site is zoned RU1 Primary Production under the provision of the Mid-Western Regional Local Environmental Plan 2012.

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To maintain the visual amenity and landscape quality of Mid-Western Regional by preserving the area's open rural landscapes and environmental and cultural heritage values.*
- *To promote the unique rural character of Mid-Western Regional and facilitate a variety of tourist land uses.*

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Intensive plant agriculture; Roads; Water reticulation systems

3 Permitted with consent

Aquaculture; Building identification signs; Business identification signs; Cellar door premises; Dwelling houses; Extractive industries; Farm buildings; Home industries; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Plant nurseries; Restaurants or cafes; Roadside stalls; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Boat building and repair facilities; Car parks; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Educational establishments; Exhibition homes; Exhibition villages; Freight transport facilities; Group homes; Health services facilities; Heavy industrial storage establishments; Hostels; Industrial retail outlets; Industries; Local distribution premises; Marinas; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Pubs; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Semi-detached dwellings; Seniors housing; Service stations; Sex services premises; Shops; Shop top housing; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wholesale supplies

A dwelling house and Tourist Accommodation Units developments are permissible with the consent of Council.

2.4.1 4.2A Erection of dwelling houses and dual occupancies on land in certain zones

- (1) The objectives of this clause are as follows—
- (a) *to minimise unplanned rural residential development,*
 - (b) *to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones,*
 - (c) *to control rural residential density affected by historical subdivision patterns in Zone R5 Large Lot Residential.*

The proposed development respects the rural significance of the area and will not create a negative impact upon the landscape.

- (2) *This clause applies to land in the following zones—*
- (a) *Zone RU1 Primary Production,*
 - (b) *Zone RU4 Primary Production Small Lots,*
 - (c) *Zone RU5 Village,*
 - (d) *Zone R5 Large Lot Residential,*
 - (e) *Zone E3 Environmental Management.*

The subject site is zoned RU1 Primary Production and as such this clause applies to the proposed development.

- (3) *Development consent must not be granted for the erection of a dwelling house or dual occupancy on land in a zone to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land—*
- (a) *is a lot that is at least the minimum lot size shown on the [Lot Size Map](#) in relation to that land, or*
 - (b) *is a lot or holding that existed before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or*
 - (c) *is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or*
 - (d) *is an existing holding that is not within Zone R5 Large Lot Residential, or*
 - (e) *would have been a lot or a holding referred to in paragraphs (a)–(d) had it not been affected by—*
 - (i) *a minor realignment of its boundaries that did not create an additional lot, or*
 - (ii) *a subdivision creating or widening a public road or public reserve or for another public purpose, or*
 - (f) *is, in the case of land within 500 metres of land within Zone RU5 Village, a lot that has an area of at least 5 hectares, that has a sealed road frontage and that is connected to the sealed road network, or*
 - (g) *is a holding within Zone R5 Large Lot Residential that has an area of at least 5 hectares, that has all weather access, including all weather vehicular access, to which adequate services provided by public utility undertakings are available and that is suitable for the on-site disposal of domestic wastewater, or*
 - (h) *is a former holding, or*
 - (i) *is a former rural lot that has an area of at least 40 hectares.*

Note—

A dwelling cannot be erected on a lot created under clause 9 of [State Environmental Planning Policy \(Rural Lands\) 2008](#) or clause 4.2.

The subject lot has a site area of 90.59Ha. The minimum lot size for the subject lot is 100Ha. While the subject site does not have the minimum lot size requirement it does

have an existing dwelling on the site. Given that the existing dwellings have been on the subject site for a number of decades it is understood that a dwelling entitlement is current for the site. Under these circumstances the installation of a dwelling and Tourist Accommodation Units is permissible with the consent of Council.

(3) Development consent may be granted for the erection of a dwelling house or dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house.

It is understood that the existing dwelling was lawfully erected dwelling, constructed many decades ago and as such a residential development may occur upon the subject site with Council consent.

2.4.2 Mid-Western Regional Development Control Plan

The aims of this Plan are to:

- Implement and support the objectives of the Local Environmental Plan (Mid-Western Regional LEP 2012);*
- Define development standards that deliver the outcomes desired by the community and Council;*
- Provide clear and concise development guidelines for various forms of development;*
- Encourage innovation in design and development by not over-specifying development controls;*
- Expedite development approvals by providing clear direction of Council's intent and criteria;*
and
- Provide certainty of development outcomes for developers and the community.*

Dwelling

The proposed development is submitted for Council's consideration utilising the provisions of Part 6 Development in Rural Areas.

Tourist Accommodation Units

Council's DCP has specify requirements for Tourist Accommodation. Consideration of Council's DCP requirements has been taken into account in the preparation of this DA.

3.0 ENVIRONMENTAL IMPACT

3.1 Building Height

Dwelling

The proposed development is for the installation of a manufactured dwelling. The single storey dwelling will have a ridge height of approximately 4.3634m. The proposed development will not have a negative impact on adjoining properties in relation to overshadowing, privacy or views. The proposed building heights comply with Council's requirements.

Tourist Accommodation Units

The Tourist Accommodation Units are single storey. The existing height of the buildings comply with Council's building height requirements.



3.2 Setbacks

MWRDCP2012 Part 6 Development in Rural Areas specifies a 100m front setback from a classified road, 20m side/rear setback and 15m secondary frontage for corner lots.

Dwelling

The proposed dwelling is to be located to the rear of the existing homestead.

The proposed dwelling will be setback from Goolma Road (front) boundary approximately 85m. The setback from the eastern (side) boundary will be 250m.

As Goolma Road is classified road Council's DCP requires an 100m front setback. Council is requested to consider the following justification for allowing the proposed setback:

- The proposed dwelling is to be constructed at the rear of the existing dwelling;
- The proposed dwelling will not create a negative impact upon the streetscape;
- The location for the new dwelling was chosen to use the existing infrastructure such as electricity and access road;
- The cluster of buildings upon a rural property is considered to be good planning.

Tourist Accommodation Units

The Tourist Accommodation Units have been located along side of the existing homestead. They are approximately 65m from the Goolma Road (front) setback. Council is requested to consider the following justification for allowing the proposed setback:

- The units are a similar setback to the existing dwelling;
- The units are of a modern design and have not created a negative impact upon the streetscape;
- The location for the units was chosen to use the existing infrastructure such as electricity and access road;
- The cluster of buildings upon a rural property is considered to be good planning.

3.3 Design

The proposed development is to occur upon a rural residential lot. The proposed design is compatible with other established dwellings within the area.

The proposed manufactured home has a high-quality design which will complement the local landscape.

3.4 Open Space

The subject land is zoned RU1 Primary Production and has an area size of 90.59Ha. There is ample open space for the proposed development.

3.5 Parking

Dwelling

The subject site has sufficient area to provide ample car parking space for residents and visitors to the home.

Tourist Accommodation Units

The subject site has sufficient area to provide one (1) car parking space per room and one space per visitor.

3.6 Utilities

The subject site has access to all services of electricity and telephone. These services will be supplied as required to the proposed new development.

Town water and sewer is not connected to the town sewer. The proposed development will be serviced by an existing onsite waste water management system.

3.7 Fencing

The proposed development is to occur upon a lot with an area size of 90.59Ha within an existing fence boundary, no additional fencing is proposed.

3.8 Acid Sulphate Soils

The subject land is not mapped as being within an Acid Sulfate Soils areas. An Acid Sulfate Soils Management Plan is not required in this instance.

3.9 Mine Subsidence

The site has not been identified as being located within a proclaimed Mine Subsidence District. Approval from the Mine Subsidence Board is not required in this instance.

3.10 Flooding

Council's records do not show the subject site as being within a flood prone area.

3.11 Energy Efficiency

The proposed development is for the installation of a manufactured homes. A BASIX is not required in this instance.

The Tourist Accommodation Units are also transportable building which have been permanently affixed to the site by footings. A BASIX is not required in this instance.

3.12 Stormwater Management

The proposed development is to occur upon a rural property. The subject site has a lot size of 90.59Ha. Given the area size of the lot it is considered that there is ample area for natural absorption.

3.13 Access and Traffic

The subject site retains access to Goolma Road. Goolma Road is a sealed all weather access road.

The proposed development is not expected to significantly increase local traffic movement with the local area.

3.14 Overlooking/Privacy/Lighting

The proposed development is unlikely to adversely impact upon the privacy of adjoining properties. The proposed location of the dwellings and separation distance between the proposed development and neighbouring developments ensure that privacy is maintained by impeding light spill and view corridors between residential dwellings etc.

3.15 Landscaping

The proposed development does not involve a formal landscape plan. However, the Owners have commenced landscaping with the planting of small hedging plants. It is envisaged that the Owners will install more landscaping as the property is developed.

3.16 Heritage

The subject site has not been identified as having European heritage significance. A heritage assessment is not considered necessary in this instance. However, Council has requested a heritage statement outlining the age of the existing dwelling. This Statement has been prepared and is attached as APPENDIX B.

3.17 Flora & Fauna

The proposed development does not require the removal of any vegetation. The subject site has been previously cleared and is ready to accommodate the proposed development.

3.18 Bush Fire

The subject site is not located within a bush fire prone area. A Bush Fire Risk Assessment Report is not required in this instance.

3.19 Social and Economic Impact

The proposed development will provide additional housing stock within the Mid-Western District LGA.

It is anticipated that the proposed development will result in a positive economic effect, primarily as a result of the construction of new residential development. The development will therefore facilitate short-term contract work opportunities for the Two Mile Flat area.

Tourist Accommodation Units

The provision of accommodation will provide tourist accommodation for visitors to the area as well as ensuring the economic viability of the stud/property.

3.20 Ground Water Vulnerability

The proposed development is located within a ground water vulnerability area.

The proposed development is not expected to adversely impact on the quality and quantity of water entering ground water storage.

3.21 Terrestrial Biodiversity

The subject site is classified as being within a terrestrial biodiversity area. The majority of the subject site has been clear over the years for residential purposes. The location of the proposed dwelling has been cleared and will not require the removal of any native vegetation. The proposed development site is not deemed to have any terrestrial biodiversity value.

3.22 Biodiversity Off-set Scheme

The subject site has been identified as having biodiversity values. A BOS search was conducted on 20 November 2022 and the results show the following:

Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	22/11/2022 3:02 PM	BDAR Required*
Total Digitised Area	19,122.4 sqm	
Minimum Lot Size Method	LEP	
Minimum Lot Size 10,000sqm = 1ha	1,000,000 sqm	
Area Clearing Threshold 10,000sqm = 1ha	10,000 sqm	
Area clearing trigger Area of native vegetation cleared	Unknown #	Unknown #
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	N/A	

Refer to APPENDIX A for the full Report.

4.0 TOURIST ACCOMMODATION UNITS

The proposed tourist accommodation units will provide short term accommodation for tourist and visitors to Hadley Vale Speckle Park Stud (HVSPS) operations which operates upon the site. HVSPS is a 90.59Ha property. HVSPS currently run a herd of approximately 130 cattle with a mix of approximately 50 purebred and commercial calves born on the property per year.

The subject site is only approximately 20km from Gulgong and approximately 40km from Mudgee. The property is ideally located offering visitors a unique rural/farming experience.

HVSPS is an established and growing operation which contributes to the social and economic impact of the Mid Western Region LGA.

The Tourist Accommodation Units are:

- On the same lot as an existing lawfully erected dwelling house;
- Will not impair the use of the land for agriculture or rural industries;
- Will only be used on a temporary basis; and
- The agriculture or rural industry being carried out on the land has a demonstrated economic capacity to support the ongoing operation of the property.

4.1 6.4 Tourist and Visitor Accommodation

4.1.1 Definition

The proposed development is classified as tourist accommodation tourist and visitor accommodation which means a building or place that provides temporary or short-term accommodation on a commercial basis, (e) serviced apartments.

4.1.2 Location

The proposed development complies with 4.2A Erection of dwelling houses and dual occupancies on land in certain zones.

The subject lot has a site area of 90.59Ha. The minimum lot size for the subject lot is 100Ha. While the subject site does not have the minimum lot size requirement it does have an existing dwelling on the site. Given that the existing dwellings have been on the subject site for a number of decades it is understood that a dwelling entitlement is current for the site. Under these circumstances the installation of a dwelling and Tourist Accommodation Units is permissible with the consent of Council.

A single dwelling is permissible within the provisions of LEP 2012.

4.1.3 Design & Layout

- a The development addresses the constraints of the site including topography, existing vegetation and infrastructure.
- b Three (3) tourist accommodation units are proposed and there is to be a new permanent dwelling. The proposed development meeting Council's DCP requirements.
- c The subject site is within a rural area. The buildings to be used are manufactured/relocatable and as such are permitted.

4.1.4 Water Cycle Management

A wastewater application has been submitted with this DA.

4.1.5 Electricity

The subject site is services by electricity.

4.1.6 Parking

The subject site is of sufficient area to provide ample parking for residents and visitors.

4.1.7 Signage

Signage is not proposed as part of this DA.

5.0 CONCLUSION

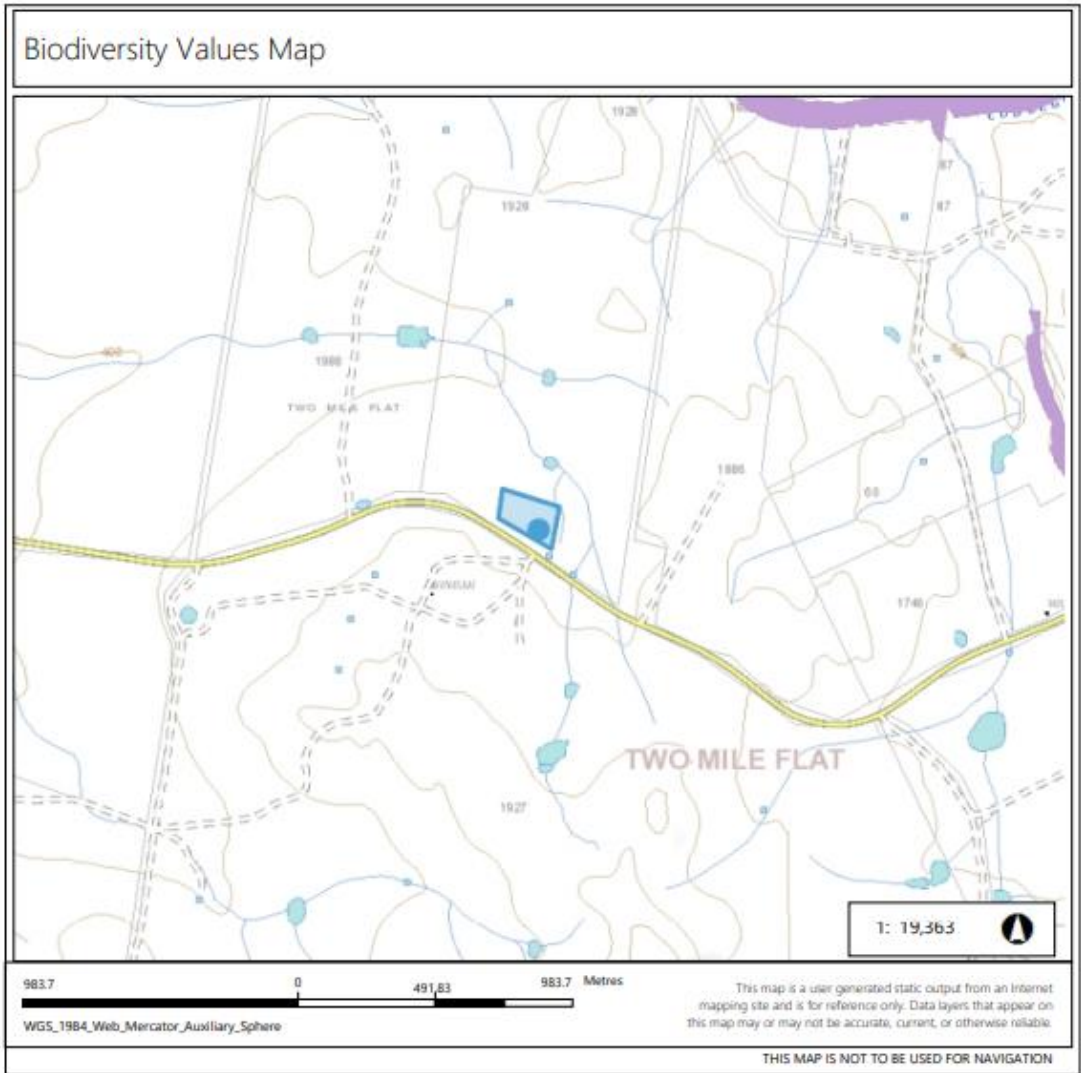
This report addresses planning issues relevant to the proposed construction of a dual occupancy, shed and carport at Lot 1 DP 577917(No. 1928) Goolma Road, Two Mile Flat

6.0 RECOMMENDATION

It is recommended that Mid-Western District Council grant Development Consent for the proposed development at Lot 1 DP 577917 (No. 1928) Goolma Road, Two Mile Flat.

APPENDIX A

Biodiversity Values Map and Threshold Report



Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

Notes

© NSW Department of Planning and Environment



Biodiversity Values Map and Threshold Report

Results Summary

Date of Calculation	22/11/2022 3:02 PM	BDAR Required*
Total Digitised Area	19,122.4 sqm	
Minimum Lot Size Method	LEP	
Minimum Lot Size 10,000sqm = 1ha	1,000,000 sqm	
Area Clearing Threshold 10,000sqm = 1ha	10,000 sqm	
Area clearing trigger Area of native vegetation cleared	Unknown #	Unknown #
Biodiversity values map trigger Impact on biodiversity values map(not including values added within the last 90 days)?	no	no
Date of the 90 day Expiry	N/A	

*If BDAR required has:

- at least one 'Yes': you have exceeded the BOS threshold. You are now required to submit a Biodiversity Development Assessment Report with your development application. Go to <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor> to access a list of assessors who are accredited to apply the Biodiversity Assessment Method and write a Biodiversity Development Assessment Report
- 'No': you have not exceeded the BOS threshold. You may still require a permit from local council. Review the development control plan and consult with council. You may still be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in s. 7.3 of the Biodiversity Conservation Act 2016. You may still be required to review the area where no vegetation mapping is available.

Where the area of impact occurs on land with no vegetation mapping available, the tool cannot determine the area of native vegetation cleared and if this exceeds the Area Threshold. You will need to work out the area of native vegetation cleared - refer to the BMAT user guide for how to do this.

On and after the 90 day expiry date a BDAR will be required.

Disclaimer

This results summary and map can be used as guidance material only. This results summary and map is not guaranteed to be free from error or omission. The State of NSW and Department of Planning and Environment and its employees disclaim liability for any act done on the information in the results summary or map and any consequences of such acts or omissions. It remains the responsibility of the proponent to ensure that their development application complies with all aspects of the *Biodiversity Conservation Act 2016*.

The mapping provided in this tool has been done with the best available mapping and knowledge of species habitat requirements. This map is valid for a period of 30 days from the date of calculation (above).

Acknowledgement

I as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature _____ Date: 22/11/2022 03:02 PM

APPENDIX B
Heritage Statement

29 November 2022

HERITAGE STATEMENT

This Heritage Impact Statement has been prepared by Karen Jurd, Complete Planning Solutions, Heritage Consultant, registered with NSW Office of Environment & Heritage, Heritage Consultants – Heritage Advice, Studies and Management.

This Statement has been prepared in response to a request for further information from the submission of a DA for the installation of a manufactured dwelling and three (3) tourist accommodation units at 1928 Goolma Road Two Mile Flat.

The existing dwelling is to be decommissioned as a dwelling and change classification from a dwelling to a farm building. The photo below details the existing buildings.



Photo 1: Existing Buildings

There is little information available regarding the heritage of the building. It is believed that a small portion of the building, approximately 2.6m x 1.7m room, was once the Two Mile Flat Post Office. According to the National Archives of Australia (NAA) Two Mile Flat's first post office operated from 1867-1868 and the second from 1868-1915. The location of the post office(s) is not recorded on the National Archives.

The small room which is believed to be the former Post Office has nothing to distinguish it as a post office. The following photos detail the room which is believed to be the former post office building.



Photo 2: Details former post office building which has been joined to main dwelling



Photo 3: Former post office building on the corner of the existing building



Photo 4: View from west of the building



Photo 5: Former entry to post office from the north



Photo 6: Inside of former post office



Photo 7: Inside of former post office

The current Owners have no photos or evidence to connect the building as a post office. However, it would explain the small room that is attached to the dwelling.

It is clear that the former "post office" building was constructed prior to the dwelling. The dwelling has been built onto and altered over the years. A secondary dwelling unit was also constructed within the building footprint of the original dwelling. From a newspaper clipping found recently under some flooring the main dwelling was constructed around the early 1900s.

From the limited information available it is suggested that the Post Office building was constructed in the late 1860's with the dwelling being constructed sometime later, possibly late 1800s/early 1900s. The unit is thought to be more modern than the dwelling and probably constructed around the 1940/50s.

The building has no significant design features of heritage significance. The fireplaces have been replaced over the years with more modern features. The interior of the building lacks any heritage significance and is in desperate need of repair. There are four (4) chimneys, however, they are not considered to have any real heritage significance.

The Owners originally hoped to restore the dwelling, however they soon realised that the building had extensive termite and structural damage. At this stage the Owners are not in a financial position to restore the building. They would like to keep the building and use as a farm building and if possible, in the future restore if not all then a portion of the building. If this was to occur the area believed to be the former Post Office would be retained and acknowledged for its heritage significance.

Prior to possible future works on the building, it is suggested that a plaque could be erected, either on the building or within a small garden identifying the site of the former Post Office.