



Our Ref: 205110

18 March 2024

The General Manager
Muswellbrook Shire Council
PO Box 122
MUSWELLBROOK NSW 2333

Incorporating AB Registered Surveyors

Upper Hunter
P.O. Box 432
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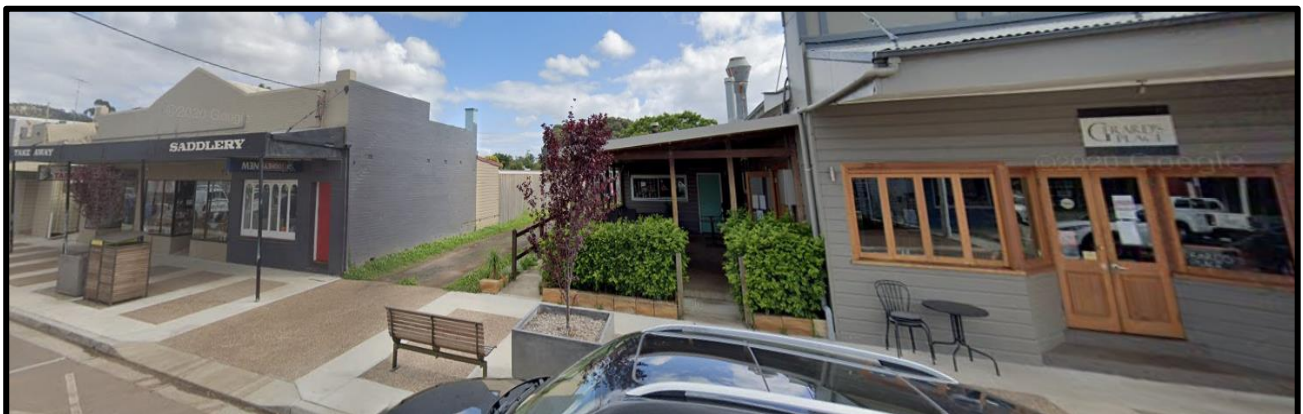
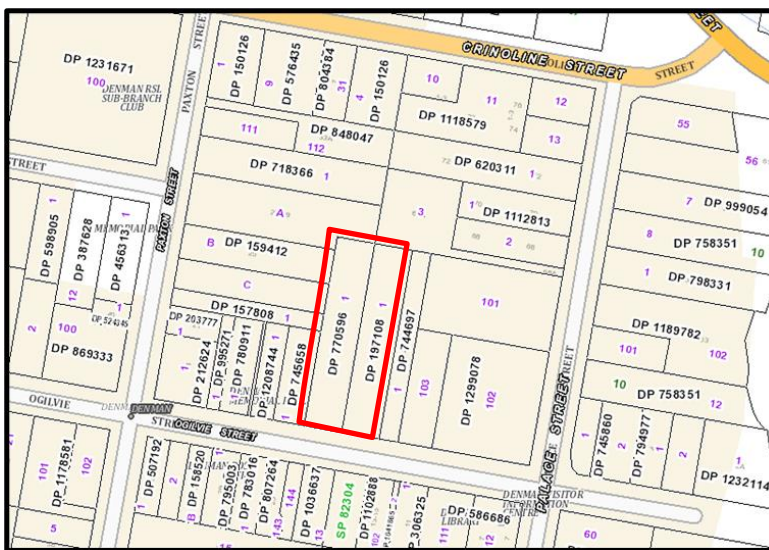
Lower Hunter
9/12 Alma Road
New Lambton NSW 2305

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Proposed Development

Lot 1 DP770596 and Lot 1 DP197108

Ogilvie Street, DENMAN



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1. INTRODUCTION

This report has been prepared by MM Hyndes Bailey & Co to support the proposed subdivision of Lot 1 DP770596 and Lot 1 DP197108, Ogilvie Street, Denman.

The intent of the application is for a relatively minor subdivision of lots to utilise land that is currently vacant. The existing commercial buildings will remain on individual titles and the remaining land will be combined to become a third lot.

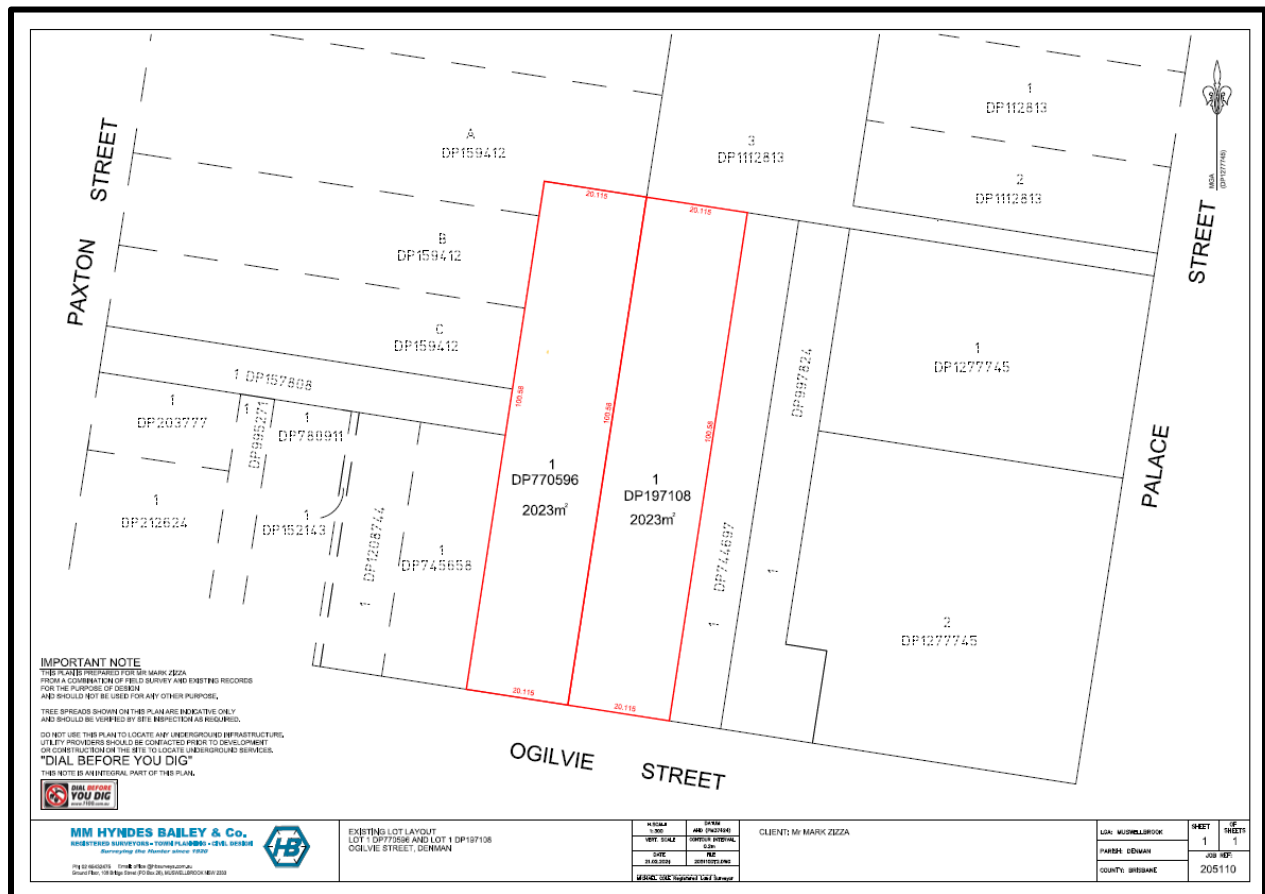


Figure 1 Existing lot layout (MMHB)

*Proposed subdivision – 2 lots into 3
Lot 1 in DP770596 and Lot 1 in DP197108
Ogilvie Street, Denman*

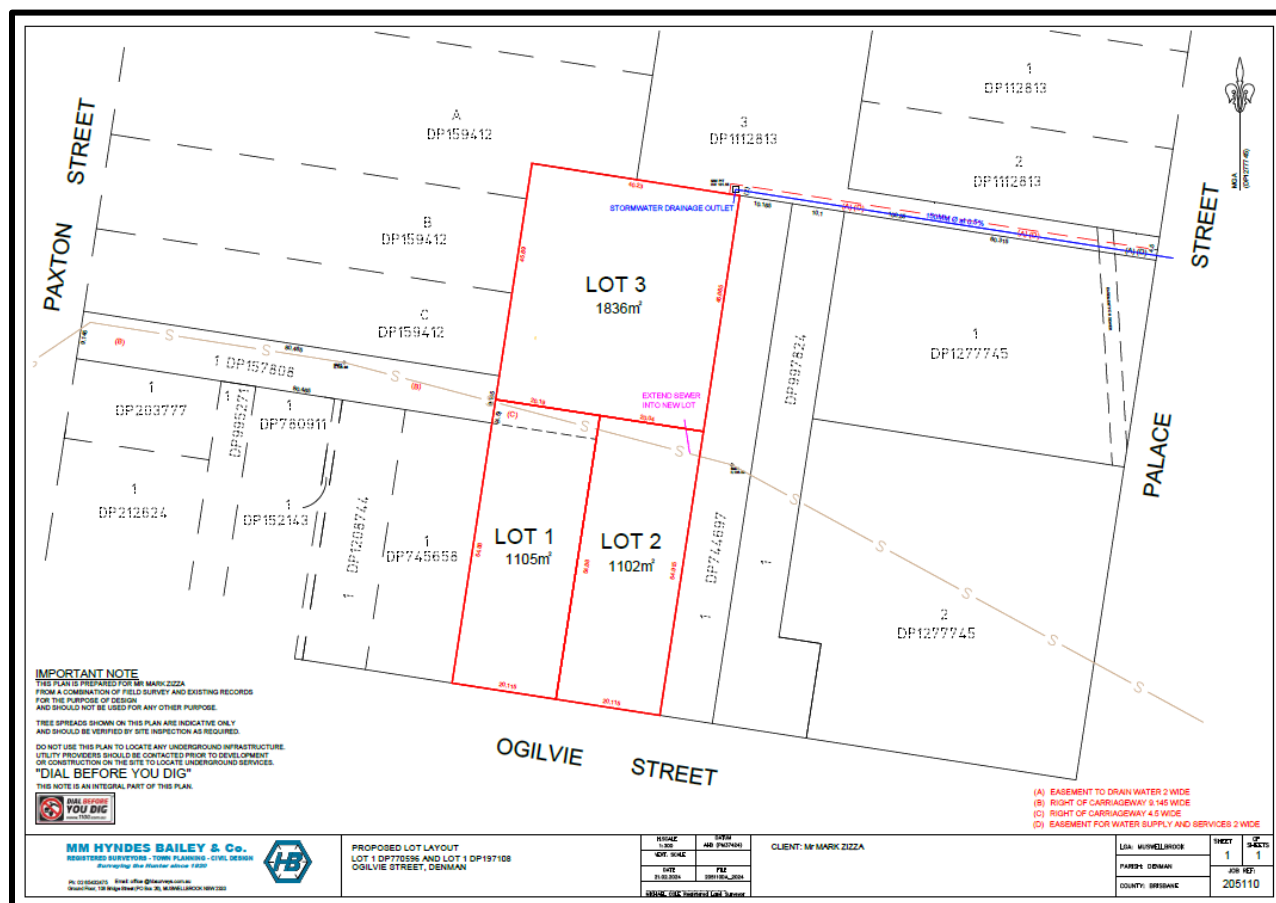


Figure 2 Proposed lot layout (MMHB)

The two lots with frontage to Ogilvie St have existing commercial buildings as shown below. The third allotment is currently vacant land – as shown in the Google Street images below.

Review of the plans will confirm that there is no change to the existing frontage lengths of each allotment.

Proposed subdivision – 2 lots into 3
Lot 1 in DP770596 and Lot 1 in DP197108
Ogilvie Street, Denman



Figure 3- 20 Ogilvie St - proposed lot 1



Figure 4 – 16-18 Ogilvie Street, - proposed lot 2



Figure 5 – Proposed Lot 3

2. DETAILS OF LAND

2.1 Title and Existing Uses

Description: Lot 1 DP770596, 20 Ogilvie Street, Denman
Lot 1 DP197108, 16- 18 Ogilvie Street, Denman

Owners: MZ Group Pty Ltd

Parish: Denman

County: Brisbane

2.2 Zoning and Planning Instruments

2.2.1 Muswellbrook Local Environmental Plan 2009 (MLEP)

The Muswellbrook LEP 2009 is the relevant environmental planning instrument. The zoning of the subject land in the MLEP is RU5 Village.

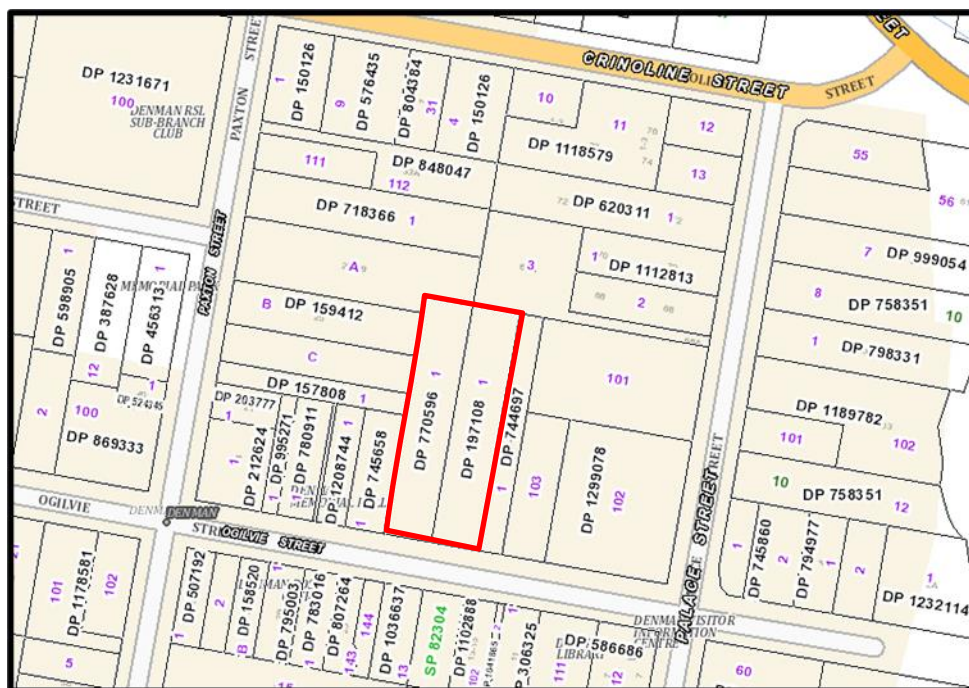


Figure 6 Locality - SIX MAPS

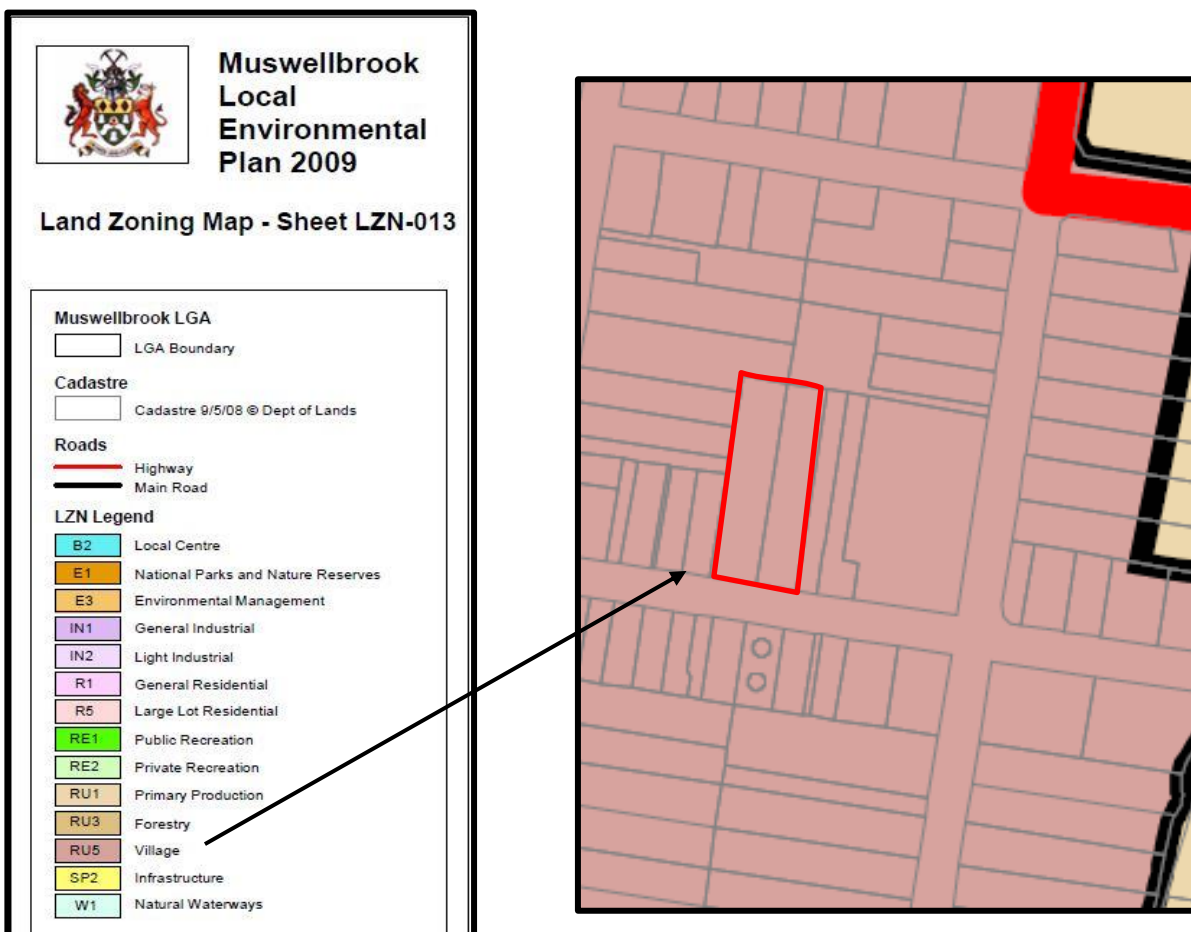


Figure 7 MLEP – RU5 zone of subject land (Source MLEP Maps)

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To allow more flexibility in the development of the town of Denman and village of Sandy Hollow.
- To allow for future development of residential, commercial or low-impact land use within the town of Denman and village of Sandy Hollow.
- To ensure that non-residential uses do not result in adverse amenity impacts on residential premises.
- To minimise the impact of non-residential uses and ensure these are in character and compatible with surrounding development.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Attached dwellings; Boarding houses; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Commercial premises; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Group homes; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Mortuaries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Roads; Schools; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Sewage reticulation systems; Shop top housing; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recycling facilities; Water supply systems; Wholesale supplies

4 Prohibited

Pond-based aquaculture Restricted premises; Any other development not specified in item 2 or 3

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows:

- (a) to ensure that new subdivisions reflect characteristic lot sizes and patterns in the surrounding locality,*
- (b) to ensure that lot sizes that create a dwelling entitlement are consistent with lot sizes on adjoining lands,*
- (c) to ensure that lot sizes have a practical and efficient layout to meet intended use,*
- (d) to prevent the fragmentation of rural lands.*

(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.

(4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.



Figure 8 MLEP – Lot size (Source MLEP Maps)

The proposed lots all satisfy the minimum 750m² requirement shown in figure 3 above.

The subject land is within the Denman General Conservation Area.

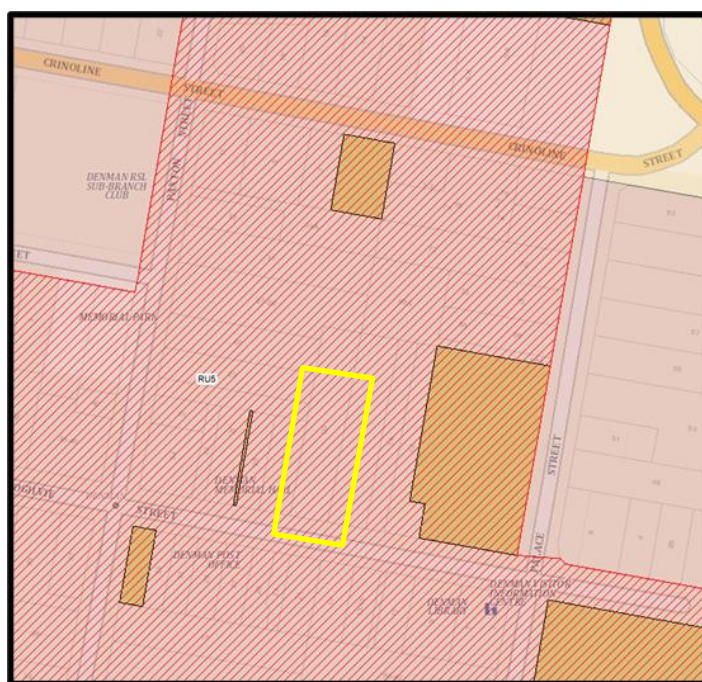


Figure 9 MLEP – Heritage Conservation (Source NSW Planning)

5.10 Heritage Conservation

(1) **Objectives** *The objectives of this clause are as follows—*

- (a) to conserve the environmental heritage of Muswellbrook,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) **Requirement for consent** *Development consent is required for any of the following—*

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—*
 - (i) a heritage item,*
 - (ii) an Aboriginal object,*
 - (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) disturbing or excavating an Aboriginal place of heritage significance,*
- (e) erecting a building on land—*
 - (i) on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) subdividing land—**
 - (i) on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

(3) **When consent not required** *However, development consent under this clause is not required if—*

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—*

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.
- (4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) **Heritage assessment** The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—
- (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

- (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*
- (9) **Demolition of nominated State heritage items** *The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—*
- (a) *notify the Heritage Council about the application, and*
- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*
- (10) **Conservation incentives** *The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—*
- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

Section 15 of the Muswellbrook Shire Development Control Plan refers to Heritage Conservation.

The following general comments are provided for consideration to show that there will be no impact on the Heritage Conservation Area.

- The application simply seeks consent for a subdivision to obtain one additional lot
- The subdivision is such that 2 of the proposed lots, retains the same frontage width to Ogilvie Street as the existing lots which therefore maintains the existing streetscape and mitigates any impact on the physical features of the Heritage Conservation Area. The additional lot will be behind the existing buildings and will not disturb the existing frontage on Ogilvie Street, Denman.
- The proposed lot 3 is underutilised land and has no impact in terms of heritage significance
- HIMS searches have been completed and are attached.

2.3 LOCALITY SKETCH



Figure 10 Locality Map (Source SIX Viewer 2024)

Other points under this plan will be discussed within the Statement of Environmental Effects.

3. STATEMENT OF ENVIRONMENTAL EFFECTS

3.1 Flooding, Drainage, Landslip and Soil Erosion

The land is not subject to flooding and there is no evidence of landslip or soil erosion on site.

It is proposed to install stormwater drainage outlet and pipe at rear of proposed Lot 3 and across Lot 3 DP1112813 to the kerb on Palace Street. This will enable stormwater drainage to be controlled and dispersed into existing stormwater infrastructure.

3.2 Bushfire Risk



Figure 11 Bushfire zoning provided by NSW Planning Portal 2024

The subject land is located in a developed area of town and as confirmed by figure 6 – is not subject to any identified bushfire vegetation.

3.3 Flora and Fauna

The site is within a developed area of Denman. The subject land has no remanent native vegetation and there is no clearing of vegetation proposed in relation to the application.

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 Ogilvie Street, Denman

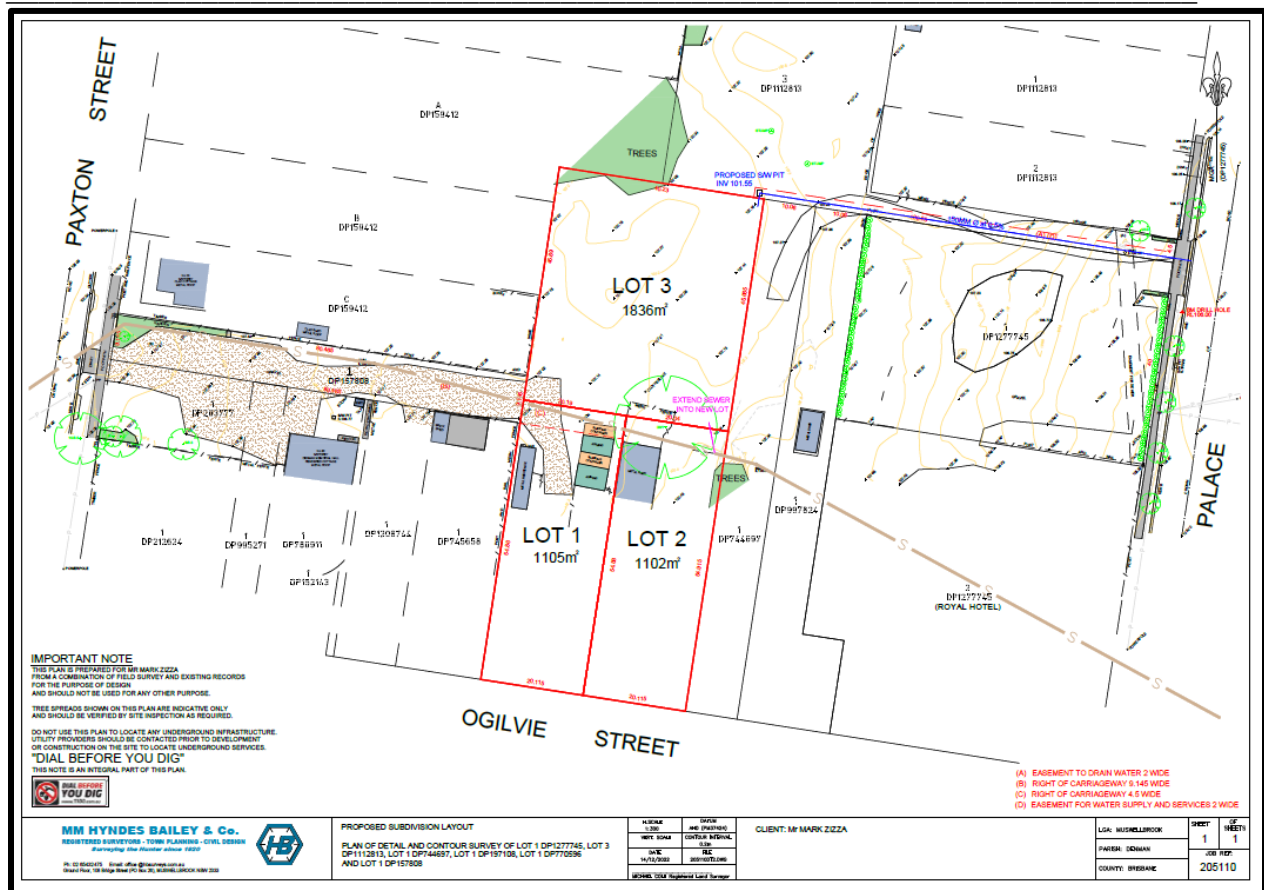


Figure 12 Proposed lot layout

3.4 Lot Shape and Size

The areas of the proposed lots are as follows:

- Lot 1 – 1105m²
- Lot 2 – 1102m²
- Lot 3 – 1836m²

The lot layout is shown on figure 7. As mentioned, –the proposed lots fronting Ogilvie Street, retain the same frontage dimension to the existing lot configuration.

3.5 Impact on adjacent properties

The development will have no effect on streetscape or to adjoining properties as the site is already developed.

3.6 Impact on existing and future amenity of the locality

The proposed subdivision results in minimal changes to the current circumstances. This development will therefore have no impact on existing or future amenity.

3.7 Traffic Considerations

3.7.1 Traffic Generation

The subdivision will have no impacts in terms of traffic generation. Two of the lots are already developed, and the third will have access from Paxton Street on an existing accessway. The land has a long-standing access across land owned by council that provides access to both the subject land and other allotments. A Right of Carriageway is proposed to formalise this arrangement over the land that is currently owned by Muswellbrook Council.

3.7.2 Road Network

The subdivision will not create any new roads or access points and will use existing access crossings. The access for proposed Lot 1 & 2 will continue to be from Lot 1 DP157808 utilising the existing carpark and gravel access. This is to be formalised with a Right of Carriageway for Lot 1 as shown on the proposed lot layout.

3.7.3 Parking

The land has ample room for off street parking on all lots.

3.7.4 Road Works Engineering Design

There is no proposed public work for this development.

3.8 Availability of Utility Services, Power, Telephone, Water, Sewer

The existing lots are connected to all services, and the subdivision will have no impact thereon. The new allotment will have services installed to service the lot.

3.9 Social and Economic Effects

This subdivision will have no additional impact in respect of social or economic effects within the locality apart from providing an additional lot suitable for development to provide housing in the area which is currently in very short supply.

3.10 Anticipated Impact of Noise Levels to the site and the locality

The subdivision will not create any noise beyond that of usual residential habitation.

3.11 Archaeological/Heritage Items

The site is within a Heritage Conservation Area and this has been taken into consideration and the proposed subdivision minimises any impact to the Heritage Conservation Area in Denman. There are no concerns in respect of Aboriginal Heritage in this location


4 CONCLUSION

In support of this application, we highlight the following points covered within this report:

- The development is permissible for the zone
- All services are available to the site
- Will provide the opportunity to develop a currently underutilised piece of land in Denman
- The subdivision will not impact the existing buildings on the lot and as such will not have an impact on heritage conservation
- The subdivision pattern is an orderly development of the land

Should you require any further clarification please do not hesitate to contact our office.

Yours faithfully,



*Michael Cole
Registered Surveyor*

5 ATTACHMENTS

- 5.1 Certificate of titles**
- 5.2 Deposited Plan**
- 5.3 Existing lot layout**
- 5.4 Proposed Lot Layout**
- 5.5 AHIMS searches**



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/197108

SEARCH DATE	TIME	EDITION NO	DATE
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21/2/2024	11:44 AM	7	19/5/2022

LAND

LOT 1 IN DEPOSITED PLAN 197108
AT DENMAN
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF DENMAN COUNTY OF BRISBANE
TITLE DIAGRAM DP197108

FIRST SCHEDULE

MZ GROUP PTY LTD (T AS142155)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AS142156 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlmmh

PRINTED ON 21/2/2024



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/770596

SEARCH DATE	TIME	EDITION NO	DATE
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21/2/2024	11:44 AM	6	2/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 770596
AT DENMAN
LOCAL GOVERNMENT AREA MUSWELLBROOK
PARISH OF DENMAN COUNTY OF BRISBANE
TITLE DIAGRAM DP770596

FIRST SCHEDULE

MZ GROUP PTY LTD (T AH349281)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AG292320 LEASE TO DEBORAH LEE MARSH OF SHOPS 1 & 2, 20-22 OGILVIE STREET DENMAN BEING CAFE, RESTAURANT AND RESIDENCE BUT EXCLUDING SADDLERY SHOP. EXPIRES: 22/3/2012. OPTION OF RENEWAL: 3 YEARS.
- 4 AH349282 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

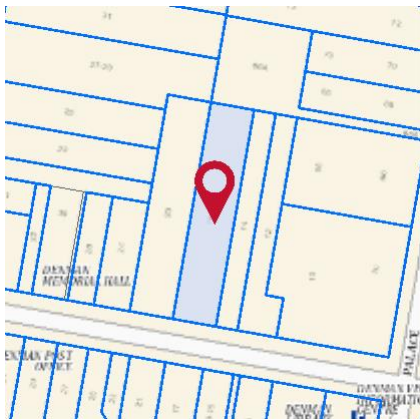
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PRINTED ON 21/2/2024



Property Report

16-18 OGILVIE STREET DENMAN 2328



Property Details

Address: 16-18 OGILVIE STREET DENMAN 2328
 Lot/Section 1/-/DP197108
 /Plan No:
 Council: MUSWELLBROOK SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Muswellbrook Local Environmental Plan 2009 (pub. 15-6-2012)
Land Zoning	RU5 - Village: (pub. 9-6-2023)
Height Of Building	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	750 m ²
Heritage	Denman Residential Heritage Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

16-18 OGILVIE STREET DENMAN 2328

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Housing) 2021: Land referenced at Clause 112(3)(e) (pub. 18-3-2022)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

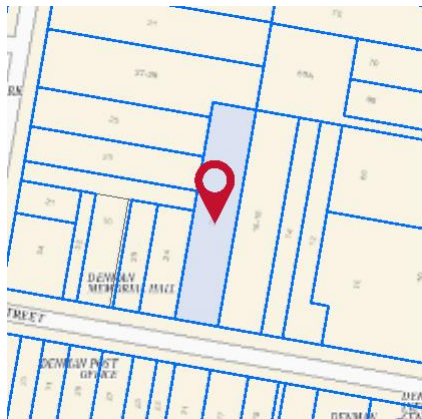
Local Aboriginal Land Council	WANARUAH
Regional Plan Boundary	Hunter

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

20 OGILVIE STREET DENMAN 2328



Property Details

Address: 20 OGILVIE STREET DENMAN 2328
 Lot/Section 1/-/DP770596
 /Plan No:
 Council: MUSWELLBROOK SHIRE COUNCIL

Summary of planning controls

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Land Zoning	RU5 - Village: (pub. 9-6-2023)
Height Of Building	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	750 m ²
Heritage	Denman Residential Heritage Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

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- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
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- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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Local Aboriginal Land Council	WANARUAH
Regional Plan Boundary	Hunter

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

LT 2/55

PLAN OF THE LAND COMPRISED IN DEED

BK. 3724 NO. 250

Mun / Shire: MUSWELLBROOK Locality: DENMAN

Parish: DENMAN County: BRISBANE

Reduction Ratio 1:800 Lengths are in metres.

D. P. 770596

Registered: 11-2-1988

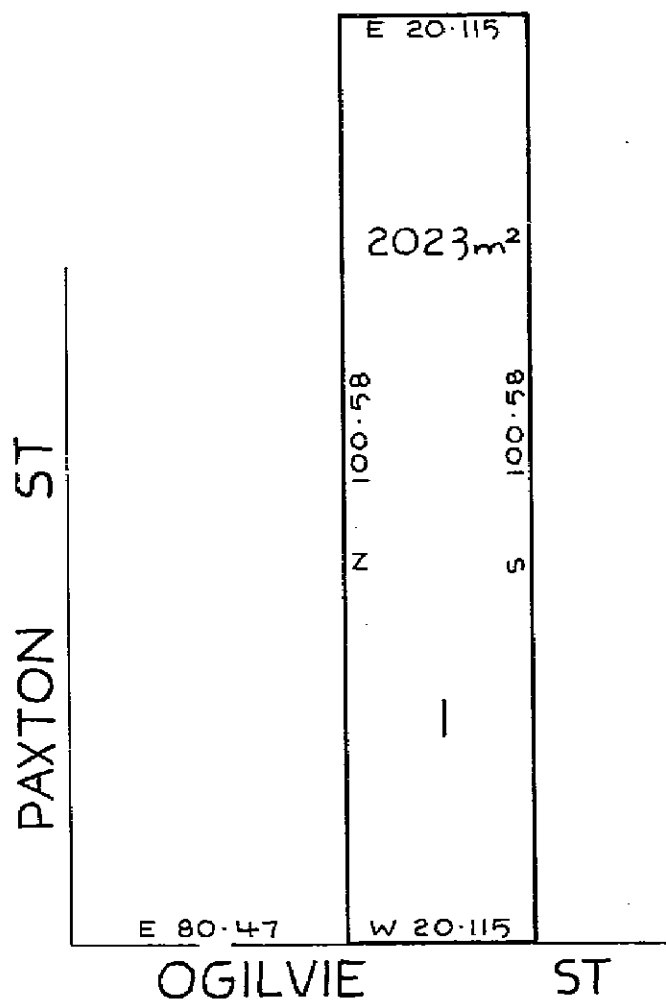
Title System: OLD SYSTEM

Purpose: LIMITED FOLIO CREATION

Ref Map: U6410-3 #

Last Plan: _____

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED.
THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL AND
IT IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Plan Drawing only to appear in this space

10 50 100 Table of mm 140 180 220

Plan Drawing only to appear in this space


This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.



12th February, 1988

10 20 30 40 50 60 70 Table of mm 110 120 130 140

DP 197108

Registered:  28.1.1992

Title System: OLD SYSTEM

Parish: DENMAN County: BRISBANE

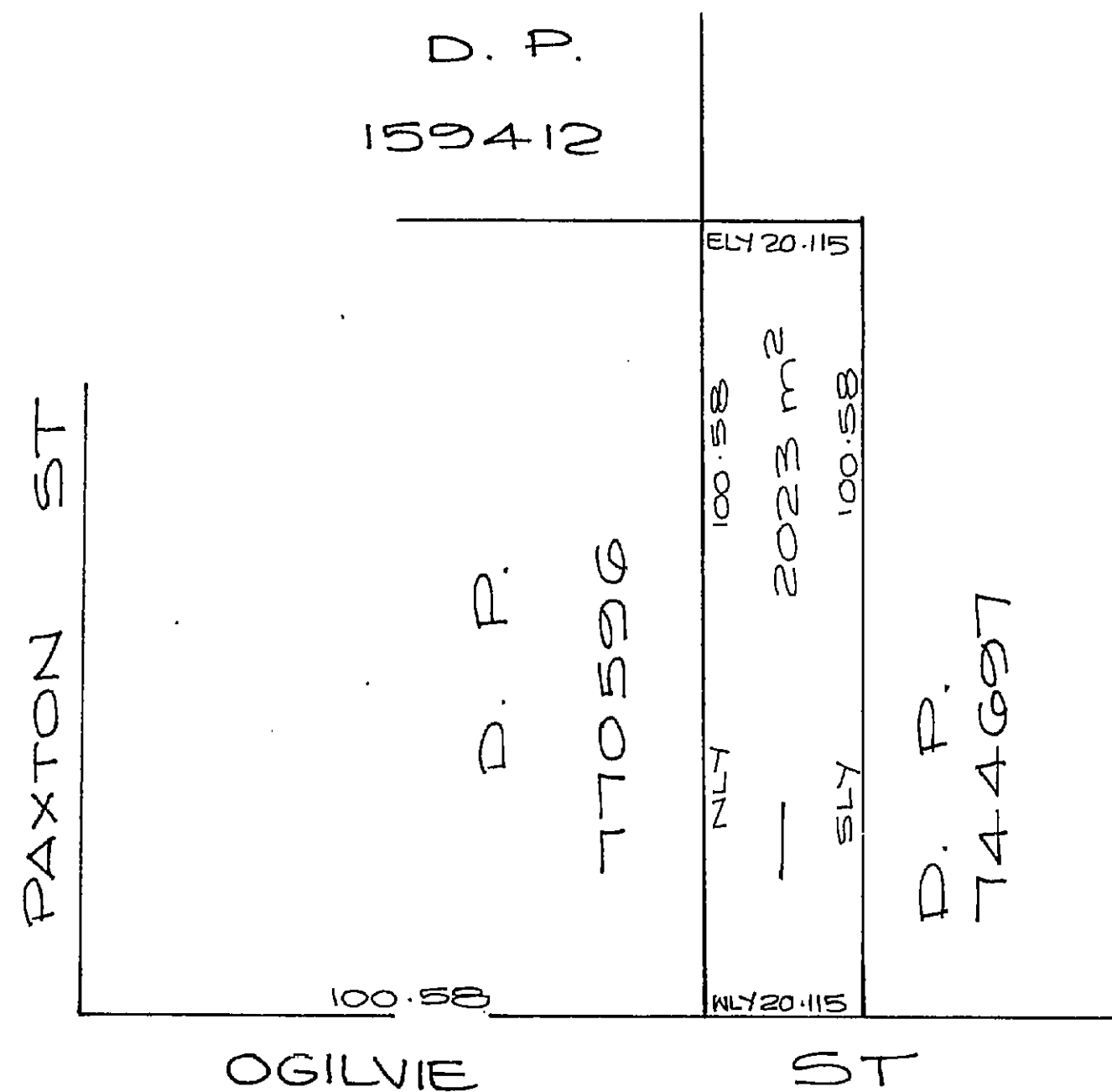
Purpose: LIMITED FOLIO CREATION

Reduction Ratio 1: 800 Lengths are in metres

Ref Map: UG410-3[#], 6[#]

Last Plan: _____

THIS PLAN WAS PREPARED SOLELY TO IDENTIFY THE LAND IN THE ABOVE DEED AND
THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL
THE PLAN IS NOT A CURRENT PLAN IN TERMS OF SEC. 327AA LOCAL GOVERNMENT ACT, 1919.



10	20	30	40	50	60	70	Table of mm	110	120	130	140
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This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 11th February 1992





MM HYNDES BAILEY & Co.
REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN
Surveying the Hunter since 1920



Ph: 02 65432475 Email: office@hbsurveys.com.au
Ground Floor, 108 Bridge Street (PO Box 26), MUSWELLBROOK NSW 2333

EXISTING LOT LAYOUT
LOT 1 DP770596 AND LOT 1 DP197108
OGILVIE STREET, DENMAN

H.SCALE 1:300	DATUM AHD (PM37424)
VERT. SCALE	CONTOUR INTERVAL 0.2m
DATE 21.02.2024	FILE 2051100T2.DWG
MICHAEL COLE Registered Land Surveyor	

CLIENT: Mr MARK ZIZZA

LGA: MUSWELLBROOK

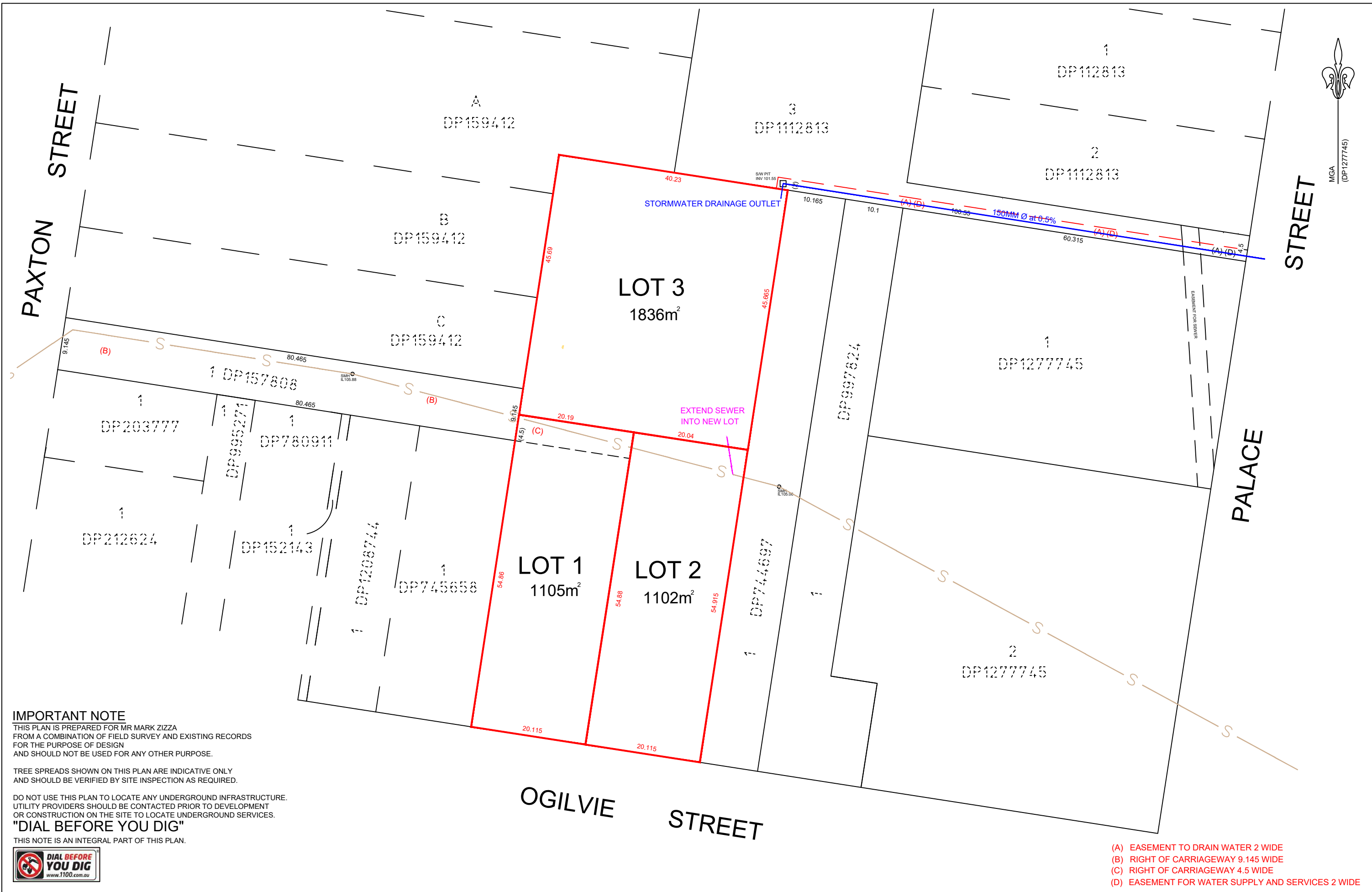
PARISH: DENMAN

COUNTY: BRISBANE

SHEET 1 OF SHEETS 1

JOB REF:

205110



IMPORTANT NOTE
THIS PLAN IS PREPARED FOR MR MARK ZIZZA
FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS
FOR THE PURPOSE OF DESIGN
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

TREE SPREADS SHOWN ON THIS PLAN ARE INDICATIVE ONLY
AND SHOULD BE VERIFIED BY SITE INSPECTION AS REQUIRED.

DO NOT USE THIS PLAN TO LOCATE ANY UNDERGROUND INFRASTRUCTURE.
UTILITY PROVIDERS SHOULD BE CONTACTED PRIOR TO DEVELOPMENT
OR CONSTRUCTION ON THE SITE TO LOCATE UNDERGROUND SERVICES.
"DIAL BEFORE YOU DIG"

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



- (A) EASEMENT TO DRAIN WATER 2 WIDE
- (B) RIGHT OF CARRIAGEWAY 9.145 WIDE
- (C) RIGHT OF CARRIAGEWAY 4.5 WIDE
- (D) EASEMENT FOR WATER SUPPLY AND SERVICES 2 WIDE

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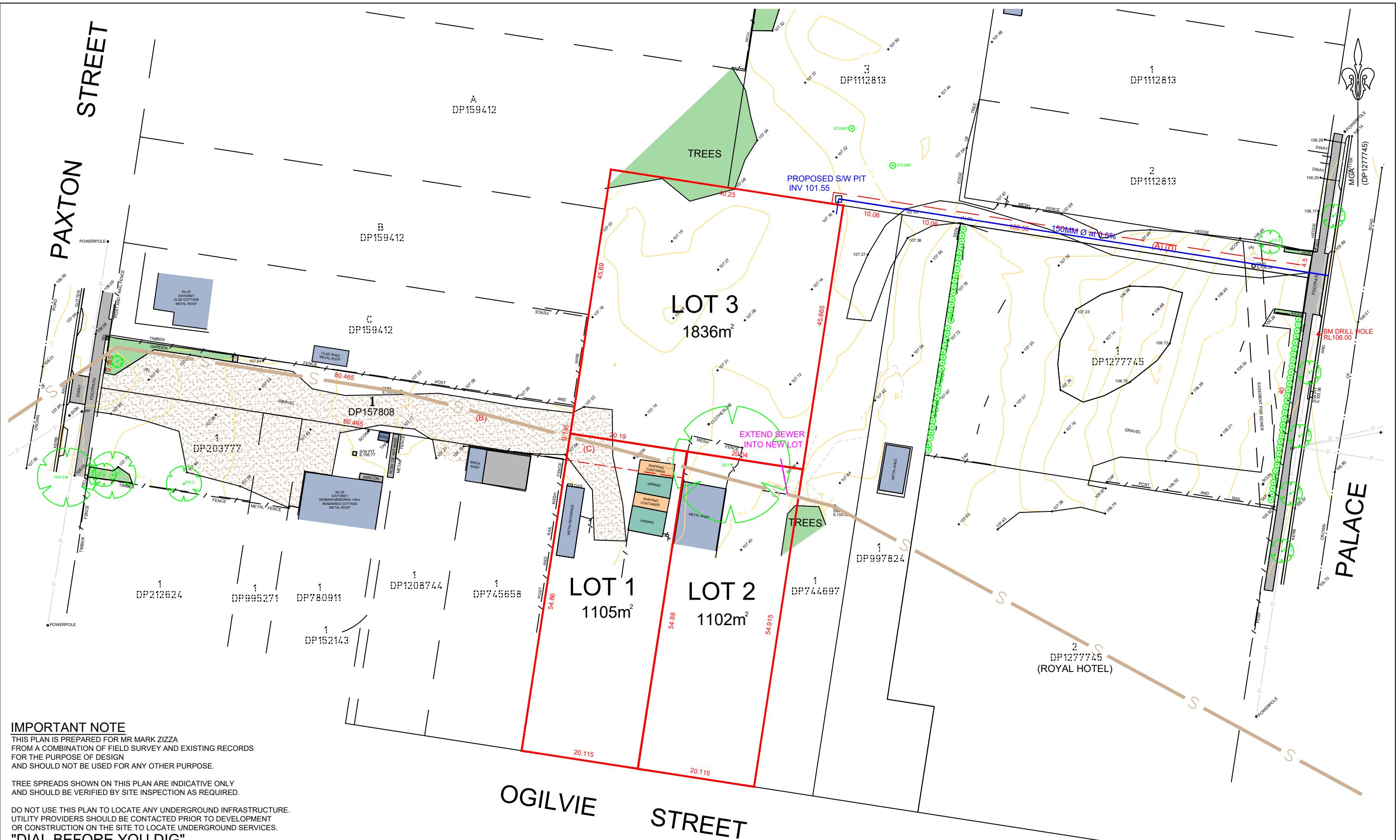
PROPOSED LOT LAYOUT
LOT 1 DP770596 AND LOT 1 DP197108
OGILVIE STREET, DENMAN

H.SCALE 1:300	DATUM AHD (PM37424)
VERT. SCALE	
DATE 21.02.2024	FILE 205110DA_2024
MICHAEL COLE Registered Land Surveyor	

CLIENT: Mr MARK ZIZZA

LGA: MUSWELLBROOK
PARISH: DENMAN
COUNTY: BRISBANE

SHEET 1	OF SHEETS 1
JOB REF: 205110	



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PROPOSED SUBDIVISION LAYOUT

PLAN OF DETAIL AND CONTOUR SURVEY OF LOT 1 DP1277745, LOT 3
DP1112813, LOT 1 DP744697, LOT 1 DP197108, LOT 1 DP770596
AND LOT 1 DP157808

H.SCALE 1:300	DATUM AHD (PM37424)
VERT. SCALE	CONTOUR INTERVAL 0.2m
DATE 14/12/2022	FILE 2051100T2.DWG
MICHAEL COLE Registered Land Surveyor	

CLIENT: Mr MARK ZIZZA

LGA: MUSWELLBROOK	SHEET 1	OF SHEETS 1
PARISH: DENMAN	JOB REF: 205110	
COUNTY: BRISBANE		



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : 205110_2024

Client Service ID : 866146

Michael Cole

Date: 21 February 2024

16 Common Road
muswellbrook New South Wales 2333

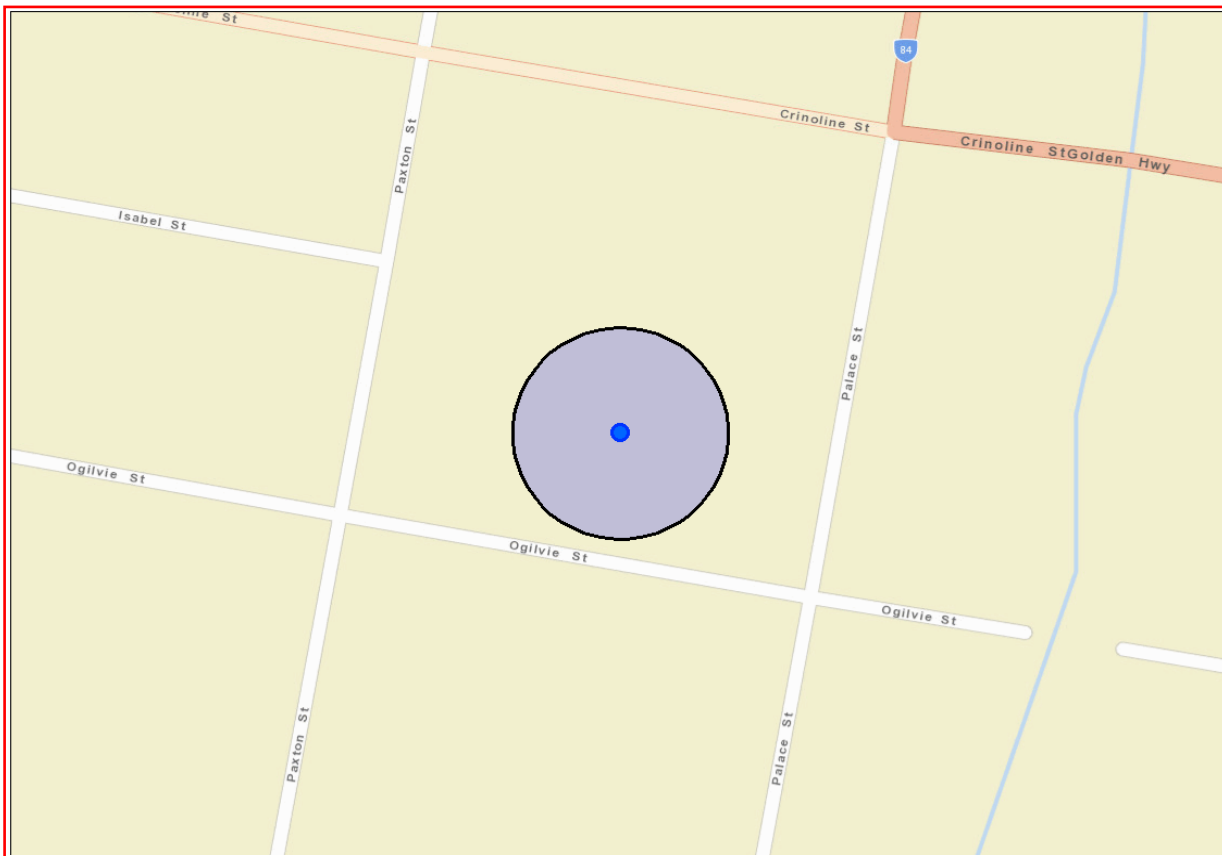
Attention: Michael Cole

Email: admin@hbsurveys.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 16-18 OGILVIE STREET DENMAN 2328 with a Buffer of 50 meters, conducted by Michael Cole on 21 February 2024.

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.

Michael Cole

Date: 21 February 2024

16 Common Road

muswellbrook New South Wales 2333

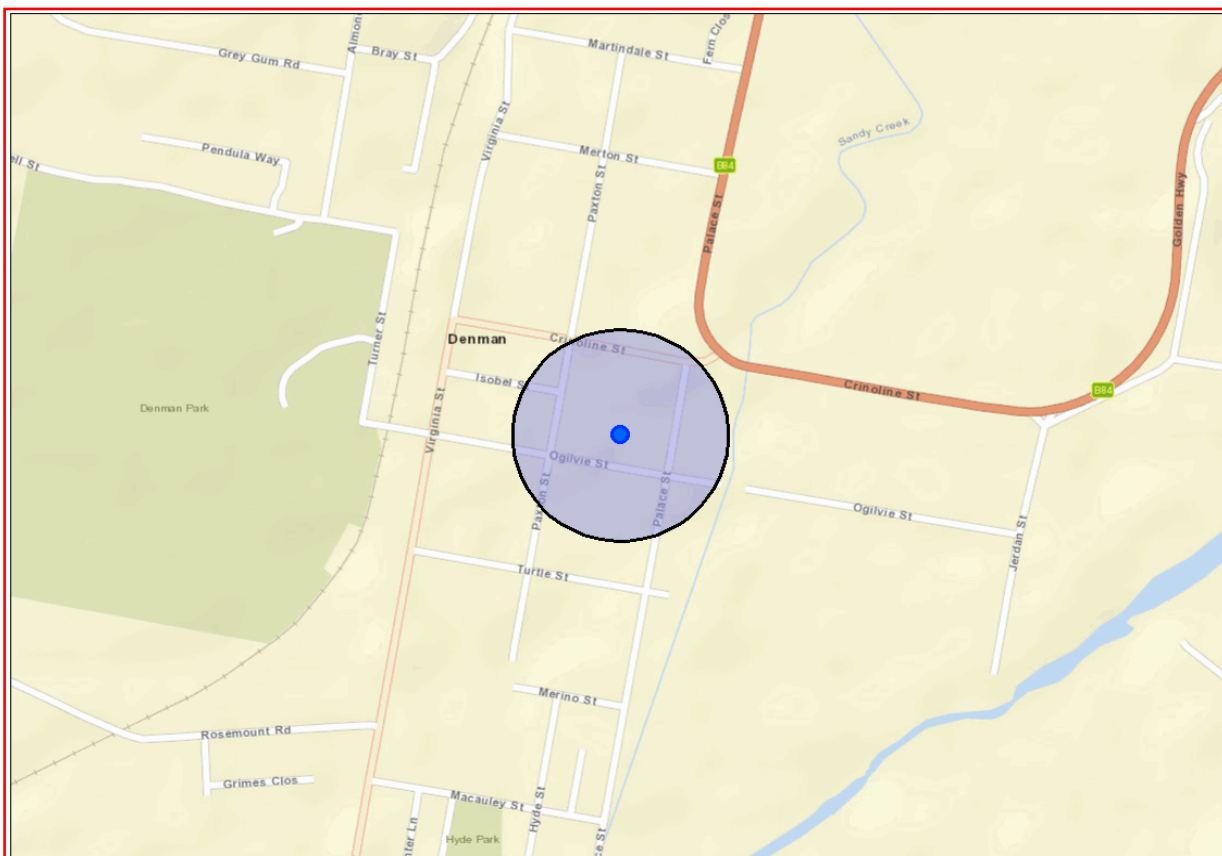
Attention: Michael Cole

Email: admin@hbsurveys.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 16-18 OGILVIE STREET DENMAN 2328 with a Buffer of 200 meters, conducted by Michael Cole on 21 February 2024.

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.



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Michael Cole

Date: 21 February 2024

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muswellbrook New South Wales 2333

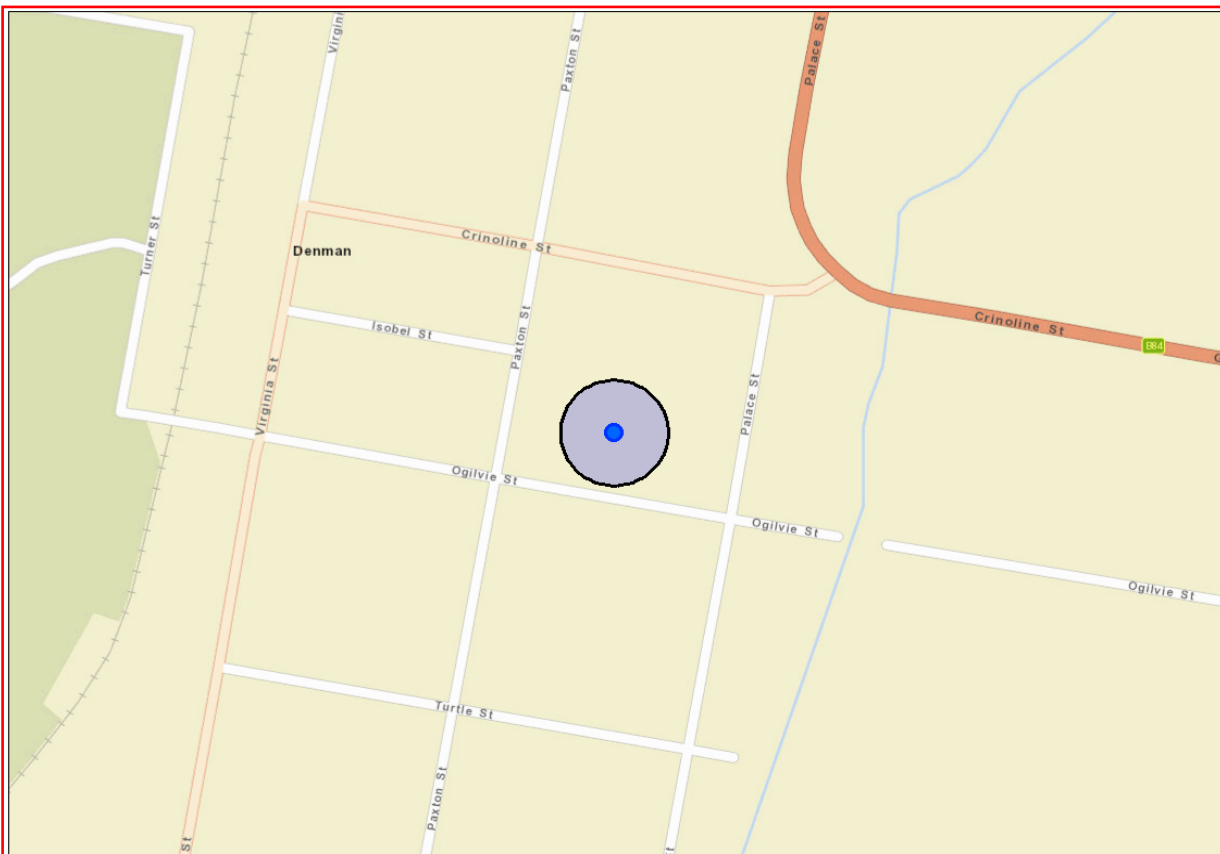
Attention: Michael Cole

Email: admin@hbsurveys.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 20 OGILVIE STREET DENMAN 2328 with a Buffer of 50 meters, conducted by Michael Cole on 21 February 2024.

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.



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Michael Cole

Date: 21 February 2024

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muswellbrook New South Wales 2333

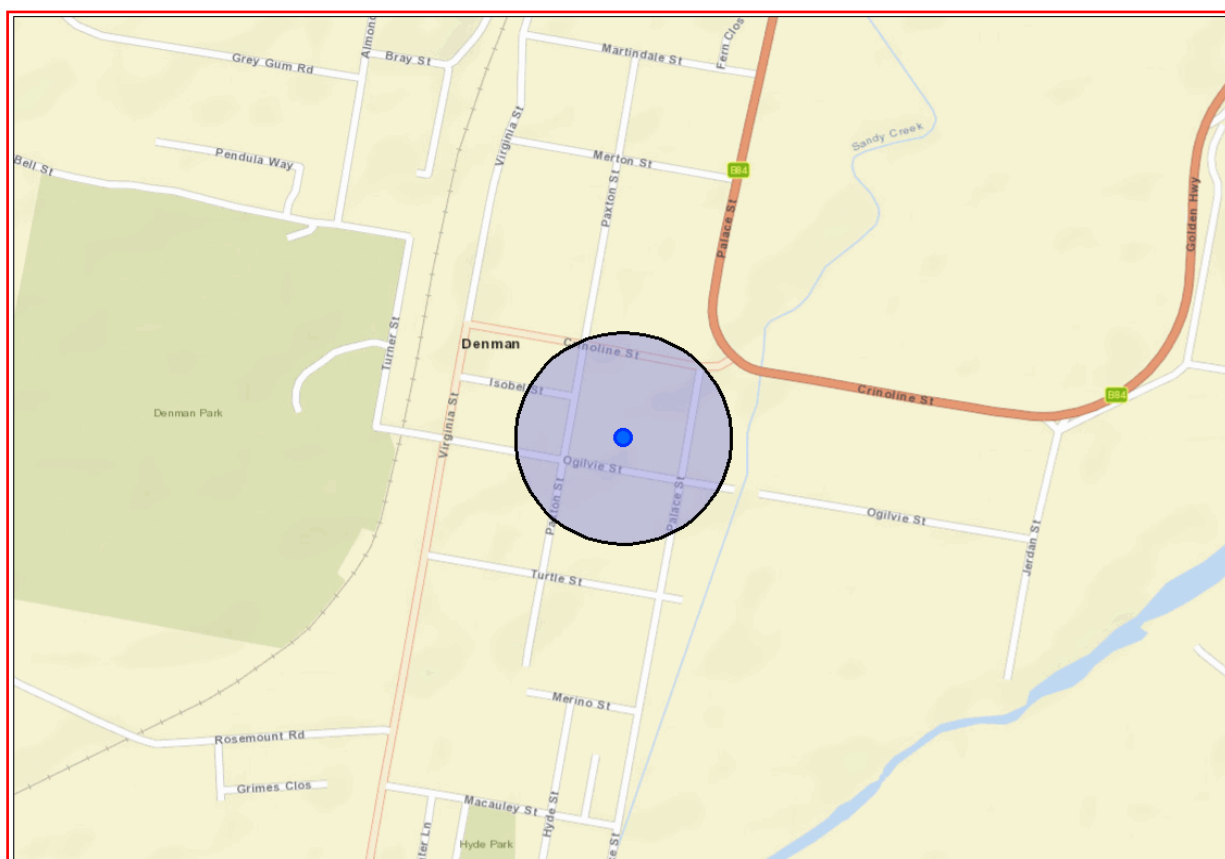
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Email: admin@hbsurveys.com.au

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