

Statement of Environmental Effects

ALTERATIONS & ADDITIONS TO EXISTING DWELLING INCLUDING ASSOCIATED CARPARK TO CREATE HEALTH SERVICES FACILITY

Lot B DP 160496
(No. 106) New England Highway
LOCHINVAR

Prepared For
MMC Integrated Services Pty Ltd

APRIL 2025

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Complete Planning Solutions Reference

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QA Status

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1.0 DEVELOPMENT DETAILS & SUITABILITY

1.1 Development

The proposed development involves:

- Demolition of shed and carport
- Removal of trees
- Alterations & additions to existing dwelling including associated carpark to create medical centre at Lot B DP 160496 (No. 106) New England Highway, Lochinvar.

1.2 Demolition

The existing shed and carport are to be demolished. Photos 1 and 2 details shed and carport to be demolished.



Photo 1: Existing Shed



Photo 2: Existing Carport

1.3 Location

Lot B DP 160496 (No. 106) New England Highway, Lochinvar. Refer to Figure 1.



Figure 1: Locality Map – Map view of Lot B (No. 106) New England Highway, Lochinvar.

1.4 Site Details

The subject development site comprises of a total area of approximately 853.6m².

1.5 Zoning

The subject site is zoned R1 General Residential Zone under the provision of the Maitland Local Environmental Plan, 2011.

1.6 Applicant

MMC Integrated Services Pty Ltd
C/- Complete Planning Solutions Pty Ltd

1.7 Owner

The land is currently owned by MMC Integrated Services Pty Ltd

1.8 Site Analysis

The site currently contains a dwelling, garage and associated structures. To the north is vacant land. To the south and east is residential development. To the west is Lochinvar Hotel with residential development beyond. The topography of the land is that it slopes from the north to south.

The subject site is located on New England Highway. Kerb and gutter is located along New England Highway.

The land is not known to be contaminated.

The subject site is considered to be suitable for the proposed development.

1.9 Site Constraints

According to NSW Planning Portal the site has the following environmental constraints:

- Acid Sulfate Soils – Class 5

1.10 Local Facilities

The subject site is located within Lochinvar. Lochinvar is within close proximity of Maitland and Branxton CBDs. Lochinvar provides schools and recreation facilities within close proximity of the subject site. Land use within the immediate locality of the subject site is of an urban residential nature.

1.11 Compatibility with Local Area

The proposed development of a health facility will not be detrimental to the existing residential and community facilities located within close proximity to the subject site. The proposed development will not be altering the current design of the buildings located upon the site.

1.12 Shape and Size of Allotment

The subject site is an irregular shaped block located amongst residential and community lands.

The subject site comprises of a total land area of 853.6m². The subject site has a frontage to New England Highway is approximately 31.991m. At that size, this particular lot allows for the development of this type as proposed to be seen as an appropriate scale. The subject site is considered to be appropriate for the proposed development.

1.13 Current and Previous Uses

New England Highway is within a residential and commercial area. Land in the immediate vicinity of the site is occupied by residential housing and commercial/community facilities. The subject site currently contains a dwelling, garage and associated structures.

Council records show no recent approvals for the subject lot.

1.14 Pre DA Communications

Ms Madaline Smith has met with the Applicant as well as speaking to representatives from Complete Planning Solutions on a few occasions. During these discussions were centred around:

- Permissibility
- General DA requirements

Permissibility

The subject site is zoned R1 General Residential. Initial discussions with Council discuss the classification of the proposed development. The proposed development is permissible with the consent of Council.

Furthermore, *State Environmental Planning Policy (Transport and Infrastructure) 2021 Division 10 Health Services Facilities 2.60 Development permitted with consent* could also be utilised for the proposed development.

Division 10 Health Services Facilities states:

2.60 Development permitted with consent

(1) Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.

2.59 Definitions

prescribed zone means any of the following land use zones or a land use zone that is equivalent to any of those zones – (d) R1 General Residential.

2.0 PLANNING OBJECTIVES

2.1 SEPP (Transport and Infrastructure) 2021

2.1.1 2.59 Definitions

In this Division health services facility has the same meaning as in the Standard Instrument.

2.59 Definitions

prescribed zone means any of the following land use zones or a land use zone that is equivalent to any of those zones:

(d) R1 General Residential,

2.60 Development permitted with consent

(1) Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.

(2) Development for any of the following purposes may be carried out by or on behalf of a public authority with consent on State land if the development is carried out within the boundaries of an existing health services facility—

- (a) health research (or development) industries, including medical research (or development) industries,
- (b) high technology industry for an industrial activity that involves biological, pharmaceutical, medical or paramedical systems, goods or components,
- (c) any of the following premises that service patients or staff of, or visitors to, the health services facility (or staff of, or visitors to, other premises within the boundaries of the facility)—
 - (i) centre-based child care facilities,
 - (ii) commercial premises,
 - (iii) community facilities,
 - (iv) information and education facilities,
 - (v) recreation areas, recreation facilities (indoor) or recreation facilities (outdoor),
 - (vi) residential accommodation,
- (d) a building or place used for the training or education of health and other professionals.

(3) Consent must not be granted for development of a kind referred to in subsection (2)(c) (other than development for the purposes of a centre-based child care facility) unless the consent authority is satisfied that the Planning Secretary has certified in a site compatibility certificate that, in the Planning Secretary's opinion, the development is compatible with the surrounding land uses.

(4) Nothing in this section—

(a) prevents a consent authority from—

- (i) granting consent for development on a site by reference to site and design features that are more stringent than those identified in a site compatibility certificate for the same site, or
 - (ii) refusing to grant consent for development by reference to the consent authority's own assessment of the compatibility of the development with the surrounding land uses, or
- (b) otherwise limits the matters to which a consent authority may have regard in determining a development application for development of a kind referred to in subsection (2).

Response

The subject site is zoned R1 General Residential. R1 General Residential is land in classified as being within a prescribed zone. The proposed development meets the requirements of Clause 2.6(1) as outlined above.

The provisions under SEPP (Infrastructure) 2007 allows the development to be considered by Council.

2.2 Maitland Local Environmental Plan 2011

The subject site is within R1 General Residential Zone pursuant to the provisions of the Maitland Local Environmental Plan 2011.

The objectives of zone are:

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Wharf or boating facilities; Wholesale supplies

Response

The proposed health consulting rooms are permissible with the consent of Council.

The definition for a health service facility is:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

The proposed development is best described as health consulting rooms

2.3 Maitland Development Control Plan

The aims of the DCP are:

- a) To provide a detailed planning document that outlines requirements for development which meets community expectations and addresses the key environmental planning issues of the Local Government Area;
- b) To identify certain development as advertised development and to detail public notification requirements in accordance with Section 3.43 of the Environmental Planning and Assessment Act 1979;

Response

The proposed development has been planned and designed to comply with MDCP requirements. Compliance with MDCP is addressed in sections throughout the remainder of this document.

Requirements of the CDCP will be incorporated in the design and preparation of reports for the proposed development.

The proposed development complies with the general intent of MDCP.

Consideration of the Maitland LEP 2011 and Maitland Development Control Plan have been taken into consideration in the preparation of this statement.

3.0 OPERATIONAL DETAILS

3.1 Proposed Use

The proposed development will operate under the business name “Lochinvar Doctors” and will involve the provision of providing consulting rooms for General Practitioners on the subject site.

The proposed development will allow a new business to commence operating and provide additional medical services to the Lochinvar and surrounding areas.

3.2 No. of Employees

The proposed development will be managed by the Owners. Staff numbers will be as follows:

- GP Doctors 2 (one to be the Owner)
- Admin 1 administration person

The figures quoted above show the maximum number of employees which could be employed on the subject site. It is not expected that all will be on duty at the same time. Given the practice is to operate seven (7) days per week, staff will work on a roster basis.

Subcontractors will be employed on a needs basis. Subcontractors could include electricians, plumbers and other tradespeople.

3.3 Customers

On average the customer numbers would range between 40 to 45 Patients per day. The maximum time that each patient will be on the premises is approximately 20 to 30 minutes.

3.4 Hours of Operations

The existing hours for the business are:

Monday – Friday	8.00am to 6.00pm
Saturday	8.00am to 4.00pm

3.5 Traffic Movements

The main types of vehicles that are expected to visit the site are motor cars. The number of traffic movements is expected to be 40 per day. The majority of the patients will live in Lochinvar, and some are expected to walk to their appointments.

No trucks or heavy vehicles are expected to visit the site.

No delivery vehicles will visit the site. All supplies will be purchased off site and transported to the site by employees.

3.6 Vehicle Access

Access to the subject site is via New England Highway. New England Highway is an all-weather access road.

3.7 Vehicle Parking Requirements

For the purpose of calculating parking requirements the proposed development has been classified as a Health Consulting Rooms/Medical Centre.

BUILDING/AREA	NO. OF SPACES
2 spaces per practitioner/professional	Two (2) doctors are to be employed by the practice. Four (4) car spaces are required in this instance.
Enhanced car parking One (1) space per tow (2) to five (5) surgeries	One car space is required in this instance. Five (5) car spaces are required under the provisions of the DCP. Five (5) car spaces have been provided – refer to plans for further information.

3.8 Signage

This application does involve approval for signage. Refer to plans for further details.

3.9 Health Requirements

The premises will exclusively be used as a medical centre, the fit-out of the premises will comply with the requirements of the Local Government (General) Regulations 2005.

3.10 Security

The subject site will be fenced, and security cameras will be installed.

3.11 Access and Mobility

The proposed development is for alterations and additions to existing buildings to accommodate a medical health facility. A number of modifications have been allowed to ensure that visitors to the subject site can do so with equality and dignity. These modifications include:

- Disabled toilets
- Disabled car park
- Disabled access from car park into Surgery
- Disable access throughout the buildings

An Access Report has been prepared by Aja Goddard, Accredited Access Consultant and accompanies this DA.

3.12 Enhanced Requirements

AS 1428.2 Enhanced Requirements	Comment
Walkways -1,200mm wide	The walkways are 1,200mm wide and meet Council's DCP requirements. Refer to plans for further details.
Ramps Gradient of 1 in 14 – Landings every 6m Gradient 1 in 19 – Landings every 14m	The proposed development complies with Council's DCP requirement and AS1428.2. Refer to plans for further details
Intersection Details – Current MCC Standard – a. a smooth even surface along the path of access across the roadway is required, b. the kerb ramp shall be no greater than 1:8 with no lip at kerb edge, and c. the kerb ramps shall be aligned opposite each other. While in some low traffic volume streets one ramp may suffice, two ramps should normally be provided. Details of Council's standards are available in the Manual of Engineering Standards(MOES).	N/A
Handrails – Two Rails	Two rails have been proposed
Door Openings – 850mm	Door openings comply. Refer to plans for further details.
Sanitary Facilities WC – 1,900mm x 2,300mm Min Dimensions – Increase dimensions Circulation – Emergency Button Showers/Urinals – Unsex WC in Public Places	The proposed development can comply with Council's DCP requirements. Refer to plans for further details.

4.0 ENVIRONMENTAL IMPACT

4.1 Setbacks

The proposed development is to occur within the existing building footprint of the subject site. No setbacks will be altered as a result the proposed development.

A ramp is to be constructed to the front of the existing building. The ramp is to be constructed within the front of the existing building line. Council is requested to consider the following justification for allowing this minor non-compliance:

- The structure is non-habitable.
- The structure does not have a roof, thus reducing its bulk and scale
- The proposed ramp complies with Australian Standards
- The proposed location of the ramp has been chosen as the best option to ensure Standards are met.

4.2 Building Height

The proposed development is to occur within the existing building. The building height of the existing buildings will not be altered as a result of the proposed development.

4.3 Acid Sulphate Soils

The site has been identified as being located within an Acid Sulphate area class 5. An Acid Sulphate Management Plan is attached to this statement.

4.4 Mine Subsidence

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

4.5 Drainage & Flooding

The site has not been identified as being located within a flood prone area.

4.6 Overshadowing and Solar Access

The proposed development is to occur within the existing buildings. The proposed development will not create a negative impact on surrounding properties.

4.7 Services

The subject site has access to town water, town sewer, electricity and telephone.

4.8 Stormwater

A Stormwater Management Plan has been prepared by Pavey Consulting and accompanies this DA.

4.9 Energy Efficiency

The proposed development is to occur within existing buildings. There will be minor construction works. These works are not expected to negatively impact on the energy efficiency of the buildings.

If required a Section J could be completed and submitted prior to issuing of a Construction Certificate.

4.10 Access and Traffic

Access to the subject site is via New England Highway. New England Highway are all-weather access road. The proposed development is not expected to significantly increase local traffic movement with the local area.

To ensure the safety of residents and the general community the proposed development complies with Council's requirement for adequate access and manoeuvrability.

All vehicles can enter and exit the subject site in a forward motion.

4.11 Landscaping

The existing trees located upon the property are to be removed to allow the development to proceed. An Arborist Report has been prepared and accompanies this DA.

The installation of landscaping is proposed along the front boundary and to the western boundary (where the car park is proposed).

4.12 Visual Privacy

The proposed development will not alter the existing visual privacy of the area. Visual privacy for adjoining properties is not expected to be an issue.

4.13 Acoustic Privacy

The proposed development is not expected to increase the existing acoustic privacy currently enjoyed by the neighbouring properties. The Surgery will operate during the day. Acoustic Privacy will not be negatively impact upon due to the proposed development.

4.14 Heritage

The subject site has not been identified as having European heritage significance. A heritage assessment is not required in this instance.

4.15 Aboriginal Heritage

The subject site contains a dwelling and associated structures. A review of the AHIMS database has determined that there are no Aboriginal sites recorded or declared on or within 200m of the subject site. A copy of AHIMS results is attached.

The site is not known as having any special significance with respect to Aboriginal culture. Should artefacts be uncovered during the construction stage, the Stop Work Procedures should be followed:

Stop Work Procedures

STOP WORK	Immediately
CONTACT	Contact your field supervisor and/or project manager Council's Environmental Office then contacts the NSW Planning, Industry and Environment Cultural Heritage Officer of the Environment Hotline 131555.
NOTIFY	The NSW Planning, Industry and Environment Officer notifies the Local Aboriginal Land Council
ACCESS	NSW Planning, Industry and Environment will advise on a course of action based on the significance of the resource, which Council and the relevant LALC will follow: Protect and avoid Record and protect Investigate, excavate, record and preserve
APPLY	To NSW Planning, Industry and Environment for an AHIP if necessary
RECOMMEND	When NSW Planning, Industry and Environment has approved a course of action

4.16 Bush Fire

The subject site is not located within a bush fire prone area. A bush fire risk assessment is not required in this instance.

4.17 Retaining Walls

The proposed development does not involve the construction of retaining walls.

4.18 Demolition

The existing garage and carport are to be demolished. Refer to section 1.2 of this Statement for further information.

Minor demolition is required, including one external window (to be replaced with a door and masonry surrounds). Refer to plans for further details.

4.19 Social and Economic Benefits

4.19.1 Social Impact on the Locality

The proposed development is the establishment of health consulting rooms. The centre will incorporate general practice doctors who will provide medical services to the residents of Lochinvar and surrounding towns.

The design of the proposed development has given due consideration to the visual, acoustic, and social amenity of the adjoining neighbours, with privacy maintained between the development and neighbours through the adoption of an appropriate floor plan, window locations.

Growing the medical opportunities of the area will assist in ensuring the future viability of the existing business and the local area.

This proposal will contribute to improving access to medical services, expanding the range of health services provided and providing convenient access to those services to the residents of Lochinvar.

It can be concluded that the proposal will:

- Improve accessibility to medical services for all residents of Lochinvar; and
- Generate economic benefits by creating value-adding employment opportunities both during and after construction

Overall, it is considered that the proposal will generate positive social and economic impacts for Lochinvar and surrounding areas.

4.19.2 Economic Impact on the Locality

The proposed development will provide temporary employment during the construction period and more permanent employment in the businesses already established on the site.

Patients using the development, and the new businesses, will also potentially increase the customer base of other Lochinvar businesses, helping to improve the vitality of the commercial and service environment in the town.

4.19.3 The Public Interest

The proposed development will result in attracting much needed medical services to Lochinvar and the surrounding area. The proposed development will bring economic and social benefits for the local community. As such the proposed development is considered to be in the public interest.

5.0 WASTE MANAGEMENT

Local firms will be advised of any materials which are able to be crushed or recycled. Collection of these materials will be undertaken by a suitably qualified contractor. Table 1 details proposed strategies for the management of site waste.

TABLE 1: Site Waste Management Plan

MATERIAL	PROPOSED STRATEGY
Excavation Materials	Topsoil for landscaping of site
Green Waste	To be recycled for chipping and composting
Bricks	Transported to crushing and recycling firm
Concrete	Transported to crushing and recycling firm
Timber – pine, particle board	Second Hand Building Materials Sales or Recycled at Local Waste Management Facility
Plaster Board	Landfill site
Metal	Recycled at metal recyclers or sent to landfill site (depending on metal)
Asbestos	In the event that asbestos is identified during the demolition of any existing building structures, then the product shall be removed in accordance with WorkCover 'Working with Asbestos Guide, 2008
Other – including glass, doors, etc	Windows/doors to second hand building materials outlet. Remainder to licensed waste facility.

Construction Waste

Construction materials will be stockpiled and an industrial sized waste bin will be located on the site. This waste will either be recycled (timber, steel etc) or disposed of within an approved waste facility. See 'Table 1: Site Waste Management Plan' above for further details.

General Domestic Waste

All waste material will be recycled where possible and collected by council's garbage service on a weekly basis.

Demolition

Any proposed demolition works will be carried out in accordance with AS 2601—2001, *Demolition of structures* and any relevant WorkCover guidelines.

Medical Waste

Any medical waste will be placed in specific waste/sanitary bins and will be removed on a monthly basis by Initial Hygiene.

6.0 CONCLUSION

This Statement of Environmental Effects has been prepared to address relevant planning issues for the proposed development. The proposed development is deemed to be appropriate as:

- The proposed development is consistent with Council's Planning Instruments;
- The existing buildings are of sufficient size to accommodate such a development;
- The subject site has access to services of town water, town sewer, electricity and telephone;
- The proposed development will not decrease the residential amenity currently enjoyed by residents of the area;
- The proposed development will occur with minimal land disturbance;
- The proposed development requires minimal vegetation removal;
- The proposed development ensures the privacy of residents of adjacent properties;
- The subject site is not subject to drainage problems;

7.0 RECOMMENDATION

It is recommended that Maitland City Council grant Development Consent for the proposed development at Lot B DP 160496 (No. 106) New England Highway, Lochinvar.

ACID SULPHATE MANAGEMENT PLAN

Development

The proposed development will involve the establishment of a of Health Consulting Rooms.

Classification of Acid Sulfate

The subject site has been identified as land which has the potential to produce potential Acid Sulfate Soils (ASS) class 5.

Acid Sulfate Soil

Acid sulfate soils (ASS) are widespread along the margins of the NSW coast, in estuarine floodplains and coastal lowlands, including urban areas, farmland, mangrove tidal flats, salt marshes and tea-tree swamps. Disturbance or poor management and use of ASS can generate sulfuric acid and salts. ASS can lower soil and water pH and increase salinity, reducing or precluding vegetation growth and producing soil conditions which may be detrimental to concrete and steel components of structures.

Appropriate planning and management of urban and agricultural land to prevent damage associated with acid sulfate soils is now recognised as an extremely important issue for the NSW coast.

The possibility of locating ASS within the subject site is acknowledged.

Purpose of Management Plan

- Identify possible areas of concern and sources of ASS affected by construction;
- Evaluate potential environmental impacts associated with construction;
- Provide preventative and control measures during and after construction;

Recognition of ASS

Contractors need to be able to recognise potential ASS. Some indicators to identify potential ASS are:

- If disturbed, may smell of rotten eggs;
- The presence of Jarosite, usually found as amber-yellow to brown crusts or coatings of minute crystals;
- Monosulfides, appear as a black ooze, can form at the bottom of slow-moving or still waters in ASS-prone areas;
- Stunted or dead vegetation;
- Rust –coloured iron stains and oily-looking water;
- Clear blue-green water body.

Some indicators to identify potential acid sulfate soils (PASS) are:

- Waterlogged ASS may range from dark grey muds to grey sands.

Minimising Disturbance

It is important to minimise disturbance of ASS for the following reasons:

- Water quality is acceptable at receiving waters;
- Areas of environmental value are protected;
- Property is not detrimentally affected.

Where there is no alternative but to disturb PASS it is suggested that:

- Design and construction methods be employed to minimise exposure to these soils.

Liming

Sulfuric acid can be neutralised with agricultural lime, but this is too costly for large areas of badly affected land. One technique that has had good results to date is liming of drains so that the sulfuric acid produced in the drain walls is neutralised by the lime as it is washed out. Acid water can also be neutralised by lime.

Management Principles

The disturbance of ASS should be avoided wherever possible. It is expected that the disturbance of soil for the proposed development will be minimal, even though ASS need to be managed appropriately.

The effective management of ASS will reduce the potential for acid damage and corrosion of surrounding structures and prevent any detrimental effects to the environment.

The following principles should be adopted to combat any potential impact of ASS on the subject site:

- The disturbance of ASS should be avoided wherever possible.
- Where disturbances of ASS is unavoidable, preferred management strategies are:
 - minimisation of disturbance
 - neutralisation
 - hydraulic separation of sulfides either on its own or in conjunction with dredging
 - strategic reburial.
- Stockpiling of untreated ASS above the permanent groundwater table with (or without) containment is not an acceptable long-term management strategy. For example, soils that are to be stockpiled, disposed of, used as fill, placed as temporary or permanent cover on land or in waterways, sold or exported off the treatment site or used in earth bunds, should be treated/managed in a timely manner.
- All excavated materials which need to be stockpiled should be covered to reduce exposure to the weather.
- Neutralisation can be achieved by using agricultural lime. Mix excavated soil material and surfaces with lime at a rate recommended by manufacturer's instructions.
- Reburial location must be one that is permanent.
- When reburying materials precaution should be taken to avoid oxidation.

AHIMS SEARCH RESULTS



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : 106 New England HW Lochin
Client Service ID : 995896

Complete Planning Solutions Pty Ltd
1/187 LANG STREET
KURRI KURRI New South Wales 2327
Attention: Karen Jurd
Email: karen.jurd@completeplanningsolutions.com.au
Dear Sir or Madam:

Date: 15 April 2025

AHIMS Web Service search for the following area at Address : 106 NEW ENGLAND HIGHWAY LOCHINVAR 2321 with a Buffer of 200 meters, conducted by Karen Jurd on 15 April 2025.

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.