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The Policy applies to all land with an area of more than one hectare to which a Development Application has been made.

SEPP No 55 - Remediation of Land

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SEPP No 64 - Advertising Signage

This Policy provides controls which will improve the quality of outdoor advertising and our environment.

SEPP No 65 - 26 July 2002 - Design Quality of Residential Flat Development

This Policy aims to improve the design quality of residential flat developments in New South Wales.

State Environmental Planning Policy (State and Regional Development) 2011

The purpose of the SEPP is to identify development that is State significant development, State significant infrastructure and critical State significant infrastructure. It also confers functions on joint regional planning panels to determine development applications.

State Environmental Planning Policy (Major Development) 2005

The purpose of the SEPP is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State.

Section 94 Development Contributions Plan

Council’s Section 94 Plan applies to future commercial/ retail/ industrial development within the Mudgee Town Centre and subdivision within the Mid-Western Regional Council Local Government Area. Contact Council’s Planning Department for any queries regarding this matter.

Section 94A Development Contributions Plan

Council’s Section 94A Plan applies to future commercial/ retail/ industrial/ tourism development outside of the Mudgee Town Centre and Residential Development within the Mid-Western Regional Council Local Government Area. Contact Council’s Planning Department for any queries regarding this matter.
The Land is Not Subject to Road Widening

Council's records indicate that the land the subject of this Certificate is NOT affected by any road widening or road re-alignment under:

1) Division 2 of the Roads Act, 1993;
2) Section 262 of the former Local Government Act, 1919;
3) Any Environmental Planning Instrument
4) Any resolution of Council.

Coastal Protection

Council has not been notified, by the Department of Public Works, that the land the subject of this Certificate is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

Risk of Land Slip or Subsidence

No information available re land slip or subsidence. Land is not within a Proclaimed Mine Subsidence District.

Identified Critical Habitat

The land the subject of this Certificate does not contain any identified critical habitats.

SEPP (Exempt & Complying Development Codes) 2008

Complying Development may not be carried out on this land under the State Environmental Planning Policy SEPP (Exempt and Complying Development Codes) 2008 (unless the development is a detached outbuilding or swimming pool). The land is excluded land as the land is within a heritage conservation area or draft conservation area under the Mid-Western Regional Local Environmental Plan 2012.

If only a part of a lot is land to which this clause applies, complying development must not be carried out on any part of that lot.

However, within the RU1 - Primary Production, RU3 - Forestry, RU4 - Primary Production Small Lots and R5 - Large Lot Residential zones Complying Development under the Rural Housing Code MAY be carried out on the part of the lot to which this clause does not apply. Please contact Council to discuss this possibility further.

No Acquisition by Public Authority

The land the subject of this certificate is NOT subject to acquisition by a public authority under a planning scheme or a draft planning instrument.

State Significant Development - Land is not Subject

The land the subject of this Certificate is not the subject of an order by the Minister for Planning and Infrastructure regarding State Significant development pursuant to Section 89C(3).
Not an Item of Environmental Heritage

The land the subject of this certificate is **not** identified in Schedule 5 of the Mid-Western Regional LEP 2012 as an item of Environmental Heritage.

**Land Within Conservation Area**

The land the subject of this Certificate is within a Heritage Conservation Area as identified in the Mid-Western Regional LEP 2012.

**Land May be Subject to Flood Management Plan**

The land the subject of this certificate is not within the Flood Risk Precincts identified by the Mudgee Floodplain Management Study. The provisions of the Floodplain Management Plan may also apply to land that is affected by localised flooding.

**Dwelling Houses - All Other Zones**

Mid-Western Regional Local Environmental Plan 2012 does not specify a minimum lot size for the erection of a dwelling in this zone. Approval must be obtained either through the Development Application or Complying Development Certificate process prior to the erection of a dwelling on this land.

**Mid-Western Regional Development Control Plan 2013**

This plan provides guidelines for all types of development within the Mid-Western Regional Council Local Government Area. It replaces all of the separate Development Control Plans and includes standards for Residential, industrial, commercial, wind farm, temporary workers accommodation, signage and other forms of development.

**Land is Not Bushfire Prone**

The land the subject of this certificate has not been identified as being bush fire prone in accordance with the Environmental Planning and Assessment Act 1979 and Mid-Western Regional LGA Bush Fire Prone Land map.

For further information please contact
Planning & Development Section

CUSTOMER SERVICE OFFICER

Certificate No. 1492 1143256
Planning Certificate
made under Section 149 Environmental Planning and Assessment Act 1979

APPLICANT

Peter Oitmaa
96 Hermitage Road
WEST RYDE NSW 2114

OWNER (as recorded by Council):

Western NSW Local Health District
Mudgee District Hospital
PO Box 29
MUDGEE NSW 2850

Certificate No: PC0237/2018
Receipt No: 389283
Date: 11 September 2017
Property No: 20427
Customer Ref: 86091
Property Address: 76B Lewis Street MUDGEE NSW 2850
Property Description: Lot 403 DP 756894

The Environmental Planning and Assessment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional Regulation 1998).

SECTION A: INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT:

MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

This planning instrument was published 10 August 2012 on the NSW Legislation website and applies to all the land within Mid-Western Region Local Government Area.

AMENDMENTS TO MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

Amendment No.1 - Temporary Workers' Accommodation - Published 10 August 2012 on the NSW Legislation website

www.midwestern.nsw.gov.au
Currently the land is zoned:

R1 General Residential

Note: where two or more zones appear the property is affected in part by each zone.

Land use Zoning Table:

The following land use zoning table(s) apply to the land the subject of this Certificate.

Zone R1 General Residential

2 Permitted without consent
Home-based child care; Home businesses; Home occupations; Roads; Rural workers’ dwellings; Water reticulation systems.

3 Permitted with consent
Attached dwellings; Boarding houses; Caravan parks; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Funeral homes; Group homes; Health services facilities; Home industries; Hostels; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities.

4 Prohibited
Advertising structures; Farm stay accommodation; Any other development not specified in item 2 or 3.

SECTION B: OTHER PRESCRIBED INFORMATION PURSUANT TO SECTION 149(2) OF THE ACT:

As at the date of this Certificate the following State Environmental Planning Policies, Development Control Plans, Directions under Environmental Planning and Assessment Act and other Special Provisions apply.

State Environmental Planning Policy (Affordable Rental Housing) 2009

This policy aims to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards.

State Environmental Planning Policy BASIX 2004

The purpose of the SEPP is to encourage sustainable residential development. An application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.
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It identifies exempt and complying development codes that have state wide application including the General Exempt Development Code, the General Housing Code, Housing Internal Alterations Code and General Commercial and Industrial Code.

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The aim of this policy is to facilitate the effective delivery of infrastructure across the state and repeals a number of other previous SEPP's.

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State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

This policy is to ensure that suitable provision is made for ensuring safety of persons using temporary structures and encourage the protection of the environment at such locations.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

The SEPP consolidates and updates many existing planning provisions related to mining, petroleum production and extractive industries as well as introducing new provisions to ensure that potential environmental and social impacts are adequately addressed during the assessment and determination of development proposals.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

This policy aims to increase availability and to provide a wider choice of residential accommodation for seniors or people with a disability. The policy establishes development standards and requirements for support services.

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This Policy outlines requirements for development consent principally in relation to long term use of sites in caravan parks and for subdivision by long leases.

Development Consent is not required for installation or placement of moveable dwellings on sites in lawfully operating caravan parks.

SEPP No 32 - 19 November 1991 - Urban Consolidation (Redevelopment of Urban Land)

This policy ensures that urban land no longer required for the purpose for which it is currently zoned, is made available for redevelopment of multi-unit housing and related development.

SEPP No 33 - 13 March 1992 - Hazardous and Offensive Development

This Policy redefines hazardous and offensive developments and specifies that such proposals be advertised, be well documented and that Council consider any measures taken to mitigate their impact.
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Section 94 Development Contributions Plan

Council’s Section 94 Plan applies to future commercial/ retail/ industrial development within the Mudgee Town Centre and subdivision within the Mid-Western Regional Council Local Government Area. Contact Council’s Planning Department for any queries regarding this matter.

Section 94A Development Contributions Plan

Council’s Section 94A Plan applies to future commercial/ retail/ industrial/ tourism development outside of the Mudgee Town Centre and Residential Development within the Mid-Western Regional Council Local Government Area. Contact Council’s Planning Department for any queries regarding this matter.
The Land is Not Subject to Road Widening

Council's records indicate that the land the subject of this Certificate is NOT affected by any road widening or road re-alignment under:

1) Division 2 of the Roads Act, 1993;
2) Section 262 of the former Local Government Act, 1919;
3) Any Environmental Planning Instrument
4) Any resolution of Council.

Coastal Protection

Council has not been notified, by the Department of Public Works, that the land the subject of this Certificate is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

Risk of Land Slip or Subsidence

No information available re land slip or subsidence. Land is not within a Proclaimed Mine Subsidence District.

Identified Critical Habitat

The land the subject of this Certificate does not contain any identified critical habitats.

SEPP (Exempt & Complying Development Codes) 2008

Complying Development may not be carried out on this land under the State Environmental Planning Policy SEPP (Exempt and Complying Development Codes) 2008 (unless the development is a detached outbuilding or swimming pool). The land is excluded land as the land is within a heritage conservation area or draft conservation area under the Mid-Western Regional Local Environmental Plan 2012.

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No Acquisition by Public Authority

The land the subject of this certificate is NOT subject to acquisition by a public authority under a planning scheme or a draft planning instrument.

State Significant Development - Land is not Subject

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Not an Item of Environmental Heritage

The land the subject of this certificate is not identified in Schedule 5 of the Mid-Western Regional LEP 2012 as an item of Environmental Heritage.

Land Within Conservation Area

The land the subject of this Certificate is within a Heritage Conservation Area as identified in the Mid-Western Regional LEP 2012.

Land May be Subject to Flood Management Plan

The land the subject of this certificate is not within the Flood Risk Precincts identified by the Mudgee Floodplain Management Study. The provisions of the Floodplain Management Plan may also apply to land that is affected by localised flooding.

Dwelling Houses - All Other Zones

Mid-Western Regional Local Environmental Plan 2012 does not specify a minimum lot size for the erection of a dwelling in this zone. Approval must be obtained either through the Development Application or Complying Development Certificate process prior to the erection of a dwelling on this land.

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The land the subject of this certificate has not been identified as being bush fire prone in accordance with the Environmental Planning and Assessment Act 1979 and Mid-Western Regional LGA Bush Fire Prone Land map.
Planning Certificate
made under Section 149 Environmental Planning and Assessment Act 1979

APPLICANT
Peter Oitmaa
96 Hermitage Road
WEST RYDE NSW 2114

OWNER (as recorded by Council):
Western NSW Local Health District
Mudgee District Hospital
C/- Health Service Manager
Macquarie Area Health Service
PO Box 29
MUDGEE NSW 2850

Certificate No: PC0238/2018
Receipt No: 389275
Date: 11 September 2017
Property No: 20399
Customer Ref: 86091
Property Address: 30 Meares Street MUDGEE NSW 2850
Property Description: Lot 5 Sec 64 DP 758721

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Currently the land is zoned:

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Zone R1 General Residential

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3) Any Environmental Planning Instrument
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Coastal Protection

Council has not been notified, by the Department of Public Works, that the land the subject of this Certificate is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

Risk of Land Slip or Subsidence

No information available re land slip or subsidence. Land is not within a Proclaimed Mine Subsidence District.

Identified Critical Habitat

The land the subject of this Certificate does not contain any identified critical habitats.

SEPP (Exempt & Complying Development Codes) 2008

Complying Development may not be carried out on this land under the State Environmental Planning Policy SEPP (Exempt and Complying Development Codes) 2008 (unless the development is a detached outbuilding or swimming pool). The land is excluded land as the land is within a heritage conservation area or draft conservation area under the Mid-Western Regional Local Environmental Plan 2012.

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Land is Not Bushfire Prone

The land the subject of this certificate has not been identified as being bush fire prone in accordance with the Environmental Planning and Assessment Act 1979 and Mid-Western Regional LGA Bush Fire Prone Land map.

For further information please contact Planning & Development Section

CUSTOMER SERVICE OFFICER

Certificate No. 1492 1143435
Planning Certificate
made under Section 149 Environmental Planning and Assessment Act 1979

APPLICANT
Peter Oitmaa
96 Hermitage Road
WEST RYDE NSW 2114

OWNER (as recorded by Council):
Western NSW Local Health District
Mudgee District Hospital
C/- Health Service Manager
Macquarie Area Health Service
PO Box 29
MUDGEE NSW 2850

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<tr>
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<td>Lot 2 DP 1140724</td>
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</table>

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The purpose of the SEPP is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State.

Section 94 Development Contributions Plan

Council's Section 94 Plan applies to future commercial/ retail/ industrial development within the Mudgee Town Centre and subdivision within the Mid-Western Regional Council Local Government Area. Contact Council's Planning Department for any queries regarding this matter.

Section 94A Development Contributions Plan

Council's Section 94A Plan applies to future commercial/ retail/ industrial/ tourism development outside of the Mudgee Town Centre and Residential Development within the Mid-Western Regional Council Local Government Area. Contact Council's Planning Department for any queries regarding this matter.
The Land is Not Subject to Road Widening

Council’s records indicate that the land the subject of this Certificate is NOT affected by any road widening or road re-alignment under:

1) Division 2 of the Roads Act, 1993;
2) Section 262 of the former Local Government Act, 1919;
3) Any Environmental Planning Instrument
4) Any resolution of Council.

Coastal Protection

Council has not been notified, by the Department of Public Works, that the land the subject of this Certificate is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

Risk of Land Slip or Subsidence

No information available re land slip or subsidence. Land is not within a Proclaimed Mine Subsidence District.

Identified Critical Habitat

The land the subject of this Certificate does not contain any identified critical habitats.

SEPP (Exempt & Complying Development Codes) 2008

Complying Development may not be carried out on this land under the State Environmental Planning Policy SEPP (Exempt and Complying Development Codes) 2008 (unless the development is a detached outbuilding or swimming pool). The land is excluded land as the land is within a heritage conservation area or draft conservation area under the Mid-Western Regional Local Environmental Plan 2012.

If only a part of a lot is land to which this clause applies, complying development must not be carried out on any part of that lot.

However, within the RU1 - Primary Production, RU3 - Forestry, RU4 - Primary Production Small Lots and R5 - Large Lot Residential zones Complying Development under the Rural Housing Code MAY be carried out on the part of the lot to which this clause does not apply. Please contact Council to discuss this possibility further.

No Acquisition by Public Authority

The land the subject of this certificate is NOT subject to acquisition by a public authority under a planning scheme or a draft planning instrument.

State Significant Development - Land is not Subject

The land the subject of this Certificate is not the subject of an order by the Minister for Planning and Infrastructure regarding State Significant development pursuant to Section 89C(3).

Not an Item of Environmental Heritage

The land the subject of this certificate is not identified in Schedule 5 of the Mid-Western Regional LEP 2012 as an Item of Environmental Heritage.
Land Within Conservation Area

The land the subject of this Certificate is within a Heritage Conservation Area as identified in the Mid-Western Regional LEP 2012.

Land May be Subject to Flood Management Plan

The land the subject of this certificate is not within the Flood Risk Precincts identified by the Mudgee Floodplain Management Study. The provisions of the Floodplain Management Plan may also apply to land that is affected by localised flooding.

Dwelling Houses - All Other Zones

Mid-Western Regional Local Environmental Plan 2012 does not specify a minimum lot size for the erection of a dwelling in this zone. Approval must be obtained either through the Development Application or Complying Development Certificate process prior to the erection of a dwelling on this land.

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This plan provides guidelines for all types of development within the Mid-Western Regional Council Local Government Area. It replaces all of the separate Development Control Plans and includes standards for Residential, industrial, commercial, wind farm, temporary workers accommodation, signage and other forms of development.

Land is Not Bushfire Prone

The land the subject of this certificate has not been identified as being bush fire prone in accordance with the Environmental Planning and Assessment Act 1979 and Mid-Western Regional LGA Bush Fire Prone Land map.

For further information please contact
Planning & Development Section

CUSTOMER SERVICE OFFICER

Certificate No. 1492 1143479
Planning Certificate
made under Section 149 Environmental Planning and Assessment Act 1979

APPLICANT
Peter Oitmaa
96 Hermitage Road
WEST RYDE NSW 2114

OWNER (as recorded by Council):
Western NSW Local Health District
Mudgee District Hospital
PO Box 29
MUDGEE NSW 2850

Certificate No: PC0240/2018
Receipt No: 389273
Date: 11 September 2017
Property No: 20428
Customer Ref: 86091
Property Address: Old Nursing School Lewis Street MUDGEE NSW 2850
Property Description: Lot 1 DP 845336

The Environmental Planning and Assessment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional Regulation 1998).

SECTION A: INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT:

MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

This planning instrument was published 10 August 2012 on the NSW Legislation website and applies to all the land within Mid-Western Region Local Government Area.

AMENDMENTS TO MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

Amendment No.1 - Temporary Workers' Accommodation - Published 10 August 2012 on the NSW Legislation website
Currently the land is zoned:

R1 General Residential

Note: where two or more zones appear the property is affected in part by each zone.

Land use Zoning Table:

The following land use zoning table(s) apply to the land the subject of this Certificate.

Zone R1 General Residential

2 Permitted without consent
Home-based child care; Home businesses; Home occupations; Roads; Rural workers' dwellings; Water reticulation systems.

3 Permitted with consent
Attached dwellings; Boarding houses; Caravan parks; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Funeral homes; Group homes; Health services facilities; Home industries; Hostels; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities.

4 Prohibited
Advertising structures; Farm stay accommodation; Any other development not specified in item 2 or 3.

SECTION B: OTHER PRESCRIBED INFORMATION PURSUANT TO SECTION 149(2) OF THE ACT:

As at the date of this Certificate the following State Environmental Planning Policies, Development Control Plans, Directions under Environmental Planning and Assessment Act and other Special Provisions apply.

State Environmental Planning Policy (Affordable Rental Housing) 2009

This policy aims to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards.

State Environmental Planning Policy BASIX 2004

The purpose of the SEPP is to encourage sustainable residential development. An application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.
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Section 94 Development Contributions Plan

Council's Section 94 Plan applies to future commercial/ retail/ industrial development within the Mudgee Town Centre and subdivision within the Mid-Western Regional Council Local Government Area. Contact Council’s Planning Department for any queries regarding this matter.

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Council's Section 94A Plan applies to future commercial/ retail/ industrial/ tourism development outside of the Mudgee Town Centre and Residential Development within the Mid-Western Regional Council Local Government Area. Contact Council’s Planning Department for any queries regarding this matter.
The Land is Not Subject to Road Widening

Council's records indicate that the land the subject of this Certificate is NOT affected by any road widening or road re-alignment under:

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3) Any Environmental Planning Instrument
4) Any resolution of Council.

Coastal Protection

Council has not been notified, by the Department of Public Works, that the land the subject of this Certificate is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

Risk of Land Slip or Subsidence

No information available re land slip or subsidence. Land is not within a Proclaimed Mine Subsidence District.

Identified Critical Habitat

The land the subject of this Certificate does not contain any identified critical habitats.

SEPP (Exempt & Complying Development Codes) 2008

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APPLICANT
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96 Hermitage Road
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MUDGEE NSW 2850

Certificate No: PC0241/2018
Receipt No: 389272
Date: 11 September 2017
Property No: 20428
Customer Ref: 86091
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Property Description: Lot 2 DP 845336

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Risk of Land Slip or Subsidence

No information available re land slip or subsidence. Land is not within a Proclaimed Mine Subsidence District.

Identified Critical Habitat

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For further information please contact
Planning & Development Section

CUSTOMER SERVICE OFFICER

Certificate No. 1492 1143610
Appendix D

Site Photographs
Photo 1 - South-western corner looking north

Photo 2 - South-western corner looking east
Photo 3 - Area to east of Community Health building looking north-east

Photo 4 - Area to north of Community Health building looking north-west
Photo 5 - Area to south of Wellness Centre looking east

Photo 6 - View of Boiler House looking north
Photo 7 - Area to north of Wellness Centre looking north towards dwelling

Photo 8 - Area to north of Boiler House looking east towards Helipad
Photo 11 - Gas tanks and electricity substation to south-west of Main Building

Photo 12 - Main Building from south-eastern corner of site looking west

Site Photographs
Preliminary Site Investigation
MUDGEE

CLIENT: Health Infrastructure
PROJECT: 86091.00
PLATE No: S6
REV: 0
DATE: 22-Sep-17
Photo 13 - View from south-eastern corner of site looking north

Photo 14 - Main Building from central eastern boundary looking west