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Statement of Environmental Effects

Client: Leeroy Patsky
Site Address: 17 Marshfield Lane,
Mudgee, NSW 2850

TBD21 June 2023

Our Reference: 40081-PR01_B

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List of Contents

1.0 Introduction	5
1.1 Background.....	5
1.2 Proponent.....	5
1.3 Consultant.....	5
2.0 Existing Environment.....	6
2.1 Location and Title	6
2.2 Land Use	9
2.3 Topography	9
2.4 Flora and Fauna	9
2.5 Natural Hazards.....	9
2.6 Visual Amenity	9
2.7 Services.....	9
2.8 Access and Traffic	9
2.9 Heritage.....	9
3.0 Proposed Development	10
4.0 Land Zoning	11
5.0 Planning Consideration.....	12
5.1 Biodiversity Conservation Act 2016.....	12
5.1.1 Is the development likely to significantly affect threatened species?	12
5.1.1.1 Section 7.3 Test	12
5.1.1.2 Section 7.4 Test	13
5.1.1.3 Declared Area of Outstanding Biodiversity Value	13
5.1.2 Biodiversity Development Assessment Report	13
5.2 Fisheries Management Act 1994.....	14
5.2.1 Applicability	14
5.2.2 Is the development likely to significantly affect threatened species, population or ecological community?	14
5.3 Environmental Planning & Assessment Act 1979.....	15
5.3.1 Evaluation	15
5.4 Environmental Planning Instruments	16
5.4.1 State Environmental Planning Policies (SEPP).....	16
5.2 SEPP (Resilience and Hazards) 2021	16
5.3 Mid-Western Regional Local Environmental Plan 2012	16
5.3.1 Land Use Table	16
5.3.2 Clause 2.6 Subdivision	17
5.3.3 Clause 4.1 Minimum Subdivision Lot Size	17
5.3.4 Clause 5.21 Flood Planning	17

5.3.5	Clause 6.4 Groundwater Vulnerability.....	17
5.3.6	Clause 6.9 Essential Services.....	18
5.4	Draft Environmental Planning Instruments	18
5.5	Development Control Plans	19
5.6	Any Planning Agreement entered into	21
5.7	Any Matters Prescribed by the Regulations.....	21
5.8	Any Likely Impacts of the Development.....	21
5.8.1	Context & Setting	21
5.8.2	Access, Transport & Traffic.....	21
5.8.3	Utilities.....	21
5.8.4	Social & Economic Impacts in the Locality	21
5.9	Suitability of the Site for the Proposed Development	22
5.10	The Public Interest	22
6	Conclusion	23
7	References.....	24

List of Figures

Figure 1 – Site Location.....	6
Figure 2 – Site Aerial.....	7

Appendices


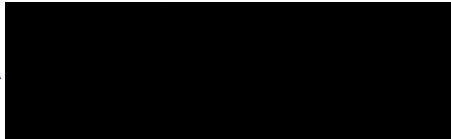
APPENDIX A	Survey.....	25
APPENDIX B	Flood Information	26
APPENDIX C	AHIMS Search.....	27
APPENDIX D	Subdivision Sketch Plan	28
APPENDIX E	Civil Plan	29
APPENDIX F	Traffic Impact Assessment	30

DISCLAIMER

This report has been prepared solely for Leeroy Patsky (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report.

Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Report Title:	Statement of Environmental Effects
Project Name:	Proposed Residential Subdivision
Project Location:	17 Marshfield Lane, Mudgee 2850
Client:	Leeroy Patsky
Project Number:	40081
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Prepared by:	Reviewed by:
	
Seb Minehan B. Human Geog UOW, U/G Urb. Reg. Plan U/G Town Planner	Jim Sarantzouklis B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B Surveying, MAIBS MEHA RPIA Director

1.0 INTRODUCTION

1.1 Background

Barnson Pty Ltd has been engaged by Leeroy Patsky to prepare information in support of a Development Application (DA) for a 7-lot residential subdivision, at Lot 2 DP 878808, commonly known as 17 Marshfield Lane, Mudgee, 2850.

The subject site is located on the eastern side of Marshfield Lane, and the southern side Bellevue Road and has an approximate area of 1.016ha. The site currently consists of an existing dwelling and associated structures including a pool. It is bounded by residential land uses.

The application seeks consent for a 7-lot subdivision to support the existing dwelling, and six (6) vacant lots for future residential uses.

The site is Zoned R1: General Residential under the *Mid-Western Regional Local Environmental Plan 2012*. The proposed development is defined as a Subdivision, which is permitted with consent in the R1 Zone.

This application consists of:

- One (1) PDF of this written statement, including plans.

1.2 Proponent

The proponent for the DA is Leeroy Patsky.

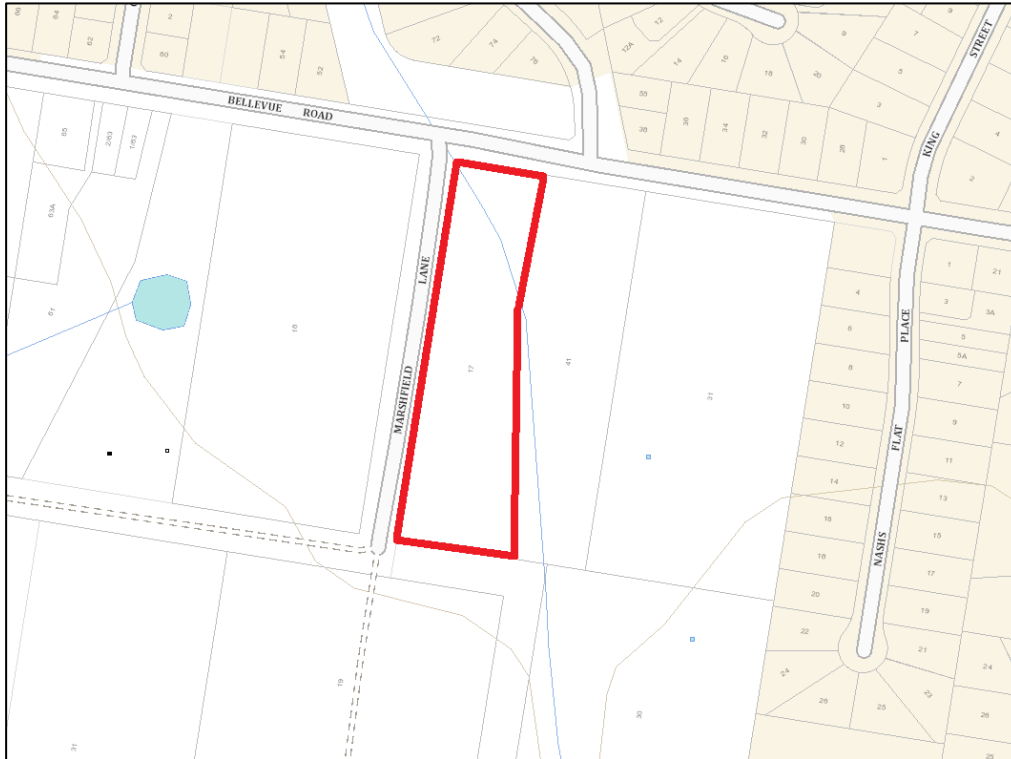
1.3 Consultant

Barnson Pty Ltd
Seb Minehan
Riverview Business Park
Unit 1, 36 Darling Street
Dubbo NSW 2830

2.0 EXISTING ENVIROMENT

2.1 Location and Title

The subject site of this application is Lot 2 DP 874808, known as 17 Marshfield Lane, Mudgee. The site is located on the eastern side of Marshfield Lane and the southern side of Bellevue Road. The site is approximately 1.5kms from the Mudgee CBD. Please refer to Figure 1 below.



Source: (NSW Government Spatial Services, 2021)

Figure 1 – Site Location

The site has an overall area of 1.016ha (Please refer to Survey in Appendix A). The site consists of an existing dwelling and associated structures and has direct frontage to Marshfield Lane. The site is in close proximity to all required services.

Please refer to Figure 2 and Plates 1 - 3 for photos of the site and the locality.



Source: (NSW Government Spatial Services, 2021)

Figure 2 – Site Aerial



Plate 1 – View of Marshfield Lane, looking south.



Plate 2 – View of open space on site, looking north-east.



Plate 3 – View of the existing dwelling, and driveway, looking east.

2.2 Land Use

The subject site is located in the north-west region of Mudgee. The site is residential in nature and located within an area characterised predominantly by general residential lots improved with single-storey residential dwellings.

2.3 Topography

The subject site slopes towards the north. Please refer to the survey in Appendix A.

2.4 Flora and Fauna

The subject site consists of scattered trees, semi-managed grasslands, and gardens, typical of a general residential setting.

The subject site has been associated with residential purposes for an extended period, resulting in the majority of the vegetation being manipulated for use. As such given the modified state of the land, it is unlikely the minimal existing vegetation onsite would provide suitable habitat for protected, vulnerable, or endangered native species.

2.5 Natural Hazards

The subject site is not considered bushfire prone land or flood prone pursuant to the *Mid-Western Regional Local Environmental Plan 2012* (the LEP) and the ePlanning Spatial Viewer. However, during pre-lodgement discussion, Council requested consideration of potential flood impact given the locality and the nature of the site. A high-level preliminary flood review was undertaken by WMA Water to consider Peak Flood Depth (1% AEP Event), and Peak Flood Velocity (1% AEP Event) for the proposed site. The review indicates the site may be subject to localised flood inundation at varying levels.

Please refer to Appendix B for the preliminary flood information.

2.6 Visual Amenity

The character of the Marshfield Lane and surrounding locality is defined by single storey dwellings/residential land uses.

2.7 Services

Services including electricity, water, sewer, and telecommunications infrastructure are available to the site.

2.8 Access and Traffic

Vehicle access is currently provided by a concrete crossover via Marshfield Lane, which is bitumen sealed and improved with table drains. Traffic is typically cars supporting the dwelling.

2.9 Heritage

The subject site has not been listed as containing a heritage item under Schedule 5 of the *Mid-Western Regional Local Environmental Plan 2012* (the LEP).

Following an online search on the *Aboriginal Heritage Information Management System* (AHIMS), it was concluded that there are no Aboriginal items nor places known within a 50m radius of the subject site. Please refer to Appendix C for the AHIMS Report.

3.0 PROPOSED DEVELOPMENT

The proposed development is for a seven (7) lot Torrens Title Subdivision at Lot 2 DP 874808, commonly known as 17 Marshfield Lane, Mudgee.

The proposed seven (7) lots shall be of suitable size and be created to ensure appropriate setbacks around existing dwellings/structures. The minimum lot size for the subject site as shown on Council's Lot Size Map is 600m². All the proposed lots meet the minimum lot size requirements.

Please refer to Table 1 below and subdivision sketch plan in Appendix D.

The development involves the following main attributes:

Proposed Lot	Use	Area (M ²)
1	Existing dwelling	4849.4
2	Proposed Residential	1500
3	Proposed Residential	715.4
4	Proposed Residential	706.7
5	Proposed Residential	714.7
6	Proposed Residential	722.8
7	Proposed Residential	956.3
	Total	10,165.3m ²

Table 1: Proposed lots

Proposed lot 1 enjoys a dwelling and existing access from the eastern side of Marshfield Lane.

In terms of other servicing, existing connections shall remain for the existing dwelling. The vacant lots will require appropriate services to be made available for future residential purposes. All required services are available in the area, and preliminary connection details are provided on Civil Plans in Appendix E.

4.0 LAND ZONING

The subject site is zoned R1: General Residential pursuant to the provisions under the *Mid-Western Regional Local Environmental Plan 2012* (the LEP). The proposed development is for a subdivision into seven (7) separate lots.

Clause 2.6(1) of the LEP states that land may only be subdivided with development consent.

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP, and the objectives and permissible uses outlined in the R1 Zone, as outlined in Section 5 of this report.

5.0 PLANNING CONSIDERATION

5.1 Biodiversity Conservation Act 2016

5.1.1 Is the development likely to significantly affect threatened species?

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

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

Each of these is addressed below.

5.1.1.1 Section 7.3 Test

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

- (a) *in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
 - (i) *is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
 - (ii) *is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (c) *in relation to the habitat of a threatened species or ecological community:*
 - (i) *the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
 - (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
 - (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,*
- (d) *whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*
- (e) *whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

Comment: The site is located within an existing urban (General Residential) area. The land is surrounded by residential development. Buildings are currently habitable, and the grounds are generally maintained.

Therefore, the proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats.

5.1.1.2 Section 7.4 Test

Section 7.4 of the BC Act States:

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

Comment: The proposed development shall not require any significant clearing of native vegetation, including for any future uses onsite. The area associated with subdivision works is unlikely to exceed the biodiversity offsets threshold for the purposes of this part.

5.1.1.3 Declared Area of Outstanding Biodiversity Value

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



Figure 3 - Biodiversity Value Map

5.1.2 Biodiversity Development Assessment Report

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

5.2 Fisheries Management Act 1994

5.2.1 Applicability

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

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

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

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

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

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

- (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
- (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the threatened species, population or ecological community in the locality,*
- (e) *whether the proposed development or activity is likely to have an adverse effect on any critical habitat (either directly or indirectly),*
- (f) *whether the proposed development or activity is consistent with a Priorities Action Statement,*
- (g) *whether the proposed development constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.*

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

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

5.3 Environmental Planning & Assessment Act 1979

5.3.1 Evaluation

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

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

- a) The provisions of:
 - i. any environmental planning instrument, and
 - ii. any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - iii. any development control plan, and
 - iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
 - vi. any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,
- b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- c) The suitability of the site for the development,
- d) Any submissions made in accordance with this act or the regulations,
- e) The public interest.

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

5.4 Environmental Planning Instruments

5.4.1 State Environmental Planning Policies (SEPP)

While a number of SEPPs apply to the subject land and development thereon, there is unlikely to be any significant implications in terms of the requirements of the SEPPs on the proposed development. The following SEPPs are considered:

5.2 SEPP (Resilience and Hazards) 2021

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

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

Comment: The subject site does not appear to have been subject to any of the materials listed in Appendix A of the Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (NSW Department of Urban Affairs and Planning and Environment Protection Authority, 1998). A large portion of the site is vacant with only minimal vegetation and structures present. There does not appear to have been any contaminating activities carried out on site and therefore it is considered that a Preliminary Site Investigation (PSI) is not required at this given time.

5.3 Mid-Western Regional Local Environmental Plan 2012

5.3.1 Land Use Table

The subject site is zoned R1 General Residential pursuant to the *Mid-Western Regional Local Environmental Plan 2012* (the LEP). The objectives of the R1 Zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment: The proposed development is defined as a 'subdivision' which is consistent with the objectives of the R1 Zone as it shall provide an opportunity for a variety of housing types to meet the demand and needs of the community. The site is also in an area that has other residential subdivisions occurring in close proximity.

The development is permissible with consent in the R1 Zone pursuant to clause 2.6 of the LEP.

5.3.2 Clause 2.6 Subdivision

Clause 2.6 of the *Mid-Western Regional Local Environmental Plan 2012* (LEP) enables subdivision to be carried out with development consent.

5.3.3 Clause 4.1 Minimum Subdivision Lot Size

Clause 4.1 of the LEP relates to the minimum lot sizes required for subdivision. The minimum lot size for the site is 600m². The proposed subdivision creates six (6) additional allotments and ensures that each lot meets the specified minimum lot size of 600m², thus complying with Clause 4.1 of the LEP.

5.3.4 Clause 5.21 Flood Planning

Clause 5.21 of the LEP requires council to consider the following matters prior to determining a DA that is located in flood impacted lands:

- (a) *the impact of the development on projected changes to flood behaviour as a result of climate change,*

Comment: The proposed development represents a small-scale subdivision. A high-level Preliminary Flood Review was carried out by WMA Water which depicts likely flood levels and related velocity in a 1% AEP flood event based on recent data. It is unlikely that climate change shall cause any significant changes to flood behaviour in this locality. Refer to Preliminary Flood Review in Appendix B.

- (b) *the intended design and scale of buildings resulting from the development,*

Comment: There are no buildings proposed as part of this development. The flood information by WMA Water provides a guide to potential minimum floor heights for future buildings across the proposed lots. WMA Water also notes that improvements to nearby stormwater infrastructure on Bellevue Road may reduce potential localised flooding levels on the nearest proposed lots.

- (c) *whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*

Comment: The flood information by WMA Water indicates Marshfield Lane is relatively flood free during a 1% AEP flood event therefore increasing the likelihood of safe evacuation from the future residential development.

- (d) *the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

Comment: Flooding is unlikely to be that significant in surrounding areas as to require contemplation of any potential requirement to modify, relocate or remove future buildings on the development site.

5.3.5 Clause 6.4 Groundwater Vulnerability

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

- (a) *the likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*

- (b) any adverse impacts the development may have on groundwater dependent ecosystems,
- (c) the cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),
- (d) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Comment: The proposed development is for a small-scale subdivision that should not involve any significant impact on groundwater systems. There are no proposed groundwater contamination activities, and reticulated sewerage is to be provided to convey effluent/wastewater from future residential development to Council's existing system.

5.3.6 Clause 6.9 Essential Services

Clause 6.9 of the LEP States:

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

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable road access.

Comment: All existing services shall be retained for the existing dwelling and shed, while future connections will be made for the additional lots. Connections are proposed to provide adequate arrangements for sewer, stormwater, and water service connections. Please refer to Appendix E for the proposed servicing strategy.

5.4 Draft Environmental Planning Instruments

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

5.5 Development Control Plans

The *Mid-Western Regional Council Development Control Plan 2013* (DCP) applies to the subject application. Relevant provisions of the DCP have been addressed in Table 2 below.

Part 7 Subdivision Section 7.1 Urban Subdivision	
Provision	Comment
Lot Size	<p>The proposed subdivision has ensured that all proposed lots meet the minimum lot size requirements of 600m² and are benefitted with street frontage to Marshfield Lane.</p> <p>The smallest width at the street frontage is 16m, which is also considered suitable.</p>
Lot Design	<p>The proposed development has considered the lot design requirements as per the following:</p> <ul style="list-style-type: none"> • The proposed layout follows the layouts of existing lots in the Marshfield Lane locality. • The proposed lot on the corner of Marshfield Lane, and Bellevue Road has provided sufficient area to allow for future dual occupancy developments; and • The proposed lots are generally rectangular in shape and allow an orientation to include 3-hours of sunlight access between 9:00am and 3:00pm on 21 June (Winter Solstice).
Street Design and Layout	<p>The proposed development does not include the addition of a new road, however, is for the creation of seven (7) lots, thus a traffic impact assessment has been provided in Appendix F. The Traffic Impact Assessment provided the following details:</p> <ul style="list-style-type: none"> • Traffic generated by the proposed development contributes to approximately 1% increase to existing Bellevue Road Traffic; • Marshfield Lane and Bellevue Road currently operate at an acceptable level of service and shall continue to do so with the traffic generated by the proposed development. No upgrade works are required to either road; • The intersection of Marshfield Lane and Bellevue Road warrants basic left/basic right turn treatments, which are satisfied by the arrangement; • It is noted that a new 24-lot subdivision being constructed at 18 Marshfield Lane (Adjacent the subject site) at the time of the TIA. The road and intersection infrastructure has been assessed as having adequate capacity to accommodate this as

	well as the proposed development and is unlikely to have any significant impacts on the traffic operations of the existing road network.
Cycle ways and Footpaths	Not applicable to proposed development as there are no proposed footpaths or cycle ways proposed in vicinity.
Open Space	Not applicable to proposed development as there are no proposed on-site detention basins, and the subject site is not a 'Greenfield' site.
Landscaping	Not applicable to proposed development as there are no proposed public reserve nor any proposed changes to the public domain including any nature strip, street furniture or paving materials.
Utility Services	<p>The proposed subdivision will result in an additional six new allotments. All of the proposed lots shall benefit from established connections to utility services and shall retain all utility connections afforded to the existing dwelling located on the site.</p> <p>The proposed civil plans in Appendix E identify water, sewer, and stormwater services for which Council is the Authority. Electricity and telecommunication services shall be provided to the proposed Lots.</p>
Drainage	Please refer to the below for Section 5.3 Stormwater & Drainage
<i>Section 5.2 Flooding</i>	
<p>Mid-Western Regional Council considers the Subject Site may be impacted by localised flood events. As such Section 5.2 of the DCP has been considered.</p> <p>As per the requirements, a survey has been provided as part of the application, and is included in Appendix A. Further, a Flood review by suitably qualified persons has also been included which provides preliminary information on the site including likely flood levels, and velocity for a 1% AEP Event. Refer to Appendix B. It is not proposed to modify (by filling) the subject land therefore minimising the likelihood of any cumulative flood impact caused by the proposal.</p>	
<i>Section 5.3 Stormwater Management</i>	
<p>Section 5.3 of the DCP outlines the requirements for stormwater management. A new stormwater line will be installed along the rear boundary, works will include:</p> <ul style="list-style-type: none"> • Installation of an inter-allotment line inside 2m easement, proposed grate inlet pit for inter allotment drainage, and SW headwall with energy dissipater and level spreader on Bellevue Road boundary. 	

Table 2 - DCP Requirements

5.6 Any Planning Agreement entered into

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

5.7 Any Matters Prescribed by the Regulations

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 61 of the *Environmental Planning and Assessment Regulations 2021* (EP&A Regulations) specifies the additional matters a consent authority must take into consideration when determining a DA. No matters are relevant to the site and the development.

5.8 Any Likely Impacts of the Development

5.8.1 Context & Setting

The subject site is located within an establishing residential area. The proposed subdivision is considered orderly and shall maintain the residential amenity of the area with each lot suitably dimensioned and orientated to comfortably accommodate the existing dwelling and proposed future dwelling/s in a form and pattern compatible with existing housing in the locality.

5.8.2 Access, Transport & Traffic

The proposed lots shall have vehicular access to the existing street network in Marshfield Lane. During subdivision construction works larger vehicles are likely to be required, however this is for a short time and remain within the capacity of existing road network.

The type of traffic that shall access the future residential development are likely to be smaller vehicles such as cars.

The DA includes a Traffic Impact Assessment which generally supports the development and highlights the following information:

- Traffic generated by the proposed development contributes to approximately 1% increase from existing Bellevue Road traffic;
- Marshfield Lane and Bellevue Road currently operate at an acceptable level of service and shall continue to do so with the traffic generated by the proposed development. No upgrade works are considered required to either road; and
- The intersection of Marshfield Lane and Bellevue Road warrants basic left / basic right turn treatments, which are satisfied by the current arrangement.

Given the above, the proposed subdivision and subsequent future development of the lots is therefore not expected to adversely impact on the capacity, functioning or safety of the local road network or associated intersections. Please refer to Traffic Impact Assessment in Appendix F.

5.8.3 Utilities

The subject site is currently serviced by reticulated water, sewer, electricity, and telecommunications. It is intended for the additional lots to be connected to existing reticulated infrastructure, and this should not create any adverse demands on existing services in the area.

5.8.4 Social & Economic Impacts in the Locality

The proposed subdivision shall facilitate social and economic benefit to the Mudgee community through the provision of additional infill lots within proximity to a major node.

The use is permissible in the zone and should not place any unacceptable adverse impact on the community for servicing.

5.9 Suitability of the Site for the Proposed Development

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

5.10 The Public Interest

The proposal is unlikely to create any negative impacts on the amenity of the area and is therefore deemed to be positive in terms of the public interest.

6 CONCLUSION

It is recommended that the proposed subdivision of Lot 2 DP 874808, known as 17 Marshfield Lane, Mudgee NSW be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Mid-Western Regional Local Environmental Plan 2012*;
- The proposal complies with the relevant provisions of the *Mid-Western Regional Development Control Plan 2013*;
- The proposed development is not anticipated to generate any adverse impacts in the locality;
- The proposed development is considered suitable for the site and its surrounds; and
- The development shall create appropriately sized lots for future residential purposes in the locality of Mudgee.

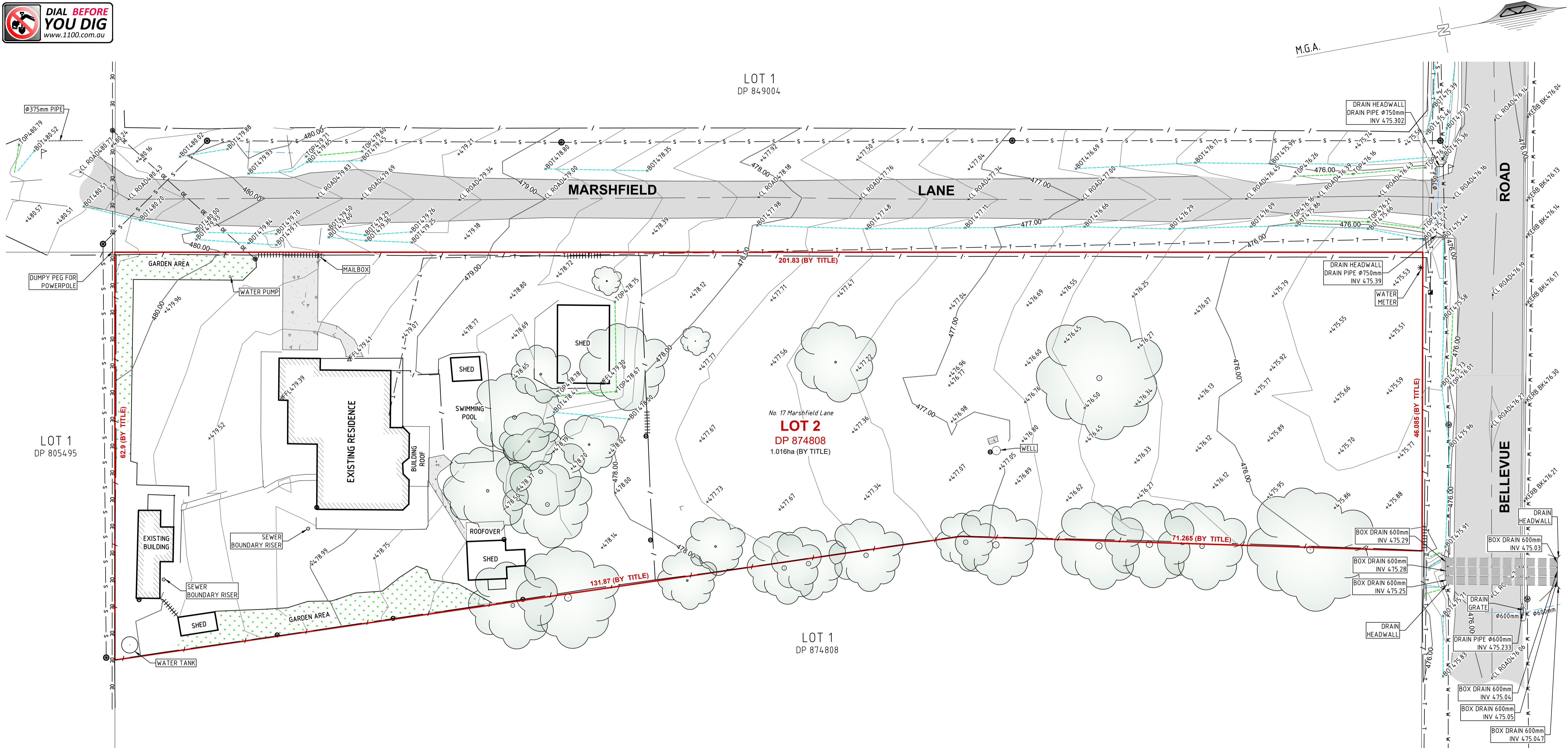
7 REFERENCES

The following key references were utilised as part of this assessment:

- *AHIMS*
- *Mid-Western Regional Development Control Plan 2013*
- *Mid-Western Regional Local Environmental Plan 2012*
- *NSW Government Spatial Services 2021*
- *SEPP (Resilience and Hazards) 2021*

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APPENDIX A
Survey



KEY

	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING FENCE LINE
	EXISTING GATE
	TOP OF BANK
	BOTTOM OF BANK
	EXISTING UNDERGROUND WATER MAIN - APPROX (COUNCIL)
	EXISTING UNDERGROUND SEWER PIPE - APPROX (COUNCIL)
	EXISTING OVERHEAD ELECTRICITY CABLES
	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX. DBYD
	DRAIN PIPE INVERT Ø525mm
	ELECTRICITY POWER POLE
	SEWER MANHOLE
	WATER TAP
	GENERAL SIGN
	WATER STOP VALVE
	TELECOMMUNICATIONS PIT

DATE OF SURVEY : 10th NOVEMBER 2022
 SURVEY BY : R. Boylan

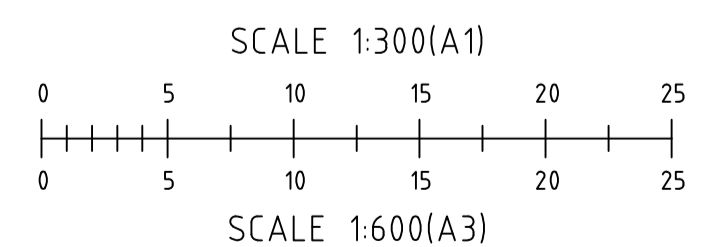
DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
 ORIGIN : SSM 100915 RL 483.221m (S.C.I.M.S.)
 MAJOR CONTOUR INTERVAL : 1 METRE
 MINOR CONTOUR INTERVAL : 0.25 METRES

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1 SECTION 91(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

LEVEL AND DETAIL SURVEY PLAN

REDUCTION RATIO 1:300 @ A1
 1:600 @ A3



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Rev	Date	Description
A	16-11-2022	ISSUED TO CLIENT

Project
LEVEL AND DETAIL SURVEY OVER LOT 2 IN DP 874808
 Site Address
 17 MARSHFIELD LANE
 MUDGEE, NSW, 2850
 Client
 Leeroy Patsky

Drawing Title		Certification	
LEVEL AND DETAIL SURVEY PLAN		Project No	40081
Survey	RB	Drawing No	L01
Drawn	JS		
Check	RB		

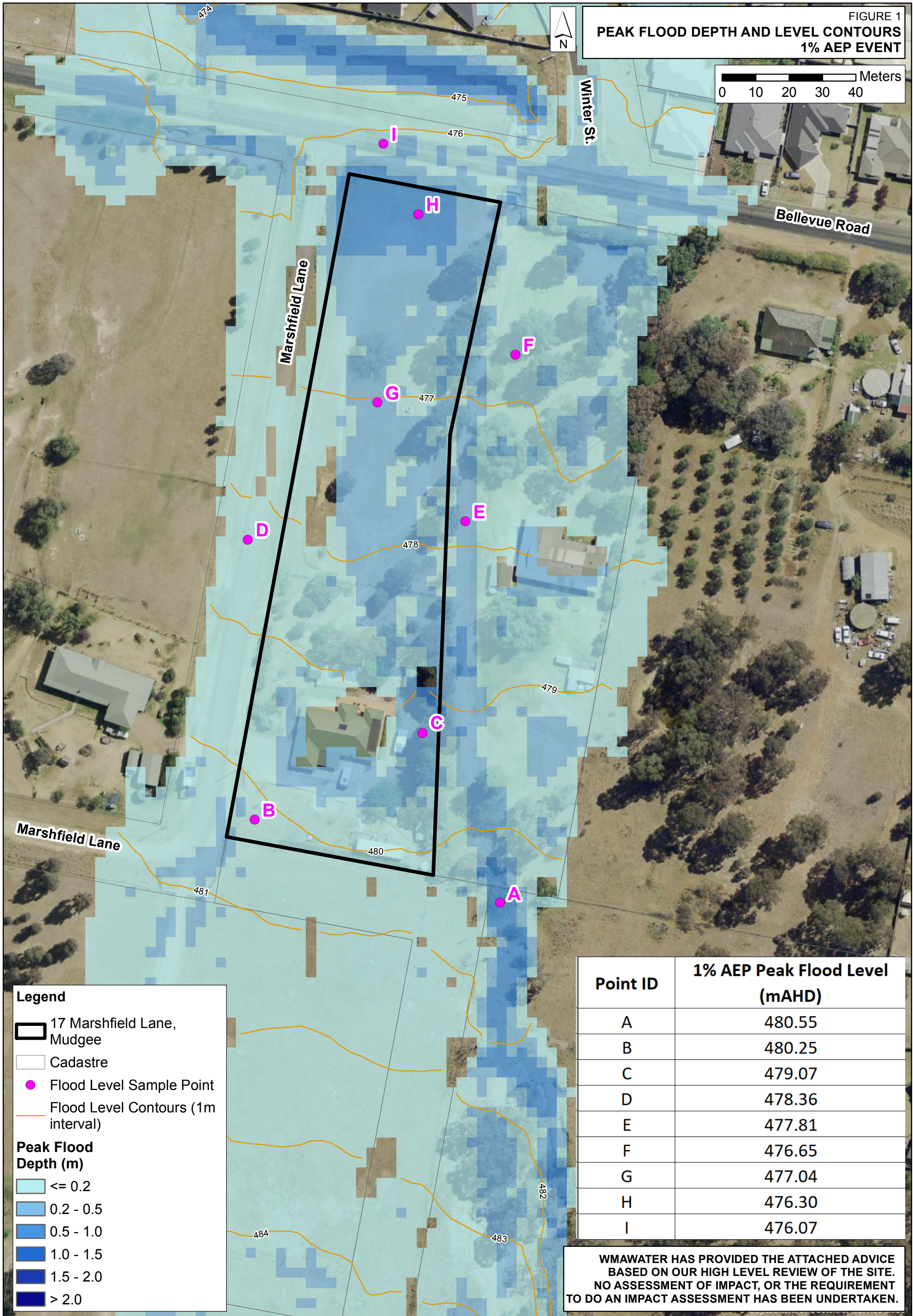
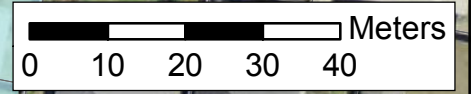
Drawing Title		Certification	
LEVEL AND DETAIL SURVEY PLAN		Project No	40081
Survey	RB	Drawing No	L01
Drawn	JS		
Check	RB		

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APPENDIX B

Flood Information

FIGURE 1
**PEAK FLOOD DEPTH AND LEVEL CONTOURS
 1% AEP EVENT**



Legend

- 17 Marshfield Lane, Mudgee
- Cadastre
- Flood Level Sample Point
- Flood Level Contours (1m interval)

Peak Flood Depth (m)

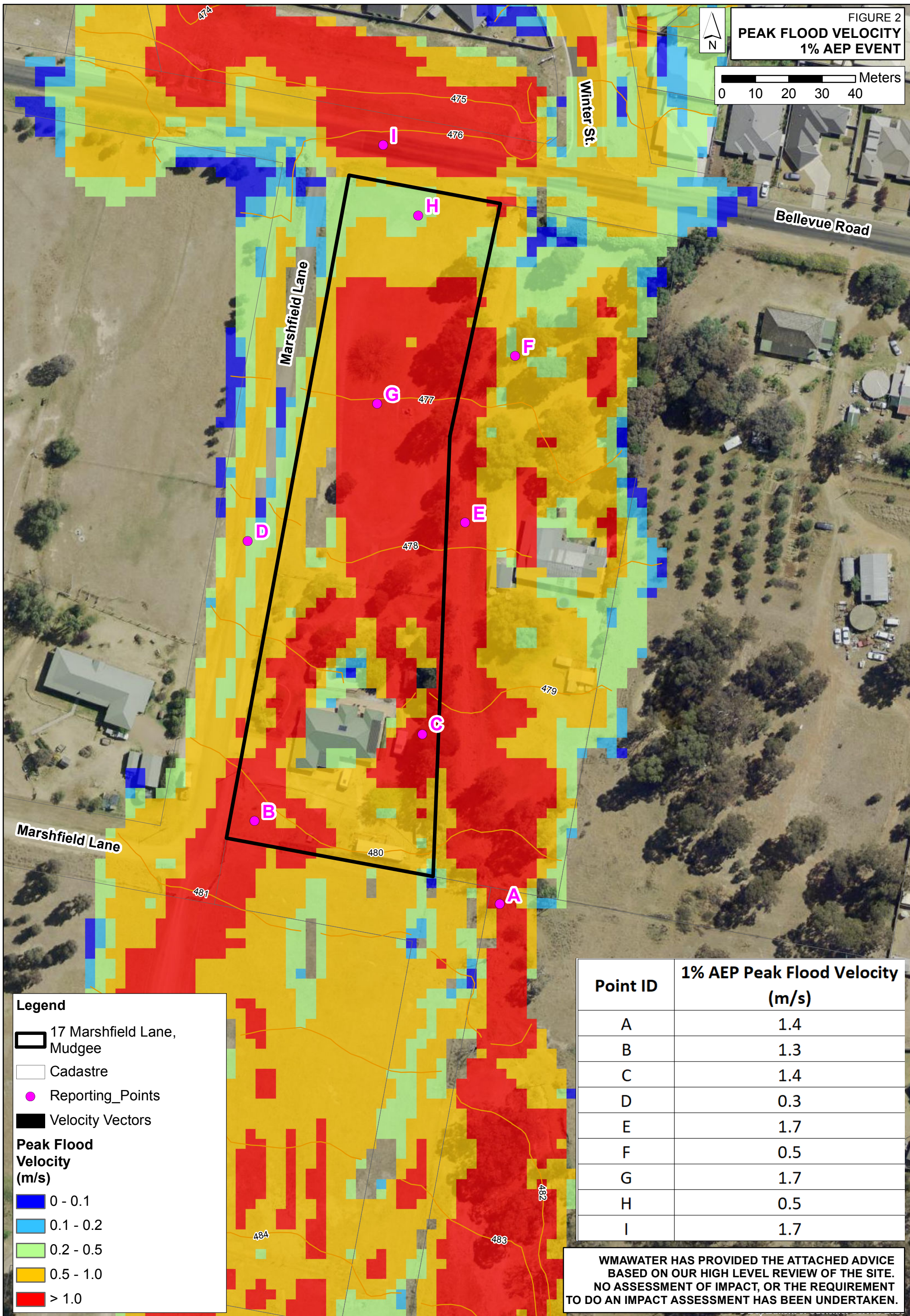
- <= 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

Point ID	1% AEP Peak Flood Level (mAHD)
A	480.55
B	480.25
C	479.07
D	478.36
E	477.81
F	476.65
G	477.04
H	476.30
I	476.07

WMAWATER HAS PROVIDED THE ATTACHED ADVICE BASED ON OUR HIGH LEVEL REVIEW OF THE SITE. NO ASSESSMENT OF IMPACT, OR THE REQUIREMENT TO DO AN IMPACT ASSESSMENT HAS BEEN UNDERTAKEN.

FIGURE 2
PEAK FLOOD VELOCITY
1% AEP EVENT

Meters
 0 10 20 30 40



Legend

- 17 Marshfield Lane, Mudgee
- Cadastre
- Reporting_Points
- Velocity Vectors

Peak Flood Velocity (m/s)

- 0 - 0.1
- 0.1 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- > 1.0

Point ID	1% AEP Peak Flood Velocity (m/s)
A	1.4
B	1.3
C	1.4
D	0.3
E	1.7
F	0.5
G	1.7
H	0.5
I	1.7

WMAWATER HAS PROVIDED THE ATTACHED ADVICE BASED ON OUR HIGH LEVEL REVIEW OF THE SITE. NO ASSESSMENT OF IMPACT, OR THE REQUIREMENT TO DO AN IMPACT ASSESSMENT HAS BEEN UNDERTAKEN.

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APPENDIX C

AHIMS Search

Barnson

Date: 31 May 2023

Unit 1/36 Darling Street
Dubbo New South Wales 2830

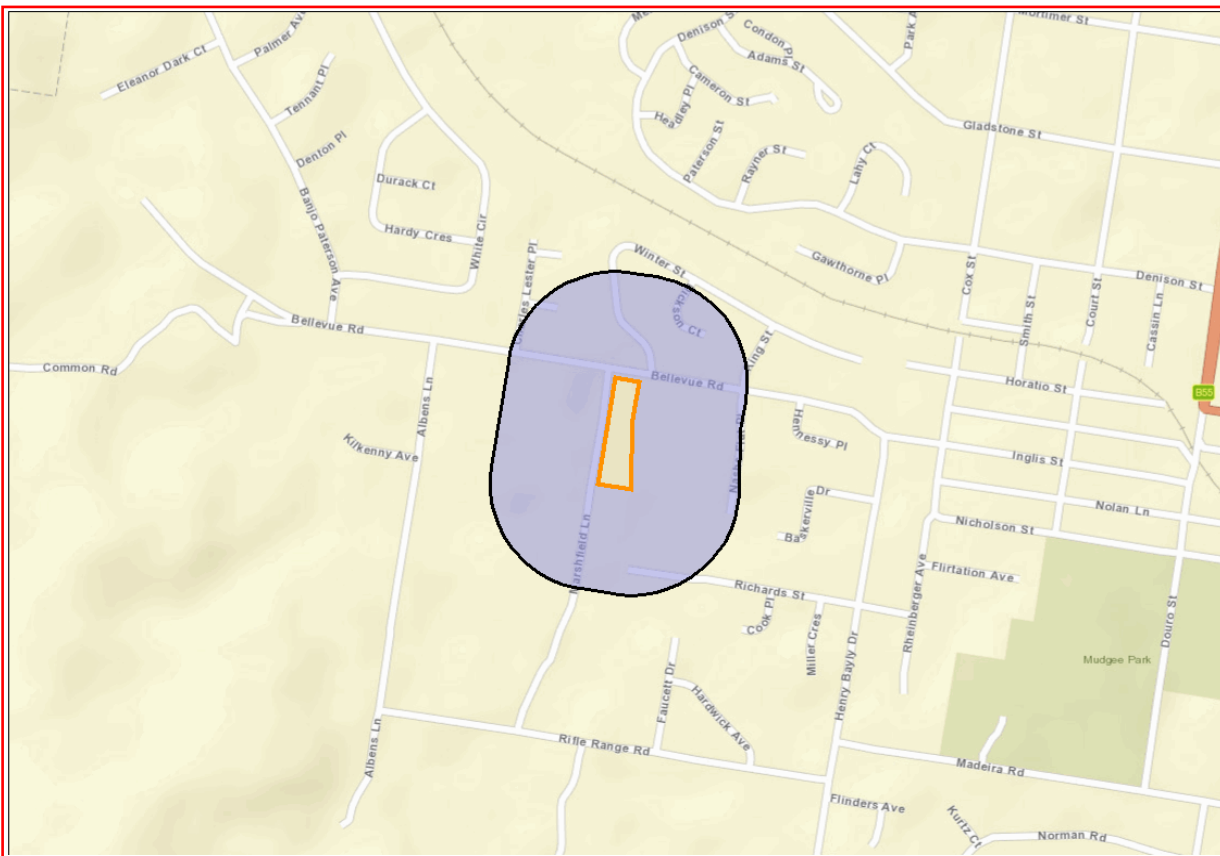
Attention: Sebastian Minehan

Email: sminehan@barnson.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP874808, Section : - with a Buffer of 200 meters, conducted by Sebastian Minehan on 31 May 2023.

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



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

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

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

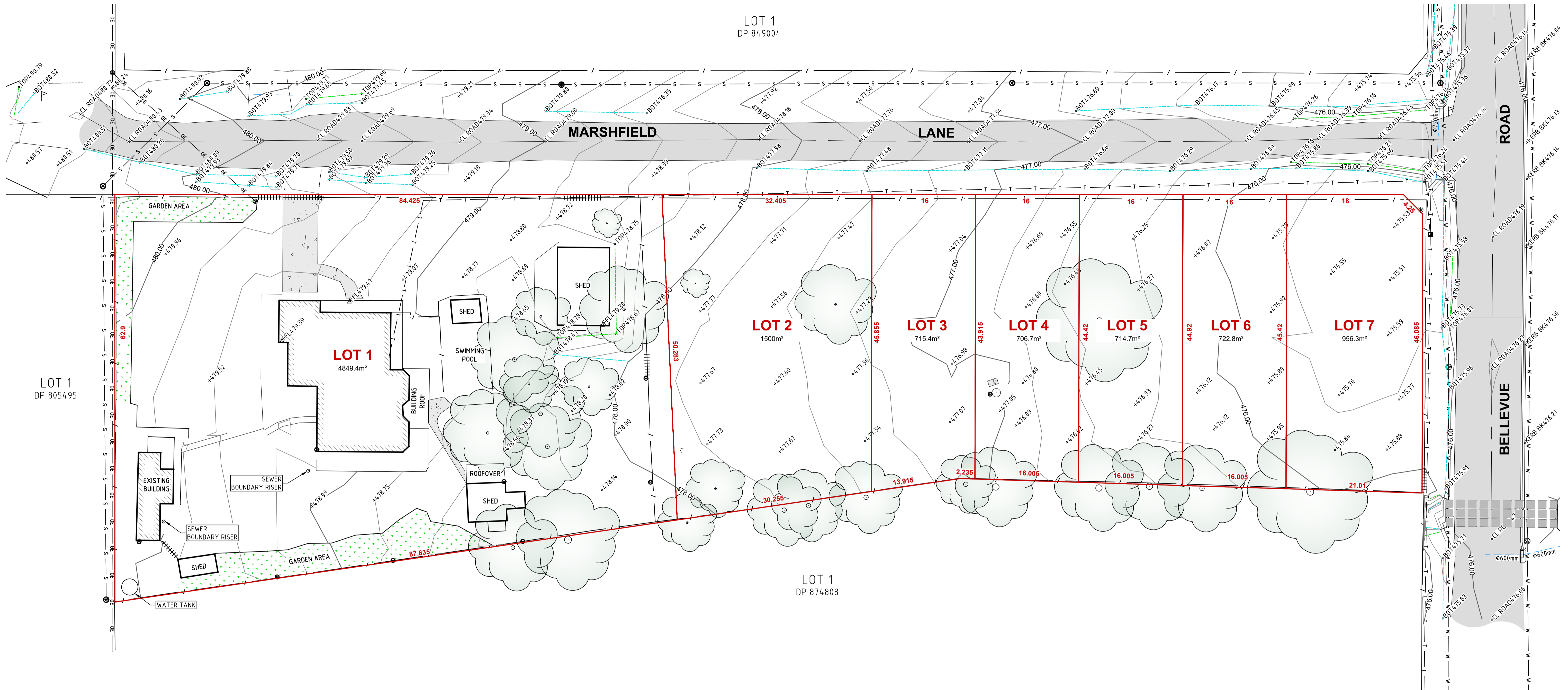
barnson.

APPENDIX D

Subdivision Sketch Plan



M.G.A.



KEY

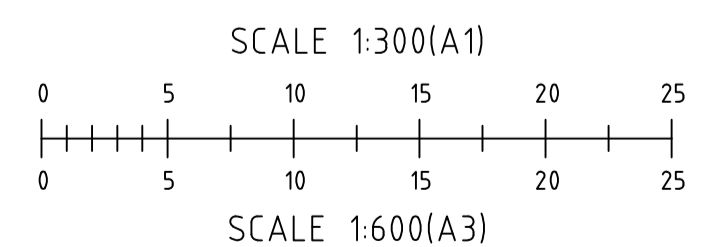
	PROPOSED SUBDIVISION CADASTRAL BOUNDARIES
	EXISTING FENCE LINE
	EXISTING GATE
	TOP OF BANK
	BOTTOM OF BANK
	EXISTING UNDERGROUND WATER MAIN - APPROX (COUNCIL)
	EXISTING UNDERGROUND SEWER PIPE - APPROX (COUNCIL)
	EXISTING OVERHEAD ELECTRICITY CABLES
	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX. DBYD
	DRAIN PIPE INVERT Ø525mm
	ELECTRICITY POWER POLE
	SEWER MANHOLE
	WATER TAP
	GENERAL SIGN
	WATER STOP VALVE
	TELECOMMUNICATIONS PIT

DATE OF SURVEY : 10th NOVEMBER 2022
 SURVEY BY : R. Boylan

DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
 ORIGIN : SSM 100915 RL 483.221m (S.C.I.M.S.)
 MAJOR CONTOUR INTERVAL : 1 METRE
 MINOR CONTOUR INTERVAL : 0.25 METRES

- NOTES:**
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1 SECTION 91(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
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PROPOSED SUBDIVISION PLAN
 REDUCTION RATIO 1:300 @ A1
 1:600 @ A3



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Rev	Date	Description
A	28-11-2022	ISSUED TO CLIENT
B	19-12-2022	AMENED PROPOSED BOUNDRIES & AREAS - LOTS 1 & 2

Project
PROPOSED SUBDIVISION OVER LOT 2 IN DP 874808
 Site Address
 17 MARSHFIELD LANE
 MUDGEE, NSW, 2850
 Client
 Leeroy Patsky

Drawing Title	
PROPOSED SUBDIVISION PLAN	
Survey	RB
Drawn	JS
Check	RB

Certification	
Original Sheet Size	A1
Revision	A

Project No **40081**
 Drawing No **L02**

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APPENDIX E

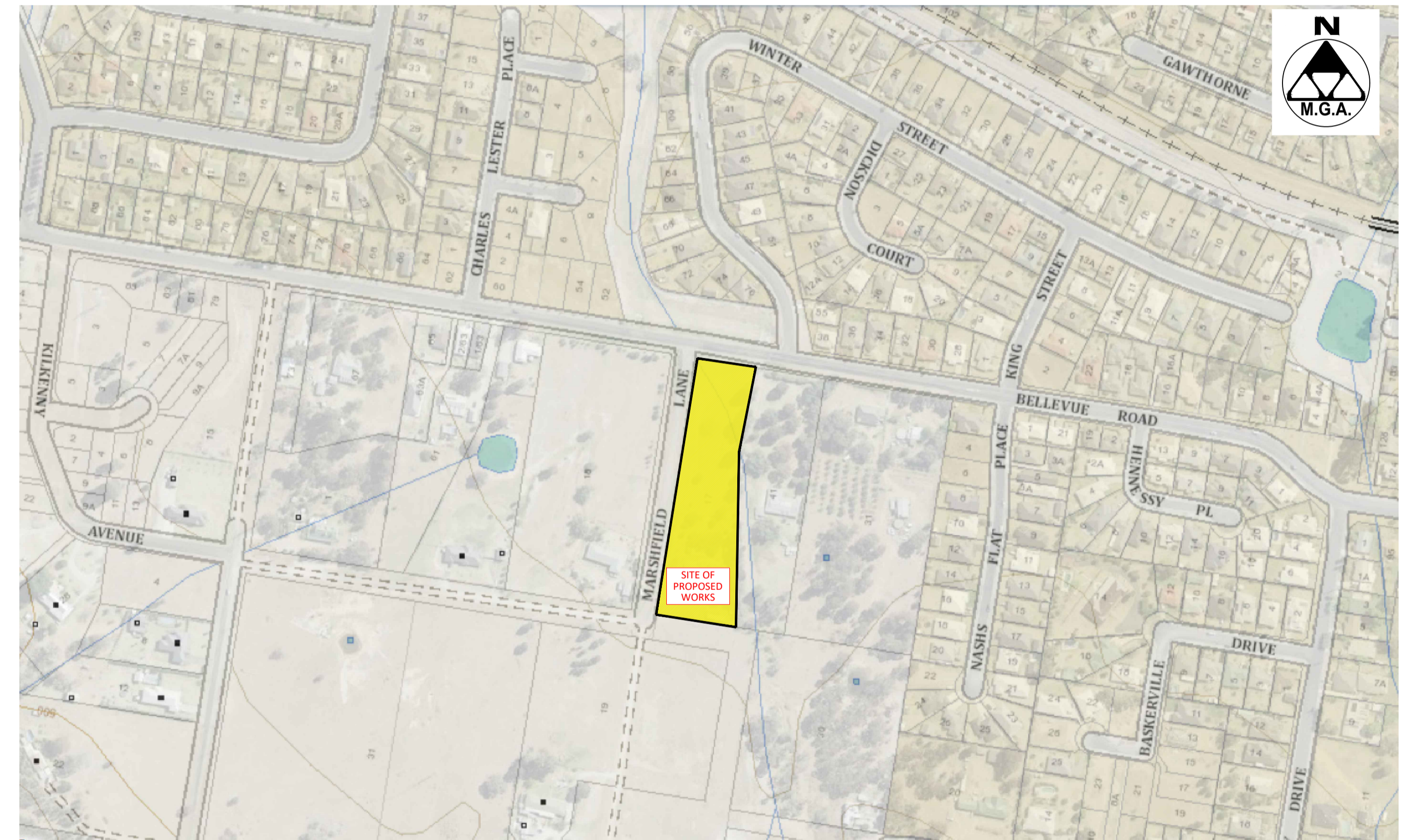
Civil Plan

Site Servicing Plans

Proposed Residential Subdivision

17 Marshfield Lane
Mudgee, NSW 2850

DRAWING SCHEDULE	
DWG NUMBER	DESCRIPTION
40081-C00	COVER SHEET AND DRAWING SCHEDULE
40081-C01	EXISTING SITE PLAN
40081-C02	PROPOSED SUB DIVISION PLAN
40081-C10	PROPOSED ROAD PLAN
40081-C20	PROPOSED STORMWATER DRAINAGE PLAN
40081-C30	PROPOSED SEWER PLAN
40081-C40	PROPOSED WATER PLAN



LOCALITY PLAN
NOT TO REDUCTION RATIO

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Rev	Date	Description
A	24-04-2023	ISSUED FOR APPROVAL

Project
PROPOSED RESIDENTIAL SUBDIVISION

Site Address
17 MARSHFIELD LANE
MUDGEE, NSW, 2850
Client
LEEROY PATSKY

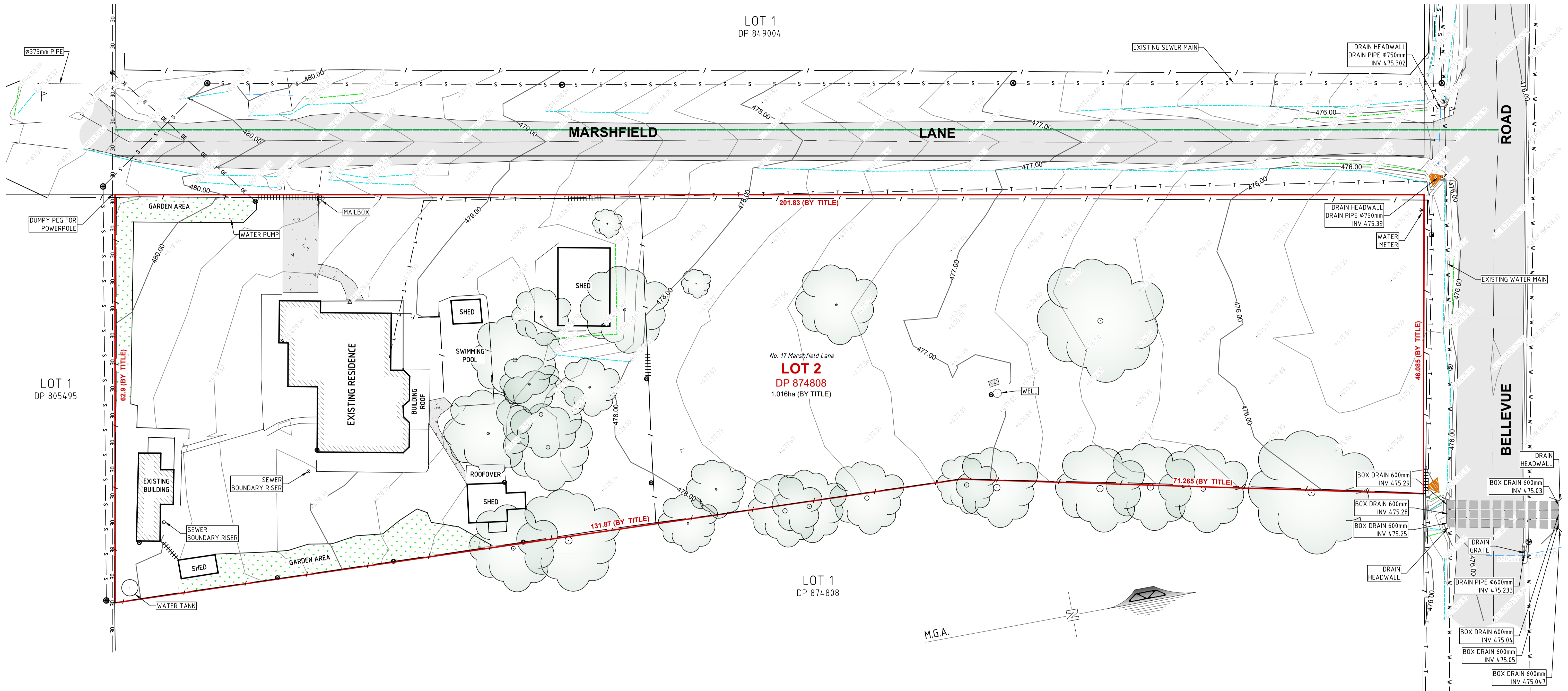
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COVER SHEET & DRAWING SCHEDULE

Survey	ST	Original Sheet Size	A1
Drawn	ST	Revision	A
Check	LM		

Certification

Project No
Drawing No

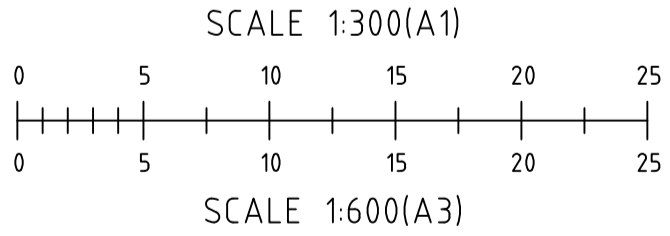
40081
C00



KEY	
	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING FENCE LINE
	EXISTING GATE
	TOP OF BANK
	BOTTOM OF BANK
	EXISTING UNDERGROUND WATER MAIN - APPROX (COUNCIL)
	EXISTING UNDERGROUND SEWER PIPE - APPROX (COUNCIL)
	EXISTING OVERHEAD ELECTRICITY CABLES
	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX. DBYD
	DRAIN PIPE INVERT Ø525mm
	ELECTRICITY POWER POLE
	SEWER MANHOLE
	WATER TAP
	GENERAL SIGN
	WATER STOP VALVE
	TELECOMMUNICATIONS PIT

DATE OF SURVEY : 10th NOVEMBER 2022
 SURVEY BY : R. Boylan
 DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
 ORIGIN : SSM 100915 RL 483.221m (S.C.I.M.S.)
 MAJOR CONTOUR INTERVAL : 1 METRE
 MINOR CONTOUR INTERVAL : 0.25 METRES

EXISTING SITE PLAN
 REDUCTION RATIO 1:300 @ A1
 1:600 @ A3



NOTE 1 REFER 4.0081 L01 FOR EXISTING SURVEY PLAN

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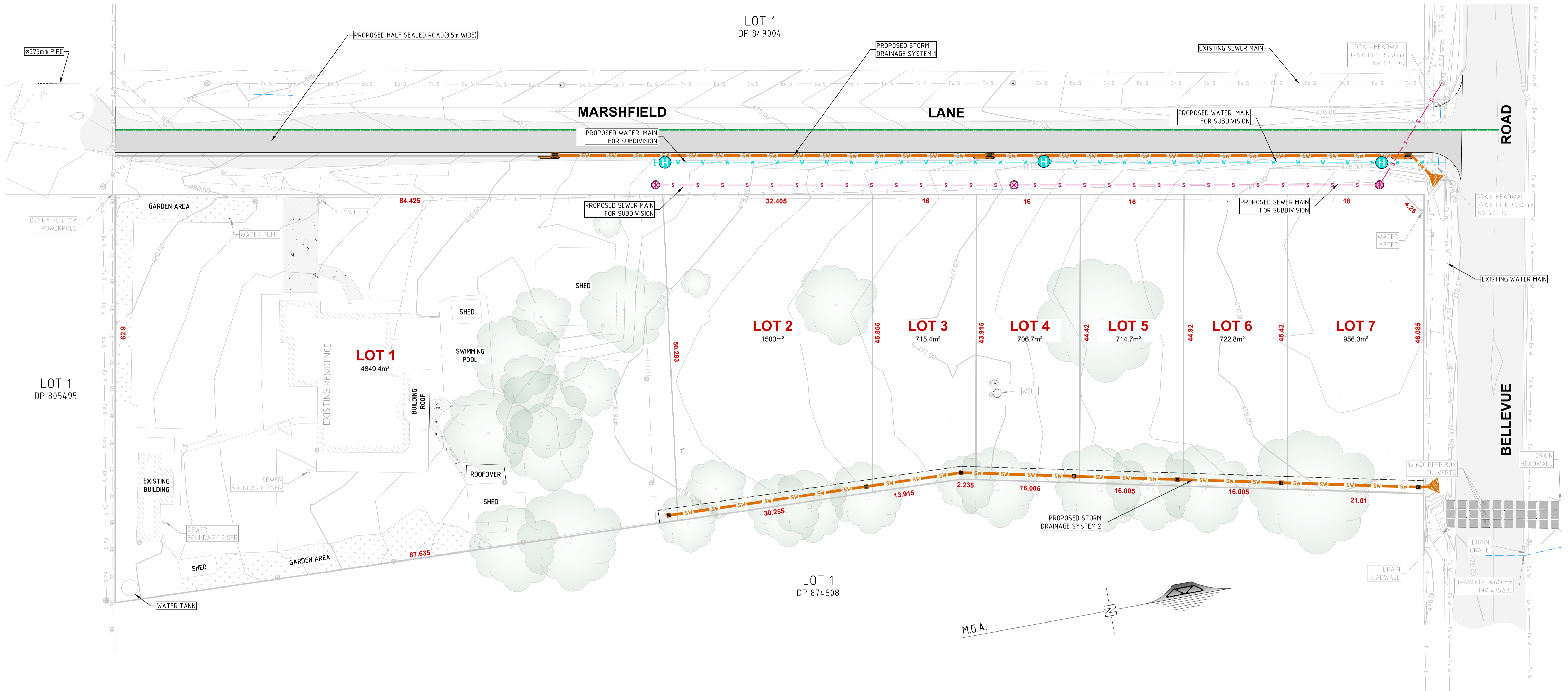
Rev	Date	Description
A	24-04-2023	ISSUED FOR APPROVAL

Project
PROPOSED RESIDENTIAL SUBDIVISION
 Site Address
 17 MARSHFIELD LANE
 MUDGEE, NSW, 2850
 Client
 LEEROY PATSKY

Drawing Title
EXISTING SITE PLAN
 Survey ST
 Drawn ST
 Check LM

Revision	A1
A	

Certification
 Project No **40081**
 Drawing No **C01**



KEY	
	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING FENCE LINE
	EXISTING GATE
	TOP OF BANK
	BOTTOM OF BANK
	EXISTING UNDERGROUND WATER MAIN - APPROX (COUNCIL)
	EXISTING UNDERGROUND SEWER PIPE - APPROX (COUNCIL)
	EXISTING OVERHEAD ELECTRICITY CABLES
	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX. DBYD
	DRAIN PIPE INVERT Ø525mm
	ELECTRICITY POWER POLE
	SEWER MANHOLE
	WATER TAP
	GENERAL SIGN
	WATER STOP VALVE
	TELECOMMUNICATIONS PIT

LEGEND (PROPOSED)	
	PROPOSED BOUNDARY
	PROPOSED EASEMENT BOUNDARY
	PROPOSED ROAD CENTRELINE
	PROPOSED U/G WATER MAIN
	PROPOSED U/G SEWER MAIN
	PROPOSED U/G STORMWATER DRAINAGE PIPE
	SEWER JUNCTION, DISTANCE FROM D/S SMH
	PROPOSED SEWER MANHOLE
	PROPOSED STORMWATER GRATED INLET PIT
	PROPOSED STORMWATER KERB INLET PIT
	PROPOSED PAVEMENT

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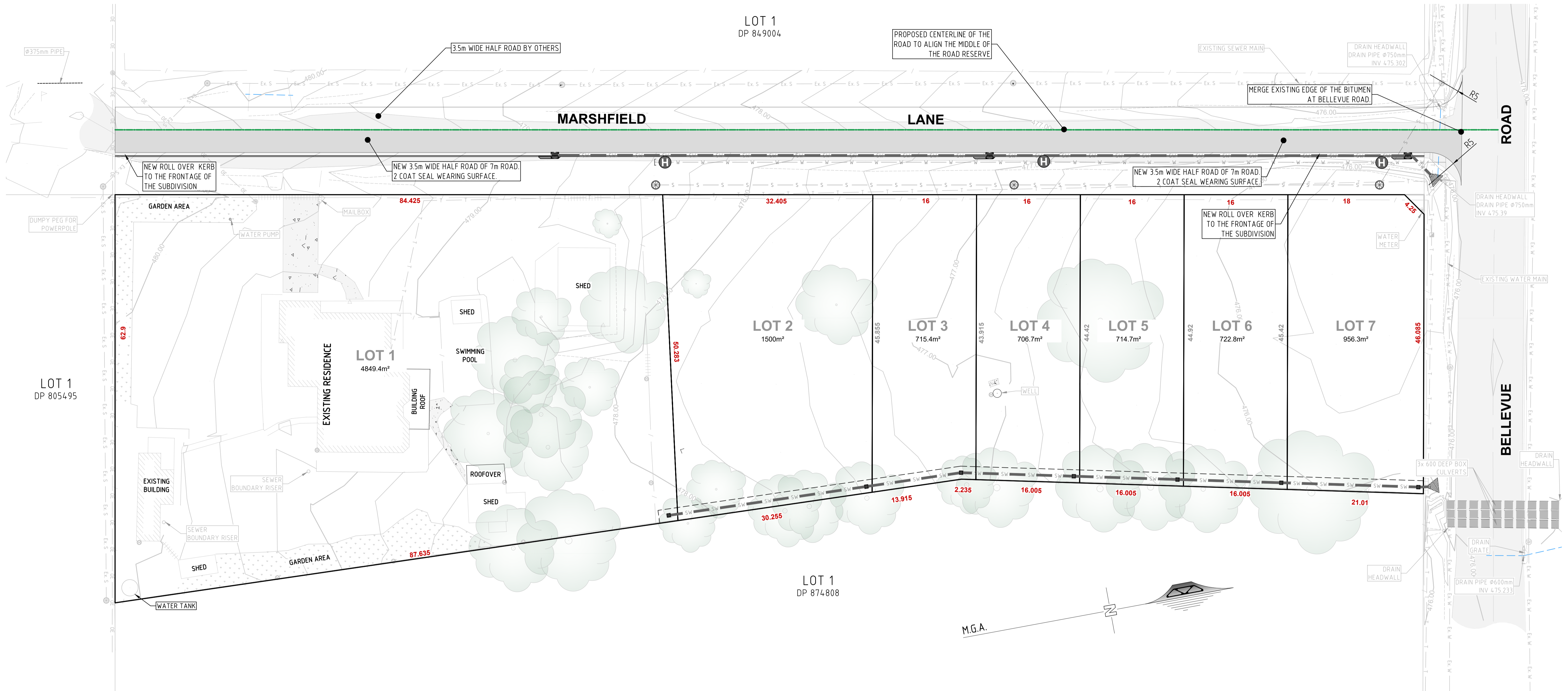
Rev	Date	Description
A	24-04-2023	ISSUED FOR APPROVAL

Project
PROPOSED RESIDENTIAL SUBDIVISION

Site Address
17 MARSHFIELD LANE
MUDGEE, NSW, 2850

Client
LEEROY PATSKY

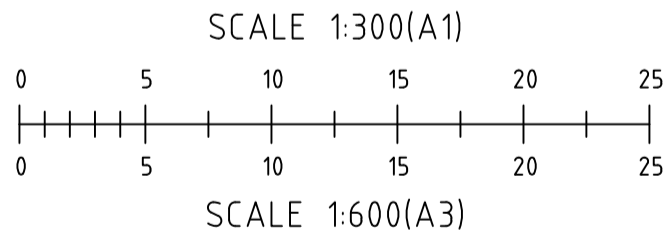
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PROPOSED SUB DIVISION PLAN		Project No	40081
Survey	ST	Drawing No	C02
Drawn	ST		
Check	LM		
Original Sheet Size	A1		
Revision	A		



KEY	
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	EXISTING GATE
	TOP OF BANK
	BOTTOM OF BANK
	EXISTING UNDERGROUND WATER MAIN - APPROX (COUNCIL)
	EXISTING UNDERGROUND SEWER PIPE - APPROX (COUNCIL)
	EXISTING OVERHEAD ELECTRICITY CABLES
	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX. DBYD
	DRAIN PIPE INVERT Ø525mm
	ELECTRICITY POWER POLE
	SEWER MANHOLE
	WATER TAP
	GENERAL SIGN
	WATER STOP VALVE
	TELECOMMUNICATIONS PIT

LEGEND (PROPOSED)	
	PROPOSED BOUNDARY
	PROPOSED EASEMENT BOUNDARY
	PROPOSED ROAD CENTRELINE
	PROPOSED U/G WATER MAIN
	PROPOSED U/G SEWER MAIN
	PROPOSED U/G STORMWATER DRAINAGE PIPE
	SEWER JUNCTION, DISTANCE FROM D/S SMH
	PROPOSED SEWER MANHOLE
	PROPOSED STORMWATER GRATED INLET PIT
	PROPOSED STORMWATER KERB INLET PIT
	PROPOSED PAVEMENT

PROPOSED ROAD PLAN
 REDUCTION RATIO 1:300 @ A1
 1:600 @ A3



NOTE 1: REFER 4.0081 L02 FOR PROPOSED SUB DIVISION PLAN

SUBMISSION FOR DA



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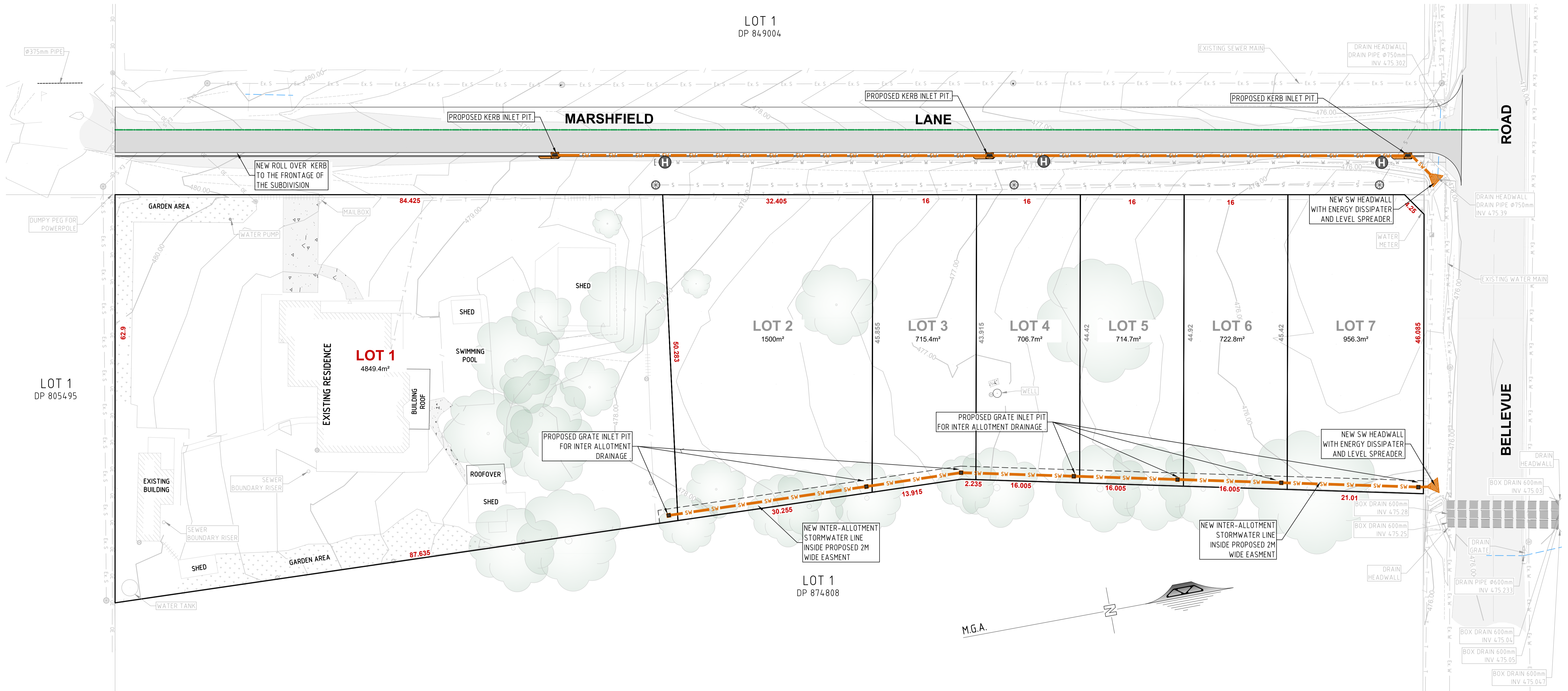
Rev	Date	Description
A	24-04-2023	ISSUED FOR APPROVAL

Project
PROPOSED RESIDENTIAL SUBDIVISION
 Site Address
 17 MARSHFIELD LANE
 MUDGEE, NSW, 2850
 Client
 LEEROY PATSKY

Drawing Title
PROPOSED ROAD PLAN
 Survey ST
 Drawn ST
 Check LM

Original Sheet Size
 A1
 Revision
 A

Certification
 Project No
 40081
 Drawing No
 C10

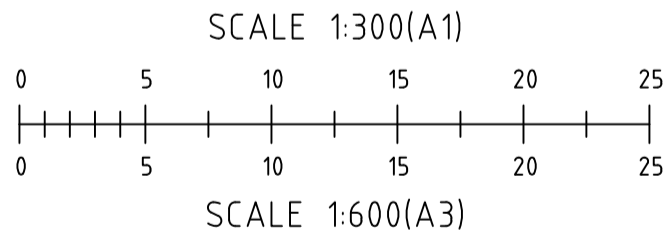


KEY	
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	EXISTING FENCE LINE
	EXISTING GATE
	TOP OF BANK
	BOTTOM OF BANK
	EXISTING UNDERGROUND WATER MAIN - APPROX (COUNCIL)
	EXISTING UNDERGROUND SEWER PIPE - APPROX (COUNCIL)
	EXISTING OVERHEAD ELECTRICITY CABLES
	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX. DBYD
	DRAIN PIPE INVERT Ø525mm
	ELECTRICITY POWER POLE
	SEWER MANHOLE
	WATER TAP
	GENERAL SIGN
	WATER STOP VALVE
	TELECOMMUNICATIONS PIT

LEGEND (PROPOSED)	
	PROPOSED BOUNDARY
	PROPOSED EASEMENT BOUNDARY
	PROPOSED ROAD CENTRELINE
	PROPOSED U/G WATER MAIN
	PROPOSED U/G SEWER MAIN
	PROPOSED U/G STORMWATER DRAINAGE PIPE
	SEWER JUNCTION, DISTANCE FROM D/S SMH
	PROPOSED SEWER MANHOLE
	PROPOSED STORMWATER GRATED INLET PIT
	PROPOSED STORMWATER KERB INLET PIT
	PROPOSED PAVEMENT

PROPOSED STORMWATER DRAINAGE PLAN

REDUCTION RATIO 1:300 @ A1
1:600 @ A3



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Rev	Date	Description
A	24-04-2023	ISSUED FOR APPROVAL

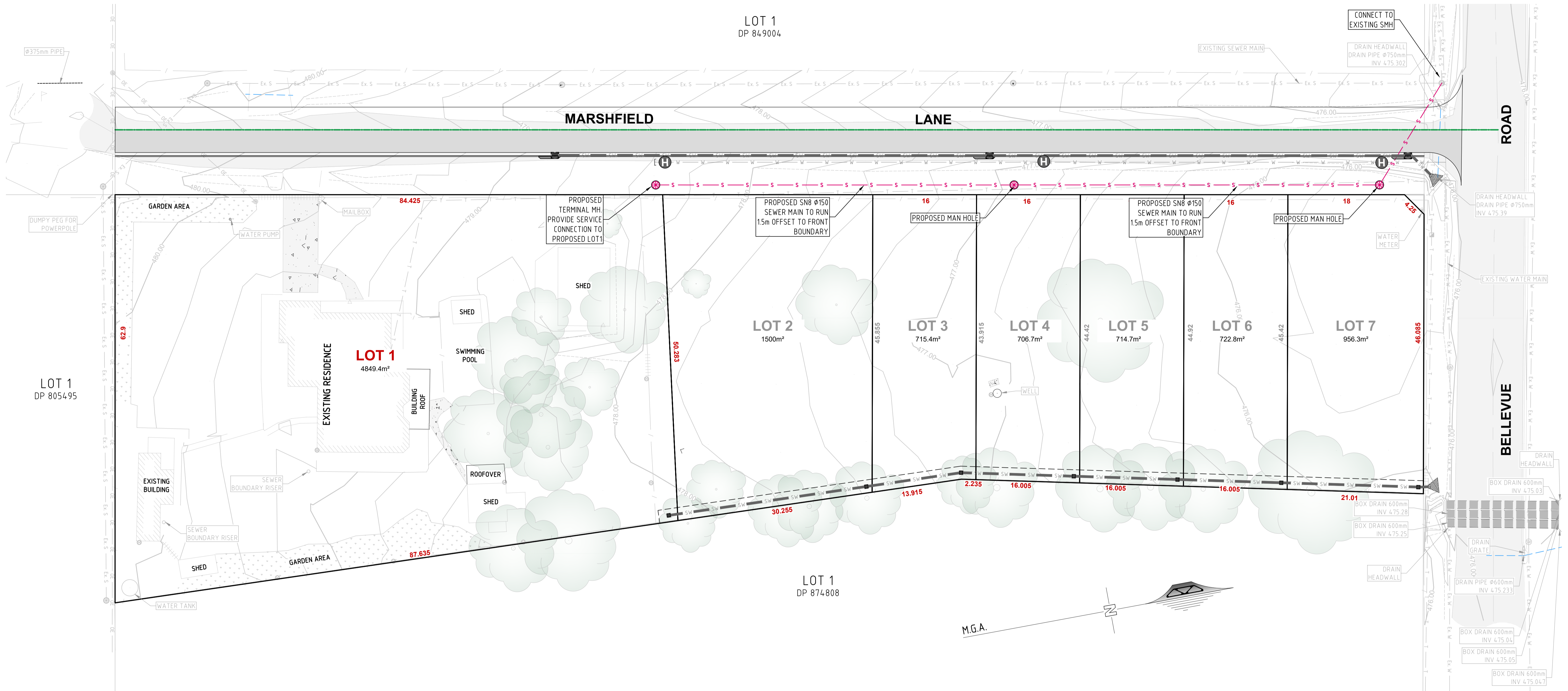
Project **PROPOSED RESIDENTIAL SUBDIVISION**

Site Address
17 MARSHFIELD LANE
MUDGEE, NSW, 2850
Client
LEEROY PATSKY

Drawing Title **PROPOSED STORMWATER DRAINAGE PLAN**

Survey	ST	Original Sheet Size	A1
Drawn	ST	Revision	A
Check	LM		

Certification	
Project No	40081
Drawing No	C20



KEY

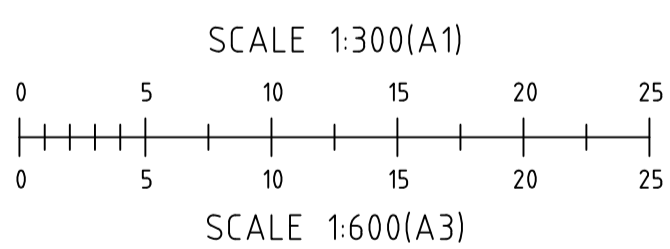
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- - - EXISTING FENCE LINE
- ||||| EXISTING GATE
- TOP OF BANK
- BOTTOM OF BANK
- Ex. W — Ex. W — EXISTING UNDERGROUND WATER MAIN - APPROX (COUNCIL)
- Ex. S — Ex. S — EXISTING UNDERGROUND SEWER PIPE - APPROX (COUNCIL)
- OE — OE — EXISTING OVERHEAD ELECTRICITY CABLES
- T — T — EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX. DBYD
- SW — SW — DRAIN PIPE INVERT Ø525mm
- ELECTRICITY POWER POLE
- ⊙ SEWER MANHOLE
- WATER TAP
- ⊙ GENERAL SIGN
- ⊙ WATER STOP VALVE
- ⊙ TELECOMMUNICATIONS PIT

LEGEND (PROPOSED)

- PROPOSED BOUNDARY
- - - PROPOSED EASEMENT BOUNDARY
- - - PROPOSED ROAD CENTRELINE
- W — PROPOSED U/G WATER MAIN
- S — PROPOSED U/G SEWER MAIN
- SW — PROPOSED U/G STORMWATER DRAINAGE PIPE
- JN (20m) — SEWER JUNCTION, DISTANCE FROM D/S SMH
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED STORMWATER GRATED INLET PIT
- ⊙ PROPOSED STORMWATER KERB INLET PIT
- ▭ PROPOSED PAVEMENT

PROPOSED SEWER PLAN

REDUCTION RATIO 1:300 @ A1
 1:600 @ A3



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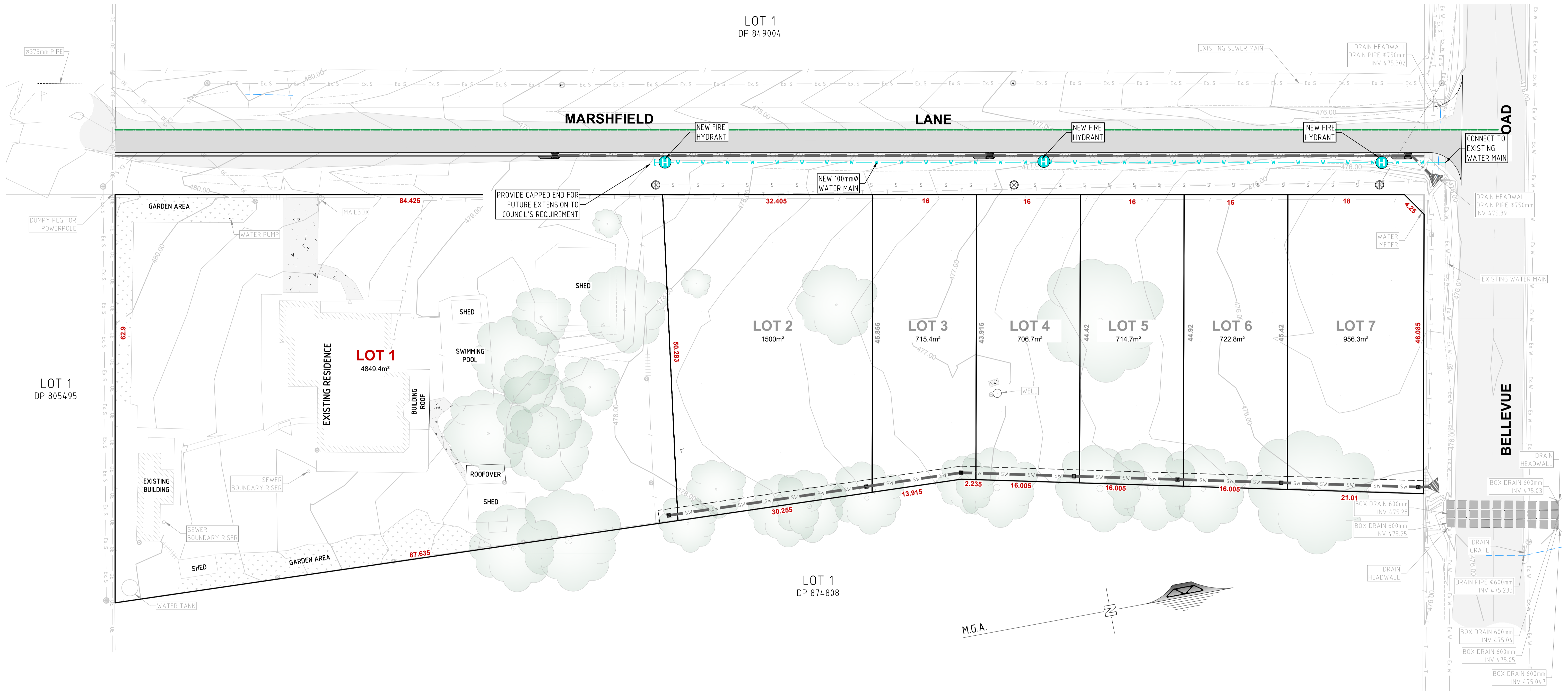
Project
PROPOSED RESIDENTIAL SUBDIVISION

Site Address
 17 MARSHFIELD LANE
 MUDGEE, NSW, 2850

Client
 LEEROY PATSKY

Survey	ST	Original Sheet Size	A1
Drawn	ST	Revision	A
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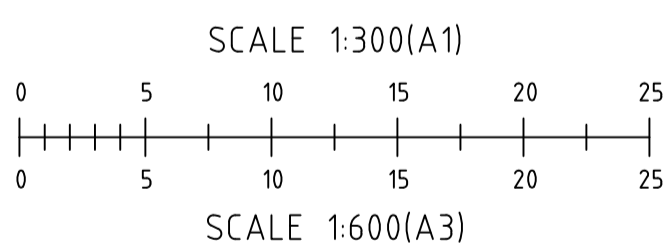
Certification
 Project No **40081**
 Drawing No **C30**



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	PROPOSED STORMWATER KERB INLET PIT
	PROPOSED PAVEMENT

PROPOSED WATER PLAN
 REDUCTION RATIO 1:300 @ A1
 1:600 @ A3



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Rev	Date	Description
A	24-04-2023	ISSUED FOR APPROVAL

Project
PROPOSED RESIDENTIAL SUBDIVISION
 Site Address
 17 MARSHFIELD LANE
 MUDGEE, NSW, 2850
 Client
 LEEROY PATSKY

Drawing Title
PROPOSED WATER PLAN
 Survey ST
 Drawn ST
 Check LM

Original Sheet Size **A1**
 Revision **A**

Certification
 Project No **40081**
 Drawing No **C40**

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APPENDIX F

Traffic Impact Assessment



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DESIGN . PLAN . MANAGE

Traffic Impact Assessment

Client: Leeroy Patsky

Site Address: 17 Marshfield Lane, Mudgee, NSW 2850

8 May 2023

Our Reference : 40081-TIA_040081-TIA_0

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to.

Leeroy Patsky
17 Marshfield Lane
Mudgee NSW 2850

date.

8.05.2023

reference.

40081-TIA_0

Dear **Leeroy Patsky**,

17 Marshfield Lane, Mudgee, NSW 2850

Traffic Impact Assessment

With reference to the above, please find the following Traffic Impact Assessment report regarding the proposed residential subdivision.

If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully

BARNSON PTY LTD



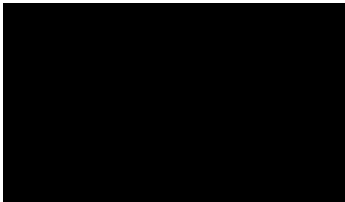
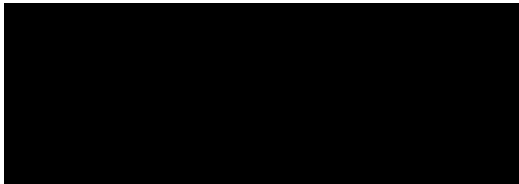
Eden Gliksman
B.Eng (Hons)
Civil Engineer

DISCLAIMER

This report has been prepared solely for **Leeroy Patsky** in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report.

Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Project Name:	Traffic Impact Assessment for 17 Marshfield Lane, Mudgee, NSW 2850
Client:	Leeroy Patsky
Project Number:	40081
Report Reference:	40081-TIA_0
Date:	8 May 2023

Prepared by:	Reviewed by:
	
Eden Gliksman B.Eng (Hons) Civil Engineer	Luke Morris B.E. MIEAust CPEng (NPER) Director

Contents

1. INTRODUCTION.....	6
1.1. Project Outline.....	6
1.2. Purpose and Scope.....	6
2. Existing Conditions.....	7
2.1. Location and Site	7
2.2. Existing Traffic Hierarchy.....	7
2.3. Traffic Volumes	8
2.4. Public Transport.....	9
2.5. Traffic Safety	9
3. Proposed Development.....	11
3.1. Traffic Generation	11
3.2. Mid-Block Level of Service	11
3.3. Intersection Analysis	12
3.4. Cumulative Impacts	13
4. Conclusion.....	15

List of Figures

Figure 1 – Site aerial photograph.....	7
Figure 2 – Existing road hierarchy.....	8
Figure 3 – Mudgee bus routes.....	9
Figure 4 – Map of traffic accident history.....	10
Figure 5 – Warrants for turn treatments at unsignalised intersections.....	13

List of Tables

Table 1 Summary of existing traffic volumes on Bellevue Road	8
Table 2 Traffic generation from proposed subdivision.....	11
Table 3 Urban road peak hour flows per direction	11
Table 4 Proposed peak hour turning volumes	12
Table 5 Cumulative peak hour traffic flows	13
Table 6 Cumulative peak hour turning volumes.....	14

EXECUTIVE SUMMARY

Barnson has been engaged by Leeroy Patsky to prepare a Traffic Impact assessment in support of a Development Application for a residential subdivision at Lot 2 DP 874808, also known as 17 Marshfield Lane, Mudgee, NSW 2850.

The subject site is located on the eastern side of Marshfield Lane, and the southern side Bellevue Road and has an approximate area of 1.016ha. The site currently consists of an existing dwelling and associated structures. It is bounded by residential land.

The application seeks consent for a 7-lot subdivision to support the existing dwelling, and 6 vacant lots for future residential uses.

The following conclusions have been drawn as a result of this assessment:

- Traffic generated by the proposed development contributes to approximately 1% increase from existing Bellevue Road traffic
- Marshfield Lane and Bellevue Road currently operate at an acceptable level of service and will continue to do so with the traffic generated by the proposed development. No upgrade works are required to either road
- The intersection of Marshfield Lane and Bellevue Road warrants basic left / basic right turn treatments, which are satisfied by the arrangement
- There is a new 24-lot subdivision being constructed at 18 Marshfield Lane at the time of this report. The road and intersection infrastructure has been assessed as having adequate capacity to accommodate this as well as the proposed development, and is unlikely to have any significant impacts on the traffic operations of the existing road network.

1. INTRODUCTION

1.1. Project Outline

The development is a seven lot subdivision including installation of associated services, to support the existing dwelling with six additional vacant lots for future residential use.

1.2. Purpose and Scope

This Traffic Impact Assessment (TIA) has been commissioned by the applicant as part of the DA for the subject site and provides an assessment of the traffic implications of the proposed expansion on surrounding traffic, transport and local road infrastructure.

This TIA has been prepared in accordance with the relevant Australian Standards, the RTA Guide to Traffic Generating Developments (2002) and Mid-Western Regional Council's policies and plans.

2. EXISTING CONDITIONS

2.1. Location and Site

The subject site is Lot 2 DP 874808, commonly known as 17 Marshfield Lane, Mudgee. It is located on the eastern side of Marshfield Lane and the southern side of Bellevue Road, around 1.5km west of the Mudgee town centre. The site has an overall area of 1.016ha and is improved with an existing dwelling and associated structures.



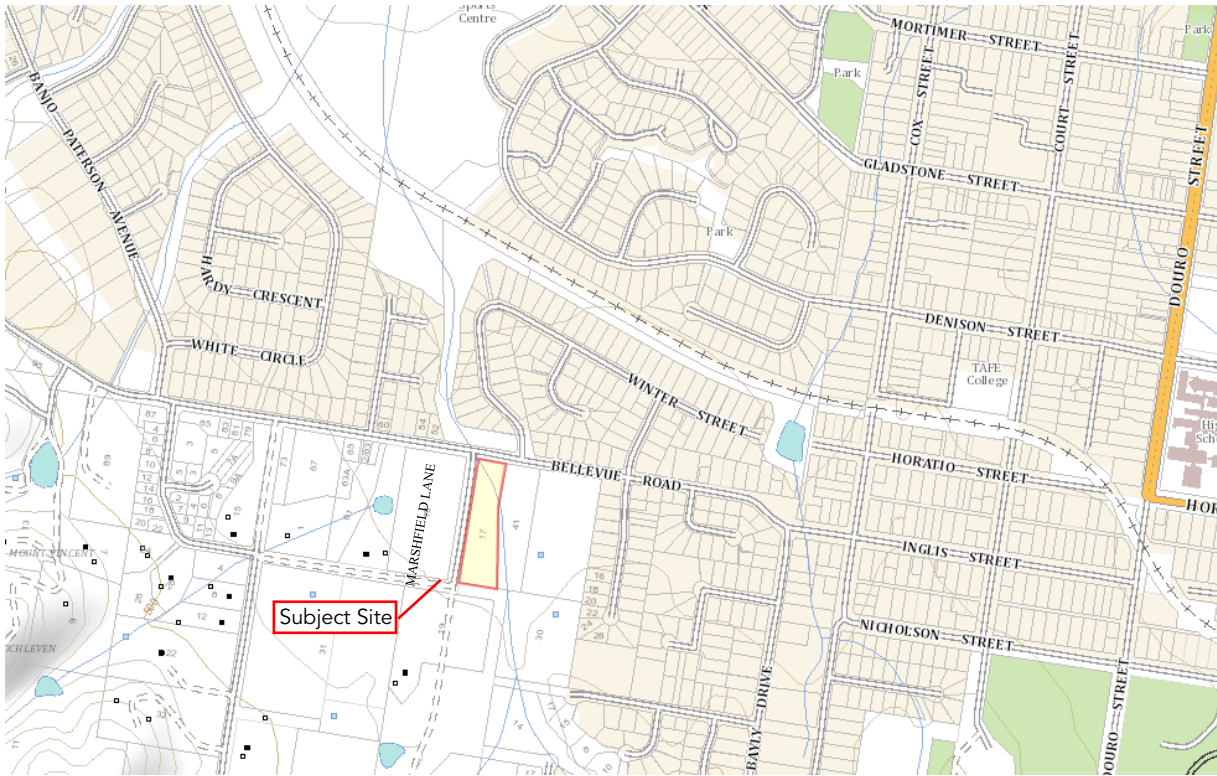
Source: SIX Maps e-Topo, NSW Spatial Information Exchange, 2021

Figure 1 – Site aerial photograph

2.2. Existing Traffic Hierarchy

The subject site has direct access to Marshfield Lane, a low-volume local access road. Marshfield Lane ends leads to Bellevue Road, a major collector road which runs east towards Douro Street and the Mudgee town Centre, and west toward Banjo Patterson Ave and eventually the Castlereagh Highway (B55).

The speed limit on Marshfield Lane and Bellevue Road is 50km/h.



Source: SIX Maps e-Topo, NSW Spatial Information Exchange, 2021

Figure 2 – Existing road hierarchy

2.3. Traffic Volumes

Traffic counts for Bellevue Road have been obtained from the Mudgee Township Traffic Management Study. The study provides daily traffic volumes for the existing case as at 2014, as well as a future projection for 2032. From these, the volumes for 2023 have been extrapolated.

Table 1 Summary of existing traffic volumes on Bellevue Road

Average Daily Traffic (vpd)			Peak Hourly Traffic (vph)
2014 ¹	2032 ¹	2023 ²	2023 ³
3,010	5,900	4,455	446

1. Volumes from Mudgee Township Traffic Management Study, Gennaoui Consulting on behalf of Mid-Western Regional Council, 2014

2. Extrapolated volume

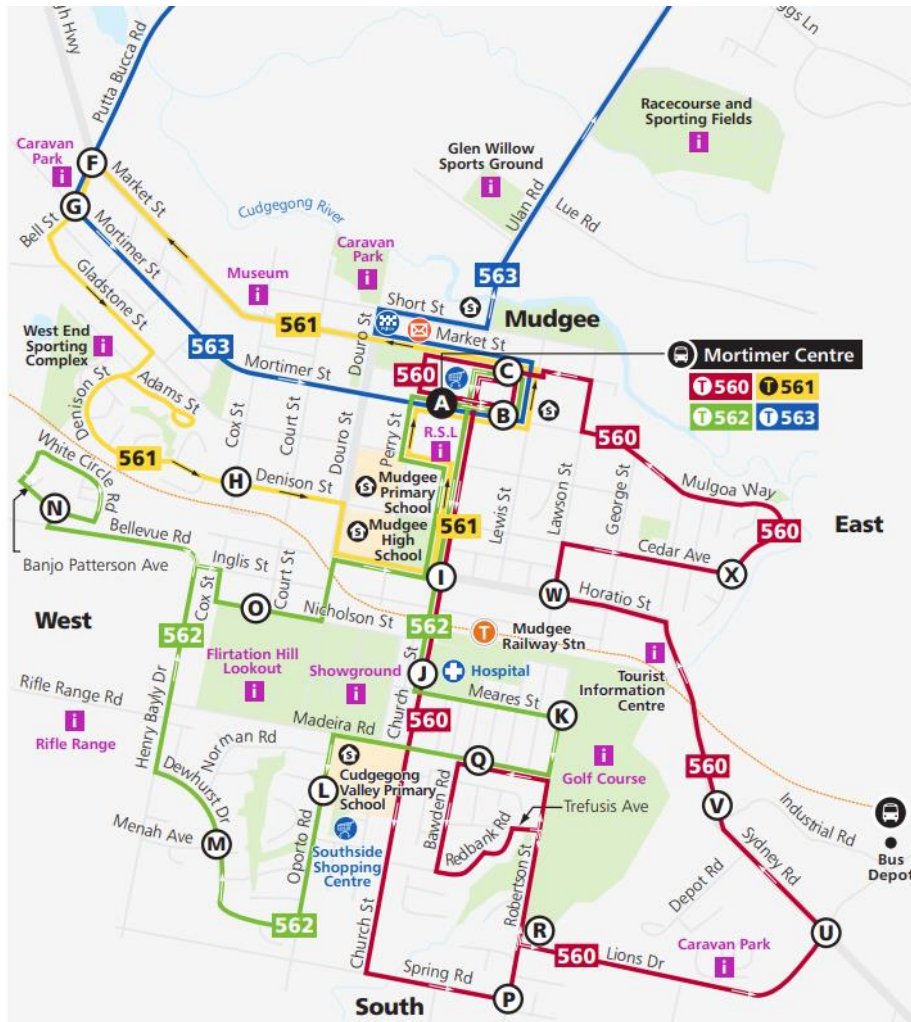
3. Estimate based on 10% of daily traffic

All vehicle rates shown are for movements in both directions.

Unfortunately, traffic counts for Marshfield Lane were not available at this time. The Lane services three residential properties, and traffic volumes can be conservatively estimated as 10 vpd per dwelling and 30vpd overall, with an hourly peak of 3vph.

2.4. Public Transport

Two regular bus routes utilise Bellevue Road, being the Mudgee Town Service South Loop (route 562 – four times per day) and the Mudgee South school bus route (MA01 – twice per day).



Source: Mudgee Interlink, Ogdens Coaches, 2021

Figure 3 – Mudgee bus routes

2.5. Traffic Safety

Traffic accident history of the area has been obtained from the TfNSW Centre for Road Safety. In the five years between 2017 and 2021, no crashes were recorded in the vicinity of the subject site.

Crashes Map - Mid-Western Regional



Source: Crash and Casualty Statistics, Centre for Road Safety, Transport for NSW, 2021

Figure 4 – Map of traffic accident history

3. PROPOSED DEVELOPMENT

The proposed development is a seven lot subdivision, comprising of the existing dwelling and six additional vacant lots for future residential development. Physical works will involve providing services to the proposed vacant lots.

3.1. Traffic Generation

Traffic generation rates for the six additional lots have been obtained from the Roads and Traffic Authority Guide to Traffic Generating Developments (2002).

Table 2 Traffic generation from proposed subdivision

Daily vehicle trips per dwelling ¹ (vpd)	9.0
Peak hour vehicle trips per dwelling ¹ (vph)	0.85
Number of new dwellings	6
Total daily vehicle trips (vpd)	54
Total peak hour vehicle trips (vph)	5
Existing Bellevue Road daily traffic (vpd)	4,455
Proposed Bellevue Road daily traffic (vpd)	4,509
Increase in daily traffic	1.2%
Existing Bellevue Road peak hour traffic (vph)	446
Proposed Bellevue Road peak hour traffic (vph)	451
Increase in peak hour traffic	1.1%

1. Guide to Traffic Generating Developments, Roads & Traffic Authority, 2002

3.2. Mid-Block Level of Service

The peak hourly flows for a mid-block road at various Levels of Service (LoS) are set out in Table 3 below.

Table 3 Urban road peak hour flows per direction

Level of Service	One Lane (vph)
A	200

B	380
C	600
D	900
E	1400

Source: Guide to Traffic Generating Developments, Roads & Traffic Authority, 2002

Marshfield Lane experiences minimal traffic flows, currently operates comfortably at a LoS A and will continue to do so following development.

Since a directional split of traffic on Bellevue Road is not available, it is conservatively assumed that 100% of peak hour traffic is travelling in the same direction. On this basis, Bellevue Road currently operates at an acceptable LoS C and will continue to do so following development.

No upgrades are required to Marshfield Lane or Bellevue Road.

3.3. Intersection Analysis

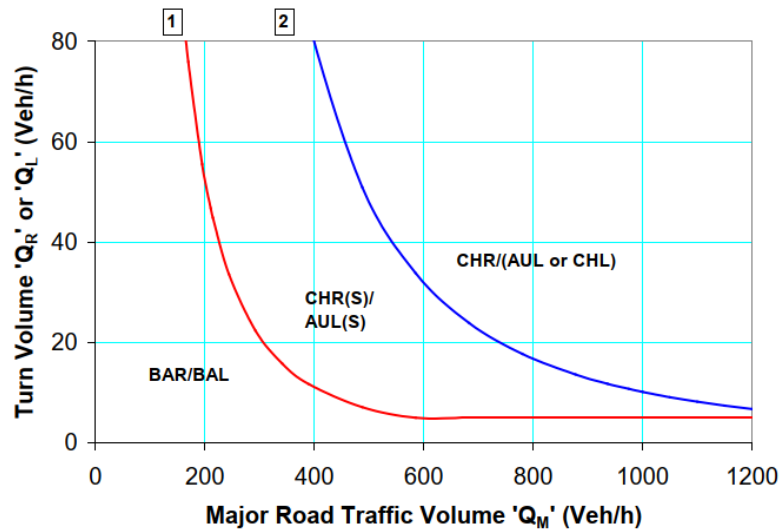
Turn warrants have been determined from the peak traffic flows summarised below:

Table 4 Proposed peak hour turning volumes

Intersection	Existing traffic eastbound ²	Existing traffic westbound ²	Proposed left turning traffic ³ (max)	Traffic volume parameter Q_{ML} ⁴	Proposed right turning traffic ³ (max)	Traffic volume parameter Q_{MR} ⁴
Marshfield Lane and Bellevue Road	223	223	7	223	1	450

1. All figures given in vehicles per hour (vph)
2. The case shown assumes existing traffic is split evenly in both directions, however the same recommendation applies to different traffic splits
3. Assumes 90% of traffic generated by the development is approaching from the east towards town
4. Traffic volume parameters Q_{ML} and Q_{MR} have been calculated as prescribed by the Guide to Road Design Part 4: Intersections and Crossings, Austroads, 2017, Figure A 11

From these volumes and the warrants illustrated in Figure 5 below, the appropriate turn treatment for the intersection is a Basic Right (BAR) / Basic Left (BAL) arrangement, which is satisfied by the existing intersection configuration.



(b) Design speed < 100 km/h

Source: Figure A 10, Guide to Road Design Part 4, Austroads, 2017

Figure 5 – Warrants for turn treatments at unsignalised intersections

With an estimated maximum of 8 vehicle movements per hour from the site, this equates to approximately one movement every 7.5 minutes. These turns will be easily accommodated within the gaps in traffic flow on Bellevue Road.

3.4. Cumulative Impacts

At the time of preparing this report, the opposite property 18 Marshfield Lane is in the process of being developed. It is understood that the works include a 24-lot subdivision, a new cul-de-sac perpendicular to Marshfield Lane and upgrades to the sections of Marshfield Lane and Bellevue Road abutting the lot.

Being that the subdivision consists of 24 lots including one existing dwelling, traffic generation associated with the development is estimated to be 20vph, giving:

Table 5 Cumulative peak hour traffic flows

Road	Existing peak hour traffic (vph)	Traffic generated by 18 Marshfield Lane (vph)	Traffic generated by this proposal (vph)	Total projected peak hour traffic (vph)	Level of Service
Marshfield Lane	3	20	5	28	A
Bellevue Road	446	20	5	471	C

Therefore, Marshfield Lane and Bellevue Road will continue to operate at their existing LoS without requirement for road upgrades.

Furthermore, the effects on the intersection of Marshfield Lane and Bellevue Road are as follows:

Table 6 Cumulative peak hour turning volumes

Intersection	Existing traffic eastbound	Existing traffic westbound	Proposed left turning traffic ¹ (max)	Traffic volume parameter Q_{ML}	Proposed right turning traffic ¹ (max)	Traffic volume parameter Q_{MR}
Marshfield Lane and Bellevue Road	223	223	22	223	3	450

1. Assumes 90% of traffic generated by both developments is approaching from the east towards town

From Figure 5, the appropriate turn treatment for the intersection remains a Basic Right (BAR) / Basic Left (BAL) arrangement, and is satisfied by the existing intersection configuration.

It can be concluded that the existing road infrastructure on Marshfield Lane, Bellevue Road and their intersection has sufficient capacity to accommodate the growth associated with both developments without detrimental impact to the traffic environment.

4. CONCLUSION

Barnson has been engaged by Leeroy Patsky to prepare a Traffic Impact assessment in support of a Development Application for a residential subdivision at Lot 2 DP 874808, also known as 17 Marshfield Lane, Mudgee, NSW 2850.

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Should you require any further information or clarification regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully

BARNSON PTY LTD



Eden Gliksman
B.Eng (Hons)
Civil Engineer

