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STATEMENT OF ENVIRONMENTAL EFFECTS

521 ULAN ROAD, EURUNDEREE NSW 2850
LOT 2 DP 618062

CHANGE OF USE FOR NEW CELLAR DOOR & DWELLING IN EXISTING SHED

PREPARED BY CAMERON ANDERSON ARCHITECTS

REVISION 02
AUGUST 2023

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REVISIONS:

REVISION	DATE	ISSUED FOR	ISSUED TO
01	24.08.2023	DEVELOPMENT APPLICATION	CLIENTS
02	25.08.2023	DEVELOPMENT APPLICATION	COUNCIL



01 INTRODUCTION

This report has been prepared for the submission of a Development Application with Mid-Western Regional Council (MWRC), in accordance with Council's Local Environmental Plan 2012 (LEP) & Development Control Plan 2013 (DCP). The site contains an existing framed shed which was fitout in 2009 for use as a Class 7b & is currently being used as a dwelling. The existing dwelling does not have approval. The Development Application is for:

- The retrospective approval for the dwelling within the existing shed; and
- Change of use for Cellar Door Premises

02 SUBJECT SITE

- 521 Ulan Road, Eurunderee NSW 2850
- Lot 2 DP 618062
- Local Government area of Mid-Western Regional Council
- The subject site is zoned RU4 Primary Production Small Lots
- The site area is approximately 10.07 hectares
- The minimum lot size is 12 hectares
- The proposed works are permissible with Development Consent
- The site contains an existing concrete shed, no change is proposed
- The site contains an existing framed shed which was fitout in 2009 for use as a Class 7b.
- A dwelling entitlement on the abovementioned land was confirmed by Council in a letter dated 27/06/2019 (refer [Appendix A](#))



Figure 01 – Subject Site



Existing Character & Surrounding Development

The existing sheds on the site are typical examples of farm construction. The existing shed to the west of the property is concrete blockwork with galvanised sheet metal roof. The other existing shed which contains an existing dwelling is galvanised sheet metal cladding which has patinaed with a sheet metal roof. Adjoining lots are typically farming & residential properties.



Figures 02 & 03 – Existing Conditions, Sheds (Source: McGrath Real Estate)

03 SUMMARY OF DEVELOPMENT PROPOSAL

The proposed development includes the retrospective approval for the dwelling within the existing shed & a change of use for Cellar Door Premises.

Consultation

This development application has been prepared following input from Council through a pre-DA meeting on the 21st July 2023. The views of Council Officers have been considered as indicated in the following responses to matters raised:

Council's Pre DA Comments	Response
<p>Parking – There is no specific car parking rate for Cellar Door Premises contained within Council's DCP. It is intended to limit the number of people to 20. The cellar door premises will be run by the owners only, with no additional staff. Council advises that you may assume there are 1.5 people per car. One disabled parking space will be required.</p>	<p>Complete, proposed parking shown on DA02 Site Plan:</p> <p>Cellar Door</p> <ul style="list-style-type: none">• 2x staff members do not require car spaces as they will be living on site.• 18 patrons require 12 spaces (at rate of 1.5 people per car). 9 of these to be formal spaces, with additional overflow parking available on adjacent grass• 1x DDA parking space provided <p>Dwelling:</p> <ul style="list-style-type: none">• 2 spaces provided, within the shared car park with cellar door premises.
<p>Development Application – The following information will need to be submitted with the development application:</p>	<p>Complete, to be uploaded as part of Development Application</p>



<ul style="list-style-type: none"> • A site plan, floor plan/s and elevations; • A Statement of Environmental Effects; • A BASIX certificate; and • Fire Safety Measures. 	
<p>Signage – The following DCP requirements relate to signs in rural areas:</p> <ul style="list-style-type: none"> • Advertising signs must describe premises and be located on private land, not in the road reserve. • Maximum of one sign only per site. • Maximum height of 2.5m. • Maximum area 2m². • Made of non-reflective material. • Must be free-standing post sign. • Must be set back 3m if located on a corner or intersection of a road. • Not illuminated. 	Proposed signage is Tourist Signage (Cellar Door) as outlined under Table 4A, Item 4.4
<p>Mudgee Airport – The subject site is within the vicinity of the Airport Obstacle Limitation Surface (OLS). The subject site is approximately 486m AHD at its highest point. The Airport OLS above this point is 511.5m AHD. This means there is at least 25.5m clearance between the ground and the Airport OLS.</p>	Note only.
<p>Removal of trees in road reserve – A question was asked about removing or lopping trees within the road reserve, to improve sight distances along the road at the access into the property. Council's Development Engineer advised that any removal or lopping of trees will require a Section 138 approval for works within the road reserve. Prior to submitting the application, the owners should arrange for one of Council's Parks and Recreation officers to visit the site to determine whether the trees are threatened species or otherwise warrant preservation. This site visit may be arranged by contacting Peter Raines on (02) 6378 2850.</p>	Complete – site visit complete & tree removal approval letter received from Katie Larimar, MWRC, dated 21/07/2023
<p>Contamination – The development application for the retrospective approval of the existing dwelling the conversion of part of the building to a cellar door premises will need to be accompanied by a Contamination Report.</p>	Complete, Contamination Report is included in DA

Hours of Operation

The proposed hours of operation are as follows;

- Monday – Thursday: Closed
- Friday, Saturday, & Sunday: 10am – 5pm
- Public Holidays: 10am – 5pm



Site Suitability

The proposed subject site is identified as RU4 (Primary Production Small Lots). The adjoining lots are similarly zoned RU4. The site is 10.07 hectares in area & is considered suitable for the dwelling & cellar door premises contained within the existing shed.



Figure 04 – Existing Site Photos

Loss of Vegetation & Landscaping

The site of the existing shed contains an established garden surrounding the building & mature planting along the north & western boundaries of the site, screening the building from the neighbouring dwelling to the north. The proposed change of use will not result in loss of vegetation.

The property is located on MWRC's 'Sensitivity Biodiversity Map' & the NSW 'Biodiversity Values Map', however, the area of the existing shed is not mapped (refer [Appendix B](#)). Proposed parking area is to be setout on site to avoid any Biodiversity mapped area.

Vehicular Access & Parking

The existing all weather driveway will be extended to provide vehicular access to the proposed parking area. No change is proposed to the existing site access arrangements, being from Ulan Road. The proposal includes off street car parking for the Cellar Door premises. Car spaces have been provided for 11 vehicles, including one DDA car space & there is provision for informal overflow parking on an adjoining grassed area.

Privacy and Overshadowing

The existing shed is located on a rural lot with an area of 10.07 hectares. The building does not overshadow the neighbouring lot. Nor is there any loss of views or overlooking resulting from the change of use for the dwelling or Cellar Door premises.

General Site

The dwelling & Cellar Door premises will utilise the following:

- Existing connection to electrical infrastructure;
- Existing septic system;
- Existing water tanks to collect stormwater.

Heritage Conservation

The site of the development is not within a Heritage Conservation area & does not contain a heritage item.

Materials & Finishes

The existing external materials & finishes are consistent with the farm buildings within the surrounding context. No change is proposed to external finishes.



Figure 05 – Existing Shed (Source: McGrath Real Estate)

Building Setbacks

As Ulan Rd is a classified road, the existing shed dwelling does not meet the minimum setbacks outlined in the MWRC DCP. A variation is proposed to the DCP in **Table 4C** below.



04 PLANNING SUMMARIES

TABLE 4A MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5		
CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		CELLAR DOOR PREMISES
PART 4.4 SIGNAGE		
TYPES	POLE OR PYLON SIGNS: A SIGN MOUNTED ON A SINGLE POLE INDEPENDENT OF ANY BUILDING OR OTHER STRUCTURE.	Y
RURAL AREAS	THE FOLLOWING CRITERIA MUST BE MET FOR BUSINESSES IN RURAL AREAS AND INCLUDES SIGNS RELATING TO LANDCARE AND COMMUNITY PROJECTS	N/A - TOURIST SIGNAGE PROPOSED
TOURIST SIGNAGE - IDENTIFICATION SIGNS	TOURIST RELATED DEVELOPMENT INCLUDES WINERY AND CELLAR DOOR FACILITIES, RESTAURANTS, ACCOMMODATION AND OTHER BUSINESSES CATERING FOR TOURISTS	Y - CELLAR DOOR FACILITY
	THESE ARE POST SUPPORTED OR WALL STRUCTURES LOCATED AT THE FRONT OF THE SITE WITH THE EXPRESS PURPOSE OF IDENTIFYING THE BUSINESS OR FACILITY TO THE TRAVELLING PUBLIC.	Y
	(A) POST SUPPORTED STRUCTURES MAX. HEIGHT OF 3M ABOVE GROUND LEVEL OR AN ADVERTISING AREA OF MORE THAN 3M ² WITH TYPICAL DIMENSIONS BEING 1.2M X 2.5M.	Y
	(B) IDENTIFICATION SIGNS MUST RELATE TO A LAWFUL OR APPROVED USE OF THE LAND AND BE LOCATED ON PRIVATE LAND, NOT IN THE ROAD RESERVE.	Y
	(C) THE SIZE, COLOUR AND SHAPE OF THE SIGNS WILL GENERALLY BE LEFT TO THE DISCRETION OF THE BUSINESS BUT SHOULD NOT INCLUDE THE USE OF BRIGHT OR FLUORESCENT COLOURS OR HIGHLY REFLECTIVE OR ILLUMINATED MATERIALS.	Y
	(D) EACH PROPERTY SHALL BE ALLOWED TWO IDENTIFICATION SIGNS (WHICH MAY BE DOUBLE SIDED). IN CIRCUMSTANCES WHEN THE PROPERTY HAS TWO ROAD FRONTAGES COUNCIL WILL CONSIDER A THIRD SIGN ON THE SECONDARY FRONTAGE WHERE THAT FRONTAGE HAS A MINIMUM OF 250M.	Y - TWO IDENTIFICATION SIGNS PROPOSED, SHOWN ON SITE PLANS
	(E) IN CIRCUMSTANCES WHERE THERE ARE TWO OR MORE BUSINESSES OPERATING FROM A SITE, COUNCIL WILL CONSIDER INCREASING THE MAXIMUM SIGN FACE AREA FROM 3M ² TO 4M ² .	N/A
ENTRANCE SIGNS	SIGNS INCORPORATED INTO THE PRIMARY ENTRANCE OF THE SITE AND MAY INCLUDE FENCING OR WALLS. ADVERTISING INCORPORATED INTO THE ENTRANCE STRUCTURE IS RESTRICTED TO THE NAME OF THE PREMISES. IN CIRCUMSTANCES WHERE THE BUSINESS OPERATES AFTER SUNSET, COUNCIL WILL CONSIDER LOW INTENSITY EXTERNAL ILLUMINATION OF ENTRANCE SIGNAGE.	Y
VINEYARD IDENTIFICATION SIGNS	THESE SIGNS CAN BE ERECTED WHEN THE VINEYARD NAME HAS BEEN USED ON A WINE BOTTLE LABEL. THE MAXIMUM DIMENSION OF SUCH SIGNS SHALL BE 3.0M ² . THEY SHALL CONTAIN ONLY THE COMPANY AND VINEYARD NAME AND THE DESIGN OF THE SIGN FACE SHOULD REFLECT THE DESIGN ON THE BOTTLE LABEL.	N/A
INTERNAL SIGNAGE	THIS INCLUDES SIGNS THAT DIRECT VISITORS WITHIN THE SITE AND INCLUDE ENTRY/EXIT SIGNS, TOILET AND PARKING FACILITIES, PICNIC AREAS AND THE LIKE. THESE SIGNS ONLY REQUIRE APPROVAL IF THEY CAN BE VIEWED FROM A PUBLIC ROAD.	Y - ANY INTERNAL SIGNS TO BE NOT VISIBLE FROM PUBLIC ROAD
LARGE SCALE TOURIST DEVELOPMENT	-	N/A
PART 4.5 COMMERCIAL DEVELOPMENT		
BUILDING SETBACKS	(A) NO MINIMUM FRONT SETBACKS APPLY.	Y
	(B) SIDE AND REAR MUST COMPLY WITH BUILDING CODE OF AUSTRALIA (BCA)	Y
SIGNAGE	REFER SECTION 4.4 SIGNS	-
DESIGN	(A) THE LEP INCLUDES PROVISIONS RELATING TO ACTIVE STREET FRONTAGES. ALL PREMISES ON THE GROUND LEVEL OF A BUILDING FACING THE STREET ARE USED FOR THE PURPOSES OF BUSINESS PREMISES OR RETAIL PREMISES.	N/A
	(B) ALL PREMISES ON THE GROUND LEVEL OF A BUILDING FACING THE STREET SHALL BE COMPRISED OF WINDOWS AND DOORS TO ENCOURAGE THE INTERACTION BETWEEN PEDESTRIANS AND THE RETAIL SPACE	N/A
	(C) BUILDING FACADES SHALL BE ARTICULATED BY USE OF COLOUR, ARRANGEMENT OF ELEMENTS OR BY VARYING MATERIALS	N/A - EXISTING BUILDING
	(D) CONSIDER ELEMENTS WITHIN ESTABLISHED HERITAGE BUILDINGS AND HOW ITS APPLICATION MAY BE APPLIED TO NEW DEVELOPMENT	N/A - NOT A HERITAGE ITEM
	(E) CONSIDER THE PATTERN OF BUILT FORM, SCALE, USE OF VERANDAHS, FENESTRATION, COLOUR AND MATERIALS.	N/A - EXISTING BUILDING
	(F) DESIGN OF NEW DEVELOPMENT SHOULD SEEK TO BE SYMPATHETIC TO HERITAGE ITEMS NOT REPRODUCE THEM.	N/A - NOT A HERITAGE ITEM
	(G) PLANS MUST INCLUDE DETAILS OF ALL EXTERNAL INFRASTRUCTURE (AIR	Y - ANY NEW PLANT TO NOT BE



TABLE 4A MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		CELLAR DOOR PREMISES
	CONDITIONING DUCTS, PLANT ROOMS) AND HOW IT WILL BE SCREEN FROM VIEW FORM A PUBLIC ROAD.	VISIBLE FROM ULAN RD
	(H) DEVELOPMENT ON A CORNER MUST INCLUDE ARCHITECTURAL FEATURES TO ADDRESS BOTH FRONTAGES.	N/A
	(I) WHERE THE DEVELOPMENT WILL ADJOIN THE RESIDENTIAL, VILLAGE AND MIXED USE ZONES, SUFFICIENT SETBACKS IN THE FORM OF LANDSCAPE BUFFERS AND ACCESS WAYS SHOULD BE INCORPORATED.	Y – EXISTING MATURE PLANTING BETWEEN SHED & NEIGHBOURING RESIDENCE
SCALE FORM & HEIGHT	(A) THE LEP CONTROLS THE HEIGHT OF BUILDINGS TO A MAXIMUM OF 8.5M	Y
	(B) CONSISTENT WITH THE EXISTING HERITAGE CHARACTER OF THE TOWN CENTRES OF GULGONG, MUDGEES AND RYLSTONE.	N/A
	(C) GULGONG HAS A BUILDING HEIGHT LIMIT TO A MAXIMUM OF 5M	N/A
MORTIMER & CHURCH STREET MUDGEES	–	N/A
ARTICULATION & FACADE COMPOSITION	–	N/A – EXISTING BUILDING
POST SUPPORTED VERANDAHS & BALCONIES	–	N/A – EXISTING BUILDING
RESIDENTIAL–COMMERCIAL INTERFACE	–	N/A
UTILITIES & SERVICES	(A) DOCUMENTATION TO DEMONSTRATE THAT THE DEVELOPMENT IS ABLE TO BE SERVICES WITH WATER, SEWER AND DRAINAGE AND ADEQUATE PROVISION HAS BEEN MADE FOR HANDLING AND DISPOSAL OF SOLID WASTE	Y – CONNECTION TO EXISTING SERVICES
	(B) TRADE WASTE APPLICATION IS REQUIRED WHERE LIQUID WASTE (OTHER THAN WATER FROM WASH BASINS, TOILET OR BATHROOMS) WILL BE DISCHARGED INTO COUNCIL'S SEWERAGE SYSTEM.	N/A – NO TRADE WASTE PROPOSED
	(C) BUILDING AND STRUCTURES ARE TO BE LOCATED CLEAR OF INFRASTRUCTURE	Y – EXISTING BUILDING
	(D) FOR NEW SEWER MAINS STRUCTURES ARE TO BE LOCATED 1M PLUS THE EQUIVALENT INVERTED DEPTH, WHICHEVER IS GREATER) OF THE CENTRELINE OF THE MAIN.	N/A – NO NEW SEWER MAINS
TRAFFIC & ACCESS	(A) ALL VEHICLES MUST BE ABLE TO ENTER AND EXIT THE SITE IN A FORWARD DIRECTION	Y
	(B) ALL VEHICLE MOVEMENT PATHS ARE TO BE SEALED	N – EXISTING UNSEALED, ALL-WEATHER DRIVEWAY TO BE RETAINED & EXTENDED TO NEW PARKING AREA
	(C) DRIVEWAYS MUST COMPLY WITH AUSTRALIAN STANDARD AS 2890.1 PARKING FACILITIES	Y
	(D) FOR NEW COMMERCIAL DEVELOPMENT ALL LOADING FACILITIES ARE TO BE LOCATED WITHIN THE SITE WITH NO LOADING TO OCCUR FROM THE PUBLIC ROAD SYSTEM.	Y – ANY LOADING FROM NEW PARKING AREA, NO LOADING FROM ULAN RD
	(E) ALL LOADING FACILITIES SHALL BE DESIGNED TO COMPLYING WITH AUSTRALIAN STANDARDS.	Y – AS ABOVE
	(F) WHERE THE TRUCK DELIVERY PATHS EXTEND THROUGH CAR PARKING AREAS DUE CONSIDERATION SHOULD BE GIVEN TO THE SEPARATION OF TRUCK, PEDESTRIAN AND CAR TRAFFIC. WHERE SEPARATION CANNOT BE ACHIEVED THEN THE APPLICATION IT TO ADDRESS TRAFFIC FLOW AND SAFETY ISSUES.	Y
PEDESTRIAN ACCESS	(A) MAINTAIN EXISTING COVERED PEDESTRIAN ACCESS WITHIN THE TOWN CENTRES	N/A
	(B) CONVENIENT AND SAFE ACCESS THROUGH PARKING AREAS	Y
	(C) CONVENIENT AND SAFE DISABLED ACCESS THROUGH PARKING AREAS AND WHERE RELEVANT FOCUS ON IMPROVING LINKS WITH THE EXISTING RETAIL AREAS.	Y
PARKING	REFER SPECIFIC PROVISIONS RELATING TO PARKING SECTION 1.3.	–
LANDSCAPING	(A) LANDSCAPED AREAS WITHIN THE CAR PARKS SHOULD BE PROVIDED INCORPORATING THE USE OF CANOPY TREES AND BUFFER PLANTING TO RESIDENTIAL BOUNDARIES.	Y – EXISTING LANDSCAPING
	(B) LANDSCAPING TO COMPRISE LOW MAINTENANCE, DROUGHT AND FROST TOLERANT SPECIES	Y



TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES	
		CELLAR DOOR PREMISES	DWELLING
PART 5 – DEVELOPMENT STANDARDS			
5.1 CAR PARKING	2 SPACES PER DWELLING – 1 SPACE TO BE A GARAGE, 1 SPACE MAY BE PROVIDED IN A STACKED ARRANGEMENT IN FRONT OF THE GARAGE PROVIDED THAT THE SPACE IS CONTAINED WHOLLY WITHIN THE SITE	–	N – 2 SPACES PROVIDED, WITHIN THE SHARED CAR PARK WITH CELLAR DOOR PREMISES. BOTH SPACES ARE NOT UNDERCOVER THEREFORE A VARIATION IS PROPOSED TO THE DCP IN TABLE 4C BELOW.
	PRE-LODGEEMENT MEETING MINUTES 21/7: <i>THERE IS NO SPECIFIC CAR PARKING RATE FOR CELLAR DOOR PREMISES CONTAINED WITHIN COUNCIL'S DCP. IT IS INTENDED TO LIMIT THE NUMBER OF PEOPLE TO 20. THE CELLAR DOOR PREMISES WILL BE RUN BY THE OWNERS ONLY, WITH NO ADDITIONAL STAFF. COUNCIL ADVISES THAT YOU MAY ASSUME THERE ARE 1.5 PEOPLE PER CAR. ONE DISABLED PARKING SPACE WILL BE REQUIRED.</i>	Y – 9 SPACES PROVIDED. 2x STAFF MEMBERS DO NOT REQUIRE CAR SPACES AS THEY WILL BE LIVING ON SITE. 18 PATRONS REQUIRE 12 SPACES. 9 OF THESE TO BE FORMAL SPACES, WITH ADDITIONAL OVERFLOW PARKING AVAILABLE ON ADJACENT GRASS	–
	HOURS OF OPERATION (PARKING)	N/A	–
	CHANGE OF USE	N/A – PARKING REQUIREMENTS CALCULATED ABOVE	–
	CAR PARKING CREDITS	N/A	–
	HERITAGE INCENTIVE	N/A	–
	LANDSCAPING	Y – EXISTING TREES ADJACENT TO PROPOSED PARKING AREA	–
5.2 FLOODING	FLOODING	N/A – SITE NOT IDENTIFIED AS FLOOD PRONE LAND	AS NOTED ADJACENT
5.3 STORMWATER MANAGEMENT (53)	PERFORMANCE TARGETS (DWELLING): I. BASIX	–	Y
	II. QUANTITY MANAGEMENT DURING OPERATION	–	Y
	III. QUALITY MANAGEMENT DURING CONSTRUCTION	–	Y
	PERFORMANCE TARGETS (COMMERCIAL): I. QUALITY MANAGEMENT DURING CONSTRUCTION	N/A – EXISTING BUILDING, INTERNAL ALTERATIONS & CHANGE OF USE ONLY	–
	II. QUALITY MANAGEMENT DURING OPERATION	N/A – AS ABOVE	–
	III. WATER CONSERVATION	N/A – AS ABOVE	–
	IV. SALINITY PREVENTION (WHERE APPLICABLE)	N/A – EXISTING BUILDING	–
5.4 ENVIRONMENTAL CONTROLS	PROTECTION OF ABORIGINAL ARCHAEOLOGICAL ITEMS	N/A – EXISTING BUILDING & CHANGE OF USE ONLY. NO ABORIGINAL ARCHAEOLOGICAL ITEMS HAVE BEEN IDENTIFIED ON THE SITE.	AS NOTED ADJACENT



TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES	
		CELLAR DOOR PREMISES	DWELLING
	BUSHFIRE MANAGEMENT	N/A – SITE IS NOT IDENTIFIED AS BUSH FIRE PRONE	AS NOTED ADJACENT
	RIPARIAN AND DRAINAGE LINE ENVIRONMENTS	N/A	AS NOTED ADJACENT
	POLLUTION AND WASTE MANAGEMENT	Y – CHANGE OF USE UNLIKELY TO HAVE NEGATIVE ENVIRONMENTAL IMPACTS ON ADJOINING PROPERTIES, STORMWATER OR SEWERAGE SYSTEMS OR WATERWAYS	Y – EXISTING DWELLING, NO CHANGE TO CURRENT WASTE MANAGEMENT
	THREATENED SPECIES AND VEGETATION MANAGEMENT	N/A – NO LOSS OF VEGETATION AS PART OF THE PROPOSED CHANGE OF USE. PROPOSAL IS NOT LIKELY TO DETRIMENTALLY AFFECT NATIVE FLORA AND FAUNA.	AS NOTED ADJACENT
	BUILDING IN SALINE ENVIRONMENTS	N/A – NOT IDENTIFIED	AS NOTED ADJACENT
	HOUSE SLABS AND FOOTINGS	N/A – EXISTING BUILDING	AS NOTED ADJACENT
	BRICKWORK	N/A – NO BRICKWORK PROPOSED	AS NOTED ADJACENT
	ALL BUILDINGS: 1. ONCE INSTALLED THE DAMP PROOF COURSE OR THE VAPOUR BARRIER MUST NOT BE BREACHED BY ANY LATER WORKS OR ADDITIONS SUCH AS; STEPS, VERANDAS, WALLS, RENDERING, BAGGING, POINTING, PAVING OR LANDSCAPING. 2. APPROPRIATE SUB-SOIL DRAINAGE MUST BE INSTALLED FOR ALL SLABS, FOOTINGS, RETAINING WALLS AND DRIVEWAYS; 3. THE DWELLING MUST BE DESIGNED TO SUIT THE SITES EXISTING TOPOGRAPHY AND ANY CUT AND FILL REQUIRED MUST NOT EXCEED 1000 MM IN TOTAL.	N/A – EXISTING BUILDING. STRUCTURAL ADEQUACY REPORT HAS BEEN PREPARED. NO NEW CUT & FILL	AS NOTED ADJACENT
	ALTERATIONS AND ADDITIONS	Y – DETAILS TO BE PROVIDED AT CC	AS NOTED ADJACENT

TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSE	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES
		DWELLING
PART 6 DEVELOPMENT IN RURAL AREAS		
6.1 DWELLINGS		
-	THERE ARE PROVISIONS WITHIN THE LEP THAT PRESCRIBE CIRCUMSTANCES FOR THE ERECTION OF DWELLINGS ON RURAL LAND. THESE CONTROLS RELATE TO RURAL ZONED (RU1, RU3, RU4, RU5) LAND AND LARGE LOT RESIDENTIAL (R5) ZONED LAND.	Y – RU4



TABLE 4a MWRC DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 5

CLAUSe	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES	
		DWELLING	
PRIMARY PRODUCTION SMALL LOTS	DWELLINGS ON LAND WITHIN THE PRIMARY PRODUCTION SMALL LOTS ZONE WILL ONLY BE APPROVED WHERE IT CAN BE DEMONSTRATED THAT THE DWELLING IS REQUIRED TO SUPPORT THE AGRICULTURAL USE OF THE LAND.	Y – EXISTING VINEYARD	
RYLSTONE LGA	–	N/A	
SERVICES	WHERE THE DWELLING WILL BE ERECTED ON A LOT THAT IS WITHIN 500M OF AN R1 GENERAL RESIDENTIAL OR R2 LOW DENSITY RESIDENTIAL ZONE	N/A	
DWELLINGS ADJACENT TO VILLAGE ZONES	CONSIDERATION WILL BE GIVEN TO APPLICATIONS FOR THE ERECTION OF DWELLINGS ON EXISTING LOTS WITHIN 500M OF AN RU5 VILLAGE ZONE	N/A	
BUILDING SETBACKS	RU1, RU4 AND R5 GREATER THAN 5HA. IN AREA:		
	STREET	60M	Y
	SIDE/REAR	20M	N – VARIATION PROPOSED TO DCP SETBACK REQUIREMENTS, REFER TO DCP VARIATION TABLE 4C BELOW
	SECONDARY FRONTAGE CORNER LOTS	15M	N/A
	WHERE THE LOT IS LOCATED A CLASSIFIED ROAD SUCH AS ULAN OR COPE ROAD THE FRONT SETBACK IS 100M AND SIDE AND REAR SETBACK IS 20 METRES		N – VARIATION PROPOSED TO DCP SETBACK REQUIREMENTS, REFER TO DCP VARIATION TABLE 4C BELOW
OUTBUILDINGS AND FARM BUILDINGS	OUTBUILDINGS INCLUDING A FARM BUILDING MUST NOT NEGATIVELY AFFECT THE AMENITY OF THE STREETScape OR ADJOINING PROPERTIES.	N/A	

TABLE 4B MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012

CL.	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES	
		CELLAR DOOR PREMISES	DWELLING
PART 2 – PERMITTED OR PROHIBITED DEVELOPMENT			
2.1	LAND USE ZONES	Y – SITE IS ZONED RU4 PRIMARY PRODUCTION SMALL LOTS. CELLAR DOOR PREMISES ARE PERMITTED WITH CONSENT	Y – DWELLING HOUSES ARE PERMITTED WITH CONSENT
2.3	ZONE OBJECTIVES & LAND USE TABLE <ul style="list-style-type: none"> TO ENABLE SUSTAINABLE PRIMARY INDUSTRY AND OTHER COMPATIBLE LAND USES. TO ENCOURAGE AND PROMOTE DIVERSITY AND EMPLOYMENT OPPORTUNITIES IN RELATION TO PRIMARY INDUSTRY ENTERPRISES, PARTICULARLY THOSE THAT REQUIRE SMALLER LOTS OR THAT ARE MORE INTENSIVE IN NATURE. TO MINIMISE CONFLICT BETWEEN LAND USES WITHIN THIS ZONE AND LAND USES WITHIN ADJOINING ZONES. TO ENSURE THAT LAND IS AVAILABLE FOR INTENSIVE PLANT AGRICULTURE. TO ENCOURAGE DIVERSITY AND PROMOTE EMPLOYMENT OPPORTUNITIES RELATED TO PRIMARY INDUSTRY ENTERPRISES, PARTICULARLY THOSE THAT REQUIRE SMALLER HOLDINGS OR ARE MORE INTENSIVE IN NATURE. 	Y	Y
PART 4 PRINCIPAL DEVELOPMENT STANDARDS			



TABLE 4B MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012

CL.	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES	
		CELLAR DOOR PREMISES	DWELLING
4.1	MINIMUM SUBDIVISION LOT SIZE	N/A – NO SUBDIVISION	AS NOTED ADJACENT
4.2	RURAL SUBDIVISION	N/A – NO SUBDIVISION	N/A
4.2A	ERECTION OF DWELLING HOUSES AND DUAL OCCUPANCIES ON LAND IN CERTAIN ZONES (2) THIS CLAUSE APPLIES TO LAND IN THE FOLLOWING ZONES– (B) ZONE RU4 PRIMARY PRODUCTION SMALL LOTS	–	Y – RU4 ZONE
	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	–	N – EXISTING LOT SIZE DOES NOT MINIMUM LOT SIZE SHOWN ON THE LOT SIZE MAP, 12Ha. REFER TO APPENDIX A DWELLING ENTITLEMENT LETTER
	(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	–	Y – AS CONFIRMED BY COUNCIL 27/06/2018, REFER TO APPENDIX A DWELLING ENTITLEMENT LETTER
4.2B	DWELLING HOUSES ON LAND IN ZONE RU4 PRIMARY PRODUCTION SMALL LOTS (2) DEVELOPMENT CONSENT MUST NOT BE GRANTED FOR THE ERECTION OF A DWELLING HOUSE ON LAND IN ZONE RU4 PRIMARY PRODUCTION SMALL LOTS UNLESS THE CONSENT AUTHORITY IS SATISFIED THAT– (A) THE LAND IS BEING USED, OR IS INTENDED TO BE USED, FOR THE PURPOSE OF INTENSIVE PLANT AGRICULTURE, AND (B) THE DWELLING HOUSE WILL BE REQUIRED TO SUPPORT THE CARRYING OUT OF THE INTENSIVE PLANT AGRICULTURE OR THE IRRIGATION OF PASTURE AND FODDER CROPS, AND (C) THE DWELLING HOUSE IS NOT LIKELY TO CAUSE ANY LAND USE CONFLICT WITH EXISTING AGRICULTURAL USES BEING UNDERTAKEN ON NEIGHBOURING PROPERTIES IN THE ZONE, AND (D) SERVICES FOR THE SUPPLY OF WATER AND ELECTRICITY TO SUPPORT THAT AGRICULTURAL USE ARE AVAILABLE OR ADEQUATE ARRANGEMENTS HAVE BEEN MADE TO MAKE THEM AVAILABLE WHEN REQUIRED.	–	A) Y – EXISTING VINEYARD B) Y C) Y D) Y
4.3	HEIGHT OF BUILDINGS – THE HEIGHT OF A BUILDING ON ANY LAND IS NOT TO EXCEED THE MAXIMUM HEIGHT SHOWN FOR THE LAND ON THE HEIGHT OF BUILDINGS MAP.	N/A – SITE NOT INCLUDED ON 'HEIGHT OF BUILDINGS MAP'	AS NOTED ADJACENT
4.4	FLOOR SPACE RATIO – NOT ADOPTED	–	–
4.6	EXCEPTIONS TO DEVELOPMENT STANDARDS	Y – VARIATION PROPOSED TO DCP SETBACK REQUIREMENTS, REFER TO DCP VARIATION TABLE 4C BELOW	AS NOTED ADJACENT
PART 5 – MISCELLANEOUS PROVISIONS			
5.1	RELEVANT ACQUISITION AUTHORITY	N/A	AS NOTED ADJACENT
5.2	CLASSIFICATION AND RECLASSIFICATION OF PUBLIC LAND	N/A	AS NOTED ADJACENT
5.3	DEVELOPMENT NEAR ZONE BOUNDARIES	N/A	AS NOTED ADJACENT
5.4	MISCELLANEOUS PERMISSIBLE USES	N/A	AS NOTED ADJACENT



TABLE 4B MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012

CL.	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES	
		CELLAR DOOR PREMISES	DWELLING
5.5	CONTROLS RELATING TO SECONDARY DWELLINGS ON LAND IN A RURAL ZONE	N/A	AS NOTED ADJACENT
5.6	ARCHITECTURAL ROOF FEATURES – NOT ADOPTED	–	–
5.7	DEVELOPMENT BELOW MEAN HIGH WATER MARK – NOT APPLICABLE	–	–
5.8	CONVERSION OF FIRE ALARMS	Y	Y – AS NOTED ON DA01, EXISTING ALARMS TO BE REVIEWED OR REPLACED IN COMPLIANCE WITH NCC
5.9	DWELLING HOUSE OR SECONDARY DWELLING AFFECTED BY NATURAL DISASTER – NOT ADOPTED	–	–
5.10	HERITAGE CONSERVATION	N/A	N/A
5.21	FLOOD PLANNING	N/A – SITE NOT IDENTIFIED AS FLOOD PRONE LAND	AS NOTED ADJACENT
PART 6 – ADDITIONAL LOCAL PROVISIONS			
6.1	SALINITY	N/A – CHANGE OF USE WITHIN EXISTING BUILDING ONLY	AS NOTED ADJACENT
6.3	EARTHWORKS	N/A – CHANGE OF USE WITHIN EXISTING BUILDING ONLY	AS NOTED ADJACENT
6.4	GROUNDWATER VULNERABILITY	Y – LAND IS IDENTIFIED AS ‘GROUNDWATER VULNERABLE’. GROUNDWATER CONTAMINATION NOT LIKELY FROM THE CHANGE OF USE TO A CELLAR DOOR. EXISTING BUILDING WILL NOT IMPACT GROUNDWATER DEPENDENT ECOSYSTEMS.	AS NOTED ADJACENT
6.5	TERRESTRIAL BIODIVERSITY	Y – PROPERTY IS LOCATED ON ‘SENSITIVITY BIODIVERSITY MAP’. AREA OF THE EXISTING BUILDING IS NOT MAPPED (REFER APPENDIX B). NO LOSS OF VEGETATION AS PART OF THE PROPOSED CHANGE OF USE. PROPOSAL IS NOT LIKELY TO DETRIMENTALLY AFFECT NATIVE FLORA AND FAUNA.	AS NOTED ADJACENT
6.6	LOCATION OF SEX SERVICES PREMISES	N/A	AS NOTED ADJACENT
6.7	ACTIVE STREET FRONTAGES	N/A	AS NOTED ADJACENT
6.8	AIRSPACE OPERATIONS–MUDGEES AIRPORT	N/A	AS NOTED ADJACENT
6.9	ESSENTIAL SERVICES, INCLUDING: (A) THE SUPPLY OF WATER,	EXISTING BUILDING HAS CONNECTS TO:	AS NOTED ADJACENT



TABLE 4B MWRC LOCAL ENVIRONMENTAL PLAN (LEP) 2012

CL.	OBJECTIVE / REQUIREMENT	COMPLIES (Y/N) / NOTES	
		CELLAR DOOR PREMISES	DWELLING
	(B) THE SUPPLY OF ELECTRICITY, (C) THE DISPOSAL AND MANAGEMENT OF SEWAGE, (D) STORM WATER DRAINAGE OR ON-SITE CONSERVATION, (E) SUITABLE ROAD ACCESS.	A) EXISTING RAINWATER TANKS B) EXISTING CONNECTION TO ELECTRICAL INFRASTRUCTURE C) EXISTING SEPTIC D) EXISTING RAINWATER TANKS E) EXISTING ALL-WEATHER DRIVEWAY ACCESS & CONNECTION TO ULAN RD.	
6.10	VISUALLY SENSITIVE LAND NEAR MUDGEES	N/A	AS NOTED ADJACENT
6.11	TEMPORARY WORKERS' ACCOMMODATION	N/A	AS NOTED ADJACENT
6.12	DEVELOPMENT IN A DESIGNATED BUFFER AREA	N/A	AS NOTED ADJACENT
6.13	COMMERCIAL PREMISES ON LAND IN ZONE B4 AND KNOWN AS CAERLEON	N/A	AS NOTED ADJACENT
6.14	MINIMUM SUBDIVISION LOT SIZE FOR COMMUNITY TITLE SCHEMES ON CERTAIN LAND IN ZONE R5	N/A	AS NOTED ADJACENT



TABLE 4C VARIATION TO MWRC DCP		
DCP REQUIREMENT		VARIATION PROPOSED
PART 5 DEVELOPMENT STANDARDS		
5.1 CAR PARKING 2 SPACES PER DWELLING – 1 SPACE TO BE A GARAGE, 1 SPACE MAY BE PROVIDED IN A STACKED ARRANGEMENT IN FRONT OF THE GARAGE PROVIDED THAT THE SPACE IS CONTAINED WHOLLY WITHIN THE SITE		2 SPACES PROVIDED WITHIN THE SHARED CAR PARK WITH CELLAR DOOR PREMISES. NO GARAGE OR CARPORT IS PROPOSED.
JUSTIFICATION FOR VARIATION OF THE DCP: <ul style="list-style-type: none"> The number of car spaces proposed complies with DCP; A single consolidated carpark for use by the cellar door premises & the dwelling is consistent with RU4 land use objective “to ensure that land is available for intensive plant agriculture”. A consolidated parking area ensures the remaining land is available for use as the existing vineyard; As the change of use for the cellar door premises & dwelling are contained within an existing building on a large rural lot, proposing a new garage or carport structure would detract from existing building’s scale & external materials which suit the surrounding character of the locality. 		
PART 6 DEVELOPMENT IN RURAL AREAS		
RU1, RU4 AND R5 GREATER THAN 5HA. IN AREA:		
STREET	60M	EXISTING BUILDING COMPLIES
SIDE/REAR	20M	EXISTING BUILDING DOES NOT COMPLY. EXISTING DWELLING HAS A REAR SETBACK OF 19m & A SIDE SETBACK OF 16m.
SECONDARY FRONTAGE CORNER LOTS	15M	N/A
WHERE THE LOT IS LOCATED A CLASSIFIED ROAD SUCH AS ULAN OR COPE ROAD THE FRONT SETBACK IS 100M AND SIDE AND REAR SETBACK IS 20 METRES		EXISTING BUILDING DOES NOT COMPLY. EXISTING DWELLING HAS A FRONT SETBACK OF 99m
JUSTIFICATION FOR VARIATION OF THE DCP: Although the existing shed building does not comply with the minimum setbacks within MWRC’s DCP, the building is consistent with the land use objectives of the RU4 zone as outlined below: “to minimise conflict between land uses within this zone and land uses within adjoining zones.” <ul style="list-style-type: none"> the height & scale of the existing shed building do not impact the solar access or overlooking of the neighbouring residential development, due to the large rural lot; there is existing mature planting on the northern & western boundaries adjacent to the existing shed building, further screening the building from neighbouring residential development. The existing shed building is also consistent with the land use objective “to ensure that land is available for intensive plant agriculture”. The existing building is located in a corner of the site, ensuring the remaining land is available for use as the existing vineyard.		



05 LIKELY IMPACTS

POTENTIAL IMPACTS	COMMENTS/ NOTES	COMPLIES (Y/N)	
NATURAL ENVIRONMENT		CELLAR DOOR	DWELLING
TOPOGRAPHY	THE SITE HAS A MINIMAL SLOPE AWAY FROM THE STREET FRONTAGE & IS CONSIDERED SUITABLE FOR THE PROPOSED DEVELOPMENT.	Y	Y
MICRO-CLIMATE	NO ADVERSE IMPACTS LIKELY TO THE MICRO-CLIMATE DUE TO THE SMALL SCALE OF THE PROPOSED DEVELOPMENT	Y	Y
AIR	NO ADVERSE IMPACTS LIKELY TO THE AIR QUALITY DUE TO THE SMALL SCALE OF THE PROPOSED DEVELOPMENT. THE CONTRACTOR WILL SUPPRESS DUST EMISSIONS DURING CONSTRUCTION BY USING WATERING, LIMITING GROUND DISTURBANCE WHERE PRACTICAL & ENSURING ANY STOCKPILES ARE PROTECTED FROM WIND.	Y	Y
WATER	NO ADVERSE IMPACTS LIKELY TO THE WATER QUALITY DUE TO THE SMALL SCALE OF THE PROPOSED DEVELOPMENT.	Y	Y
ENERGY	THE BUILDING HAS BEEN DESIGNED TO ALLOW FOR PASSIVE HEATING & COOLING OPPORTUNITIES, TO REDUCE THE ONGOING ENERGY CONSUMPTION.	N/A – EXISTING BUILDING	AS NOTED ADJACENT
FLORA & FAUNA	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO DETRIMENTALLY AFFECT THE HABITAT VALUE OF THE SITE.	Y	Y
ABORIGINAL SIGNIFICANCE	NO ABORIGINAL SITES WERE RECORDED IN OR NEAR THE SITE, NOR PLACES OF ABORIGINAL ARCHAEOLOGICAL SIGNIFICANCE.	Y	Y
BUILT ENVIRONMENT			
CONTEXT'S CHARACTER	THE SCALE & EXTERNAL MATERIALS OF THE PROPOSED DEVELOPMENT HAVE BEEN DESIGNED TO SUIT THE SURROUNDING CHARACTER OF THE LOCALITY.	Y – EXISTING BUILDING	AS NOTED ADJACENT
ACOUSTICS	NOISE EMISSIONS DURING CONSTRUCTION WILL BE MITIGATED BY THE CONTRACTOR & TO COUNCIL'S REQUIREMENTS. THE NATURE OF THE PROPOSED USE IS NOT LIKELY TO HAVE A DETRIMENTAL EFFECT ON ACOUSTIC PRIVACY OF NEIGHBOURING PROPERTIES.	Y	Y
VISUAL PRIVACY	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO HAVE A DETRIMENTAL EFFECT ON ACOUSTIC OR VISUAL PRIVACY OF NEIGHBOURING PROPERTIES.	Y – EXISTING BUILDING	AS NOTED ADJACENT
SUNLIGHT ACCESS	THE DEVELOPMENT WILL NOT IMPACT OVERSHADOWING OR SOLAR ACCESS OF NEIGHBOURING PROPERTIES.	Y – EXISTING BUILDING	AS NOTED ADJACENT
VIEWS	THE PROPOSED DEVELOPMENT IS NOT LIKELY TO HAVE A DETRIMENTAL EFFECT ON THE VIEWS OF NEIGHBOURING PROPERTIES.	Y – EXISTING BUILDING	AS NOTED ADJACENT
WASTE MANAGEMENT	WASTE MANAGEMENT DURING CONSTRUCTION WILL BE AS PER COUNCIL REQUIREMENTS. WASTE MANAGEMENT STRATEGIES WILL BE TO APPROPRIATE TO DWELLINGS & FURTHER DETAILS WILL BE PROVIDED AS CC STAGE.	Y	Y
TRAFFIC & ACCESS	NO CHANGE TO EXISTING VEHICULAR ACCESS FROM ULAN ROAD. EXISTING ALL-WEATHER DRIVEWAY TO BE EXTENDED TO PROPOSED PARKING AREA. THE MINOR NATURE OF THE WORKS BEING A CELLAR DOOR OF MAX. 18 PATRONS WILL NOT HAVE A DETRIMENTAL EFFECT ON THE EXISTING TRAFFIC CONDITIONS OF THE AREA.	Y	Y
SOCIAL & ECONOMIC			
SOCIAL IMPACTS	THE PROPOSED DEVELOPMENT WILL PROVIDE AMENITY THROUGH A LIVEABLE & COMFORTABLE DWELLING FOR THE RESIDENTS INTO THE FUTURE.	Y	Y
ECONOMIC IMPACTS	THE PROPOSED DEVELOPMENT WILL PROVIDE LOCAL EMPLOYMENT OPPORTUNITIES DURING CONSTRUCTION.	Y	Y

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06 CONCLUSION

Development Consent is sought for the proposed change of use for Cellar Door premises & retrospective approval for the part use of the existing shed as a dwelling at 521 Ulan Rd, Eurunderee NSW. The proposed development complies with the relevant aims, objectives and provisions of Mid Western Regional Council's LEP & DCP. On this basis, the subject site is considered to be suitable for the proposed development. In light of the development's acceptable level of impact, it is requested that this application be given favourable consideration by Council.

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APPENDIX A: COUNCIL DWELLING ENTITLEMENT LETTER



MID-WESTERN REGIONAL COUNCIL
PO Box 156, MUDGEES NSW 2850
86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Lonsie Street, Ryestone
T 1300 765 002 or 02 6378 2850 | F 02 6378 2815
E council@midwestern.nsw.gov.au

LD:CA:P0297811

27 June 2019

Mr. Reginald Lord
44 Arabella Street
LONGUEVILLE, NSW 2066

Dear Sir,

**RE: DWELLING ENTITLEMENT
LOT 2 DP 618062, 521 ULAN ROAD, EURUNDEREE, NSW 2850**

I refer to your application received 24 June 2019 in relation to a dwelling entitlement on the abovementioned land.

I am pleased to confirm that Lot 2 satisfies the requirements of clause 4.2A(3)(b) of the *Mid-Western Regional Local Environmental Plan 2012* (LEP) and therefore a development application for the erection of a dwelling, dual occupancy or other permissible development on the land can be considered by Council.

Lot 2 was created by a subdivision approved by Mudgee Shire Council on 4 June 1981 (subdivision application no. 19/81). The approved plan of subdivision was subsequently registered and the lot created on 14 July 1981. Pursuant to clause 49(2)(a) of the *Mid-Western Regional Interim Local Environmental Plan 2008*, a dwelling was permitted on land zoned 1(a1) Intensive Agriculture on a lot created by a subdivision that received development consent before the commencement of that plan, where a dwelling could lawfully have been erected.

Please note the above information is current at the date of this letter and may be subject to change due to future amendments to the MWRLEP regulatory provisions. It should also be noted that while satisfying the requirements of clause 4.2A(3) is useful for establishing the permissibility of development on the land, it does not provide a guaranteed right to undertake building works. To achieve this you will need to obtain development consent for a dwelling or dual occupancy on the land through lodgement of a development application. This application must be supported by sufficient documentation that details the suitability of the site for a dwelling or dual occupancy and be supported by site plans, floor plans, elevations, a statement of environmental effects and details of proposed infrastructure servicing.

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Should you have any enquiries in relation to the progress of your application, please contact
Cameron Amos in Council's Planning and Development Department on (02) 6378 2850.

Yours faithfully

LINDSAY DUNSTAN
MANAGER STATUTORY PLANNING

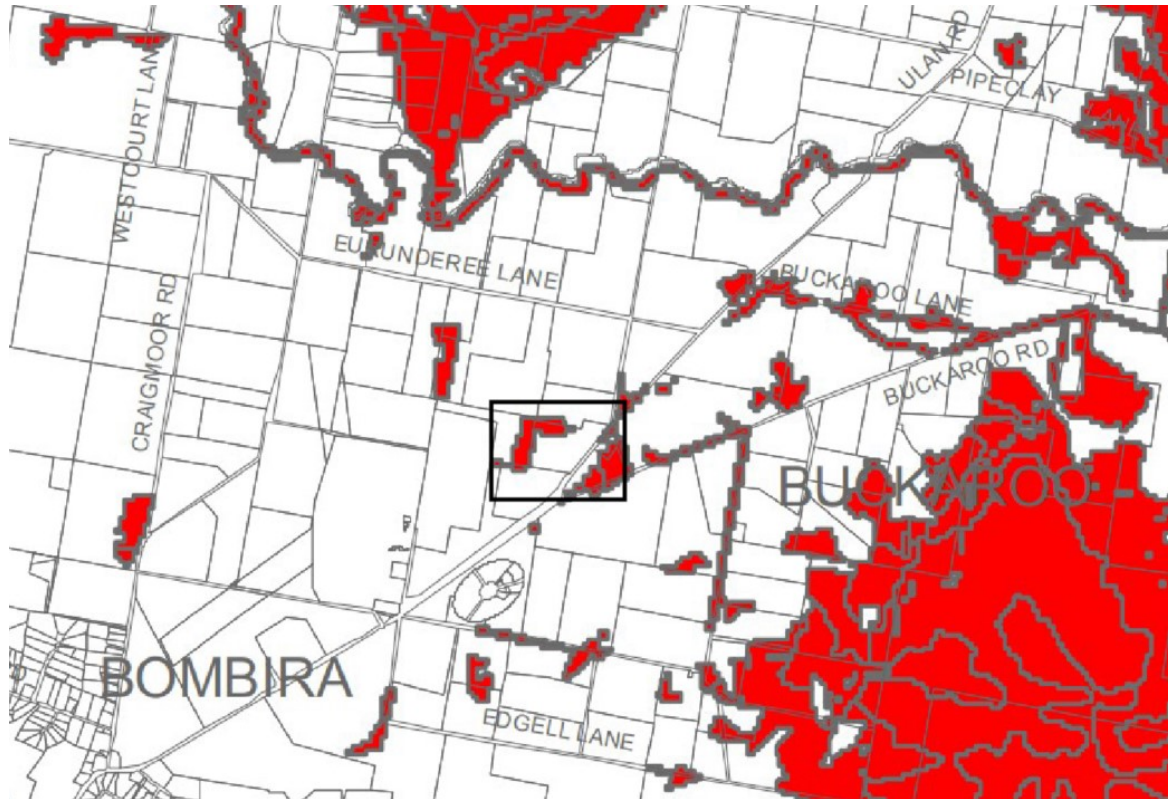
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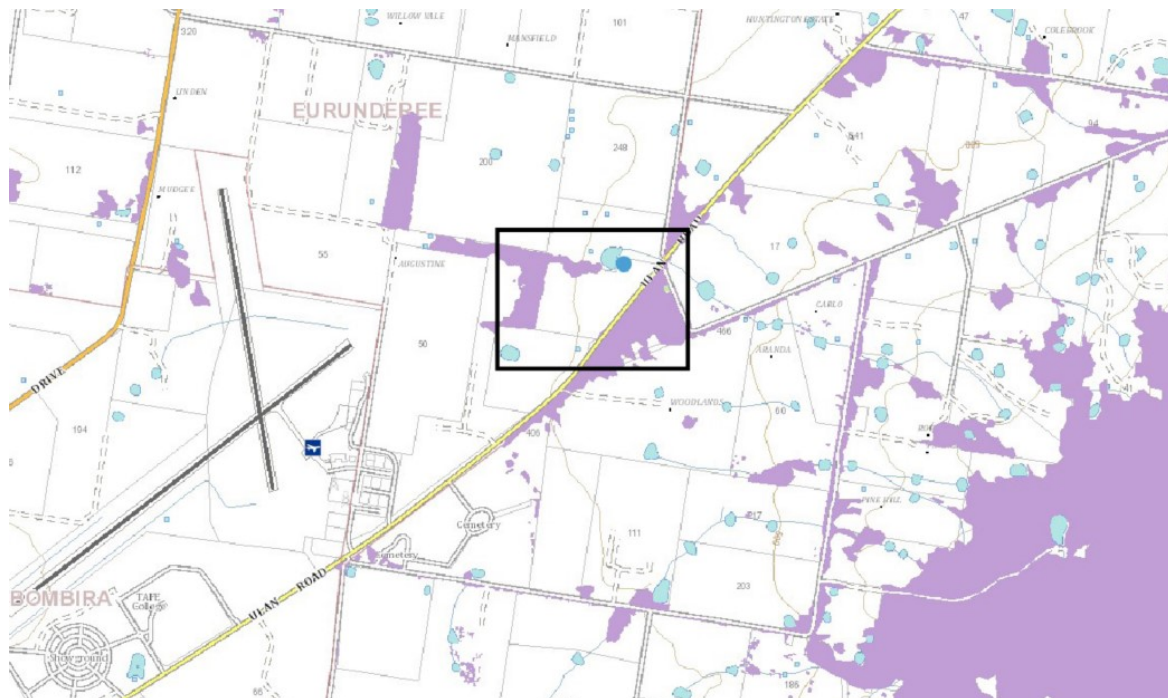
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APPENDIX B: BIODIVERSITY MAPPING



SOURCE: MWRC'S 'SENSITIVITY BIODIVERSITY MAP' EXTRACT



SOURCE: NSW 'BIODIVERSITY VALUES MAP' EXTRACT