VALUATION REPORT

FOR

WINGECARRIBE SHIRE COUNCIL

MOSS VALE ENTERPRISE CORRIDOR

ACQUISITION COST ESTIMATES PAYABLE TO DISPOSED OWNERS ARISING FROM THE PROPOSED NEW ROAD INFRASTRUCTURE

DATE OF REPORT: 7TH May 2010
Our REFERENCE: WSC 2010
PURPOSE OF REPORT:

To identify the cost of acquiring those parts of private properties required to create the Enterprise Zone Road, the Sutter Road By Pass and to provide cul de sacs in Brookdale Road, having regard to the provisions of the Land Acquisition (Just Terms Compensation) Act 1991.

ACQUIRING AUTHORITY:

Wingecarribee Shire Council

PURPOSE OF ACQUISITION:

The land is being acquired for road purposes.

DATE OF VALUATION:

The valuations were made as at the 6th of May 2010, the date of inspection.

DATE OF INSPECTION

6th May 2010

GENERAL COMMENT

The lands required to create the proposed road infrastructure currently form parts of seventeen existing holdings (contiguous lands held by the same legal entity).

The holdings are located between New Berrima and Moss Vale.

The valuations are required to reflect vacant land values only. Council will address the relocation of fencing and reinstatement of any improvements adversely affected by the acquisitions as well as costs associated with legal fees, financial costs, valuation fees and other matters under the Act.

We note 3 sections of the route i.e:

Pt 2/774598 – 0.936ha (Hoskins street)
Pt 2/774598 – 0.818ha (Hoskins street)
Adj. 12/600863 – 0.1ha (road reserve)

All appear to be Crown Roads. We recommend that formal title searches be undertaken to verify the ownership status of these parcels.

We have assumed Crown ownership in our report.
BASIS OF VALUATION

The valuations provided have been made under the principles contained in the Land Acquisition (Just Terms Compensation Act) 1991, subject to the limitations noted above.

We summarise the assessments by owner as follows:

<table>
<thead>
<tr>
<th>PROPERTY NO</th>
<th>OWNER</th>
<th>COMPENSATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Blue Circle Southern Cement Pty Ltd</td>
<td>$495,000</td>
</tr>
<tr>
<td>2</td>
<td>Boral Pty Ltd</td>
<td>$655,000</td>
</tr>
<tr>
<td>3</td>
<td>M S Siddle &amp; P J Ramsay</td>
<td>$27,000</td>
</tr>
<tr>
<td>4</td>
<td>J W Backhouse</td>
<td>$30,000</td>
</tr>
<tr>
<td>5</td>
<td>Ingham Enterprises Pty</td>
<td>$17,000</td>
</tr>
<tr>
<td>6</td>
<td>Vicliz Pty Ltd</td>
<td>$850,000</td>
</tr>
<tr>
<td>7</td>
<td>A Maggiotto</td>
<td>$10,000</td>
</tr>
<tr>
<td>8</td>
<td>P A &amp; R F Rusconi</td>
<td>$98,000</td>
</tr>
<tr>
<td>9</td>
<td>Fortius Funds Management Pty Ltd</td>
<td>$69,000</td>
</tr>
<tr>
<td>10</td>
<td>W A Maloney</td>
<td>$10,000</td>
</tr>
<tr>
<td>11</td>
<td>A M DU Chateau</td>
<td>$34,000</td>
</tr>
<tr>
<td>12</td>
<td>A Maggiotto Nominees Pty Ltd</td>
<td>$2,000</td>
</tr>
<tr>
<td>13</td>
<td>W W &amp; L D Chesterfield</td>
<td>$3,000</td>
</tr>
<tr>
<td>14</td>
<td>C M Fisher</td>
<td>$18,000</td>
</tr>
<tr>
<td>15</td>
<td>Abret Pty Ltd</td>
<td>$146,000</td>
</tr>
<tr>
<td>16</td>
<td>D K &amp; R S Ross</td>
<td>$10,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>$2,474,000</td>
</tr>
</tbody>
</table>

The compensation estimates have been assessed on an individual property basis as set out on the following pages.

In respect of the Crown lands the actual cost of these blocks will be determined by a Valuer General's assessment as per Treasury directions for transfer of lands between Government authorities. We have applied a value to each of the blocks which totals a further $365,000 however this should be used as a guide only, and subject to final Valuer General's determination.

[Signature]
Kevin Breen AAPA
Registered Valuer 12068
Senior Valuer
PROPERTY NO 1

OWNER: Blue Circle Southern Cement

ADDRESS: Berrima Road Moss Vale

LEGAL DESCRIPTION: Lot 2 DP 774598 etc

AREA: 206.63 HA

LANDS TO BE ACQUIRED: Parts of lot 2 DP 774598, Part lots 489-491, 521-522, 540-542, 992, 993, 1011-1016, 1022-1029 DP 15995

AREA TO BE ACQUIRED: 2.4689 Ha

AREA AFTER ACQUISITION: 205.077 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Village, 4a Industrial & 7b Environmental Protection.

The draft Wingecarribee LEP 2009 proposes zones of IN3 Heavy Industrial, IN1 General Industrial, E4 Environmental Living, RE2 Private Recreation and R2 Low Density Residential

LAND DESCRIPTION

The original holding comprises a gently undulating parcel located adjacent to the Village of New Berrima which forms part of the site of the Berrima cement works.
The lands to be acquired range from level to gently undulating and are generally open space.

SERVICES

Tar sealed road, water, sewer power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding, has no foreseeable adverse impact on the current industrial operations. The installation of the proposed new road infrastructure will be of great benefit to the trucking movements associated with the industrial operations conducted on the subject land.

Compensation payable due to the loss of land: 2.4689 ha X $200,000/ha = $493,780
   Say $495,000
PROPERTY NO 2

OWNER: Boral Ltd
ADDRESS: Berrima Road Moss Vale
LEGAL DESCRIPTION: Lot 1 DP 1022632
AREA: 0.2260 Ha
LANDS TO BE ACQUIRED: Lot 1 DP 102260
AREA TO BE ACQUIRED: 0.2260 Ha
CURRENT ZONING:
Under the current Wingecarribee LEP 1989 the land is zoned 4a Industrial.
The draft Wingecarribee LEP 2009 proposes a zone of IN1 General Industrial

LAND DESCRIPTION
The holding comprises a gently sloping parcel which is the location of Gate 2, the entrance to the Berrima Cement Works weighbridge.

SERVICES
Tar sealed road
REFERENCE:

VALUATION RATIONALE:
The acquisition involves the whole of this parcel, which constitutes a 2260 sq m allotment fronting Berrima Road.

Value as a single industrial lot $250,000

PROPERTY NO 2A

OWNER: Boral Ltd
ADDRESS: Berrima Road Moss Vale
LEGAL DESCRIPTION: Lot 1 DP 1017008 and Mining Purpose Leases 603 & 604
AREA: 87.97 HA
LANDS TO BE ACQUIRED: Parts of lot 1 DP 1017008
AREA TO BE ACQUIRED: 2.021 Ha
AREA AFTER ACQUISITION: 85.95 Ha
ZONING:
Under the current Wingecarribee LEP 1989 the land is zoned Rural 1(b) Future Industrial Corridor and 7(b) Environmental Protection.
REFERENCE:

The draft Wingecarribee LEP 2009 proposes zones of N3 Heavy Industrial and IN1 General Industrial

LAND DESCRIPTION

The original holding comprises a gently undulating parcel which forms part of the site of the Berrima Cement Works.

The lands to be acquired range from low lying to gently sloping.

SERVICES

Tar sealed road, water sewer, power, phone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding, has no foreseeable adverse impact on the current industrial operations, however the installation of the proposed new road infrastructure will be of great benefit to the trucking movements associated with the industrial operations conducted on the subject land.

Compensation payable due to the loss of land: 2.021ha X $200,000 = $404,200

Say $405,000

Plus Compensation payable for Property No 2

$250,000

$655,000
OWNER: M S Siddle & P J Ramsay

ADDRESS: Berrima Road Moss Vale

LEGAL DESCRIPTION: Lot 1 DP 785111

AREA OF HOLDING: 51.68 HA

LANDS TO BE ACQUIRED: Parts of lot 1 DP 785111

AREA TO BE ACQUIRED: 0.213 Ha

AREA AFTER ACQUISITION: 51.47 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Rural 1(a) and 1(b) Future Industrial Corridor

The draft Wingecarribee LEP 2009 proposes zones of IN1 General Industrial

LAND DESCRIPTION

The original holding comprises a gently undulating parcel adjacent to the Village of New Berrima which appears to be used for grazing purposes.

The lands to be acquired are located in the property's south western corner and are gently sloping.
SERVICES

Tar sealed road, power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding and has no foreseeable adverse impact on the current grazing operations. The installation of the proposed new road infrastructure will be beneficial to the proposed industrial zone forecast for the subject land.

Compensation payable due to the loss of land: 0.213ha X $125,000 = $26,625
Say $27,000
PROPERTY NO 4

OWNER: J W Backhouse

ADDRESS: Berrima Road Moss Vale

LEGAL DESCRIPTION: Lot 2 DP 1017008

AREA: 40.12 HA

LANDS TO BE ACQUIRED: Part of lot 2 DP 1017008

AREA TO BE ACQUIRED: 0.235 Ha

AREA OF HOLDING AFTER ACQUISITION: 39.78 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Rural 1(b) Future Industrial Corridor and 7(b) Environmental Protection.

The draft Wingecarribee LEP 2009 proposes zones of IN1 General Industrial and RU1 Primary Production

LAND DESCRIPTION

The original holding comprises a gently undulating parcel which is currently used for grazing purposes.

The land to be acquired is gently sloping.
SERVICES
Tar sealed road, water, power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding, has no obvious adverse impact on the current grazing operations. The installation of the proposed new road infrastructure will be of benefit to the proposed future industrial zone.

Compensation payable due to the loss of land: 0.235 ha x $125,000 = $29,375
Say $30,000
PROPERTY NO 5

OWNER: Ingham Enterprises Pty Ltd

ADDRESS: No 372 Berrima Road Moss Vale

LEGAL DESCRIPTION: Lot 101 DP 882139

AREA: 12.11 HA

LANDS TO BE ACQUIRED: Part of lot 101 DP 1017008

AREA TO BE ACQUIRED: 0.095 Ha

AREA OF HOLDING AFTER ACQUISITION: 12.015 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Rural 1(b) Future Industrial Corridor.

The draft Wingecarribee LEP 2009 proposes to zone the land IN1 General Industrial

LAND DESCRIPTION

The original holding comprises a gently sloping site which has been levelled and adapted for use as the Ingham Berrima Feed Mill.

The land to be acquired is a gently sloping area located on the corner of Berrima Road and Douglas Road.
SERVICES
Tar sealed road, water, power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding, has no foreseeable adverse impact on the current industrial operations, however the installation of the proposed new road infrastructure will be of great benefit to the trucking movements associated with the industrial operations conducted on the subject land.

Compensation payable due to the loss of land: 0.095ha X $175,000 = $16,625
Say $17,000
PROPERTY NO 6

OWNER: Viciliz Pty Ltd
ADDRESS: Berrima Road Moss Vale
LEGAL DESCRIPTION: Lot 12 DP 600863
AREA OF ORIGINAL HOLDING: 37.38 HA
LANDS TO BE ACQUIRED: Parts lot 12 DP 600863
AREA TO BE ACQUIRED: 1.8974 Ha
AREA OF HOLDING AFTER ACQUISITION: 35.61 Ha

ZONING:
Under the current Wingecarribee LEP 1989 the land is zoned Rural 1(b) Future Industrial Corridor
The draft Wingecarribee LEP 2009 proposes a zone of IN1 General Industrial.

LAND DESCRIPTION
The original holding is comprised of gently sloping to rising good grazing land.
The lands to be acquired are generally gently sloping areas beside the road.

SERVICES
Tar sealed road, power, and telephone
REFERENCE:

VALUATION RATIONALE:

The impact of the acquisition is to cause a reduction in the land’s area.

Compensation payable due to the loss of land : 1.8974 ha X $125,000= $237,175
Say $240,000

PROPERTY NO 6A

NB Property no 6A is located towards the rear of the photo

OWNER: Vicliz Pty Ltd

ADDRESS: Douglas Road Moss Vale

LEGAL DESCRIPTION: Lot 1 DP 510645, and lots 1-3 DP 1001229

AREA OF ORIGINAL HOLDING: 118.4 HA

LANDS TO BE ACQUIRED: Part lot 1 DP 510645, parts of lots 1&3 DP 1001229

AREA TO BE ACQUIRED: 6.759 Ha

AREA OF HOLDING AFTER ACQUISITION: 111.641 Ha
REFERENCE:

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Rural 1 (a) & 1(b) Future Industrial Corridor

The draft Wingecarribee LEP 2009 proposes a zone of IN1 General Industrial

LAND DESCRIPTION

The original holding is comprised of undulating grazing lands rising to a low hill.

The lands to be acquired are generally gently sloping areas beside the road.

SERVICES

Tar sealed road, power, and telephone

VALUATION RATIONALE:

The impact of the acquisition is to reduce the land's area by 5.7%

The long term potential of the holding will be enhanced by the proposal to upgrade the local and arterial road infrastructure, although the gradients of parts of the property are fairly steep for industrial purposes.

(NB The new road alignment may compromise the operation of the centre pivot irrigation plant which is established in the north eastern corner of the property)

Compensation payable due to the loss of land: 6.759 ha X $90,000 = $608,310  Say $610,000

Plus compensation payable for Property No 6  $240,000

Total Compensation $850,000
PROPERTY NO 7

OWNER: A Magiotto

ADDRESS: Douglas Road Moss Vale

LEGAL DESCRIPTION: Lot 3 DP 206160. NB The whole of the lot is the subject of two rights of way

AREA: 2.187 HA

LANDS TO BE ACQUIRED: Part of lot 3 DP 206160

AREA TO BE ACQUIRED: 0.188 Ha

AREA AFTER THE ACQUISITION: 2.1504 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Rural 1 (a) & 1(b) Future Industrial Corridor.

The draft Wingecarribee LEP 2009 proposes zones of IN1 General Industrial
REFERENCE:

LAND DESCRIPTION

This is an unusually shaped block which could have been in the past an old road linking Douglas Road to Brookdale Road. (It severs land owned by Viciliz Pty Ltd into two parcels). The proposed acquisitions take small sections from the northern and southern extremities.

The parcel’s landform ranges from gently sloping rising to a low hill.

SERVICES

Tar sealed and gravel formed roads, power, telephone

VALUATION RATIONALE:

The acquisition will reduce slightly the area of the original holding.

The value of this parcel is severely limited by the existence of two rights of way over the whole site.

Compensation payable due to the loss of land: 0.186 ha X $50,000 = $9,300
Say $10,000
PROPERTY No 8

OWNER: P A & R F Rusconi

ADDRESS: Douglas Road Moss Vale

LEGAL DESCRIPTION: Lot 12 DP 527683

AREA: 10.12 HA

LANDS TO BE ACQUIRED: Part of lot 12 DP 527683

AREA TO BE ACQUIRED: 0.975 Ha

AREA OF HOLDING AFTER ACQUISITION: 9.145 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned 1(a) Future Industrial Corridor.

The draft Wingecarribee LEP 2009 proposes a zone of IN1 General Industrial

LAND DESCRIPTION

The holding comprises an elevated site on the corner of Carribee Road. The land rises strongly from Douglas Road.

The lands to be acquired are strongly sloping.
SERVICES
Tar sealed road, power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding, has no foreseeable adverse impact on the current rural residential usage. The installation of the proposed new road infrastructure will be beneficial to the proposed future industrial use.

Compensation payable due to the loss of land: 0.975 ha X $100,000 = $97,500
Say $98,000
PROPERTY NO 9
OWNER: Fortius Funds Management Pty Ltd

ADDRESS: Douglas Road Moss Vale

LEGAL DESCRIPTION: Lot 4 DP 702629

AREA: 66.88 HA

LANDS TO BE ACQUIRED: Part of lot 4 DP 702629

AREA TO BE ACQUIRED: 0.688 Ha

AREA OF HOLDING AFTER ACQUISITION: 66.19 Ha

ZONING:
Under the current Wingecarribee LEP 1989 it is zoned Rural 1(a) Future Industrial Corridor

The draft Wingecarribee LEP 2009 proposes a zone of IN1 General Industrial

LAND DESCRIPTION
The majority of the holding comprises gently undulating landforms with the western extremity rising to a low hill towards Carribbee Road.

The lands to be acquired are strongly sloping to rising.

SERVICES
Tar sealed road, power, telephone
VALUATION RATIONALE:

The acquisition will slightly reduce the area of the holding and has no foreseeable adverse impact on the potential future industrial operations. The installation of the proposed new road infrastructure will be of great benefit to the trucking movements associated with the future industrial operations.

Compensation payable due to the loss of land: 0.688 ha x $100,000 = $68,800
Say $69,000
REFERENCE:

PROPERTY NO 10

OWNER: W A Maoney

ADDRESS: Collins Road Moss Vale

LEGAL DESCRIPTION: Lot 24 DP 817194

AREA: 9.735 HA

LANDS TO BE ACQUIRED: Part of lot 24 DP 817194

AREA TO BE ACQUIRED: 0.05 Ha

AREA OF HOLDING AFTER ACQUISITION: 9.685 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned 4 (a) Industrial.

The draft Wingecarribee LEP 2009 proposes a zone of IN1 General Industrial

LAND DESCRIPTION

The original holding is a gently undulating parcel.

The land to be acquired is gently sloping.
SERVICES

Tar sealed road, power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding and has no foreseeable adverse impact on the land's industrial potential. The installation of the proposed new road infrastructure will benefit the future industrial potential.

Compensation payable due to the loss of land: 0.05 ha X $200,000 = $10,000
PROPERTY NO 11

OWNER: A M & D U Chateau

ADDRESS: Collins Road Moss Vale

LEGAL DESCRIPTION: Lots 8-13 Sec F DP 2810 & Lot 11 DP 590307

AREA: 28.05 HA

LANDS TO BE ACQUIRED: Part of lot 11 DP 590307

AREA TO BE ACQUIRED: 0.195 Ha

AREA OF THE HOLDING AFTER THE ACQUISITION: 27.855 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land to be acquired is zoned Rural 1(a) Future Industrial Corridor. The draft Wingecarribee LEP 2009 proposes a zone of IN1 General Industrial for the land proposed to be acquired.

LAND DESCRIPTION

The original holding comprises a gently undulating parcel which stretches from Collins Road to Bulwer Road in the village of Moss Vale.

The land to be acquired is gently undulating in its topography & currently used for grazing purpose.
REFERENCE:

SERVICES

Tar sealed road, power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding & has no foreseeable adverse impact on the proposed industrial operations. The installation of the proposed new road infrastructure will be beneficial to the proposed industrial usage.

Compensation payable due to the loss of land: 0.195ha X $175,000 = $34,125
Say $34,000.
OWNER: A Maggiotto Nominees Pty Ltd

ADDRESS: Corner of Brookdale & Berrima Roads Moss Vale

LEGAL DESCRIPTION: Lot 2 DP 623667

AREA: 15.28 HA

LANDS TO BE ACQUIRED: Parts of lot 2 DP 623667

AREA TO BE ACQUIRED: 0.02 Ha

AREA OF HOLDING AFTER ACQUISITION: 15.26 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned 1(b) Future Industrial Corridor.

The draft Wingecarribee LEP 2009 proposes zones of IN1 General Industrial

LAND DESCRIPTION

The original holding comprises a gently undulating parcel rising to a low hill on the east and appears to be used for a rural residence and grazing.

The land to be acquired is gently sloping grazing land.
SERVICES

Tar sealed and gravel formed road frontages, power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding, and has no obvious adverse impact on the current rural residential and grazing use. The installation of the proposed new road infrastructure will be a benefit to the proposed industrial use of the land.

Compensation payable due to the loss of land: 0.02ha X $100,000 = $2,000
OWNER: W W & L D Chesterfield

ADDRESS: Corner of Brookdale & Berrima Roads Moss Vale

LEGAL DESCRIPTION: Lot 1 DP 119530

AREA: 3.491 HA

LANDS TO BE ACQUIRED: Parts of lot 1 DP 119530

AREA TO BE ACQUIRED: 0.02 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Rural 1(b) Future Industrial Corridor.

The draft Wingecarribee LEP 2009 proposes zones of IN1 General Industrial

LAND DESCRIPTION

The original holding comprises a triangular shaped low lying parcel which is currently being used as "Southern Highlands Tyre Service".

The land to be acquired is low lying.

SERVICES

Tar sealed road, water, power, telephone
VALUATION RATIONALE:

The acquisition will only slightly reduce the area of the original holding. (The building of the proposed cull de sac may disadvantage the operations of the current business as access from Berrima Road will be terminated, however consideration of this issue is outside the scope of the current valuation instructions)

Compensation payable due to the loss of land: 0.02 ha X $150,000 = $3,000
OWNER: C M Fisher
ADDRESS: Sutton Road Moss Vale
LEGAL DESCRIPTION: Lot 5 DP 873240
AREA: 2.489 HA
LANDS TO BE ACQUIRED: Part of lot 5 DP 873240
AREA TO BE ACQUIRED: 0.08728 Ha
AREA OF HOLDING AFTER ACQUISITION: 2.4017 ha

ZONING:
Under the current Wingecarribee LEP 1989 the land is zoned Rural 1(a).
The draft Wingecarribee LEP 2009 proposes a zone of R5 Residential Large lot

LAND DESCRIPTION
The original holding comprises an attractive allotment on the outskirts of town currently used as a residence.
The proposed acquisition will excise a strip across part of the road frontage and the north eastern corner. This is low lying to gently sloping land.

SERVICES
Tar sealed road, water, sewer power, telephone

VALUATION RATIONALE:

The acquisition will slightly reduce the area of the original holding. It doesn't adversely affect the residence which is located in the south western corner of the block.

Compensation payable due to the loss of land: 0.08728 ha \(\times\) $200,000 = $17,466
Say $18,000
PROPERTY NO 15

OWNER: Abret Pty Ltd

ADDRESS: Suttor Road Moss Vale

LEGAL DESCRIPTION: Lot 3 DP 873240

AREA: 29.98 HA

LANDS TO BE ACQUIRED: Part of Lot 3 DP 873240

AREA TO BE ACQUIRED: 1.944 Ha

AREA OF HOLDING AFTER ACQUISITION: 28.04 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the land is zoned Environment Protection 7(b).

The draft Wingecarribee LEP 2009 proposes a zone of E3 Environmental Management

LAND DESCRIPTION

The lands to be acquired range from low lying to gently sloping.
REFERENCE:

SERVICES
Tar sealed road, water, sewer power, telephone

VALUATION RATIONALE:
The acquisition will slightly reduce the area of the original holding. There are no other obvious adverse affects, and the existing buildings are well away from the road frontage.

Compensation payable due to the loss of land: 1.944 ha × $75,000 = $145,800
Say $146,000
PROPERTY NO 16

OWNER: D K & A S Ross
ADDRESS: Sutter Road Moss Vale
LEGAL DESCRIPTION: Lot 2 DP 873240
AREA OF HOLDING: 40 HA
LANDS TO BE ACQUIRED: Part of lot 2 DP 873240
AREA TO BE ACQUIRED: 0.134 Ha
AREA OF HOLDING AFTER ACQUISITION: 39.866 Ha

ZONING:

Under the current Wingecarribee LEP 1989 the majority of the site, including the land to be acquired, is zoned 7(b) Environmental Protection, with an area fronting McCourt Street on the west being zoned Rural 1(b) Future Industrial Corridor.

The draft Wingecarribee LEP 2009 proposes to zone the majority, including the land to be acquired, E3 Environmental Management. The McCourt Rd frontage will become IN3 Heavy Industrial.