

Statement of Environmental Effects In Support of a Development Application

Proposal	3 NEW RESIDENTIAL UNITS – 3 New Brick Veneer & Colorbond Roofed, Residential dwellings, each with an incorporated double garage on a 1563 sq.m lot.
Subject Land Address	Lot 6 DP 255503
	No 20 Briggs Street, YOUNG 2594
Applicant	Kim Murray (Architect)
Owner	Edward John Elwan
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869
LGA	Hilltops Council – former Young Shire Council



View to East at Briggs St front boundary

Appn assisted by:



© DEC 2024
V2 edit (24/12/2024)
V3 – cut fill discussion and setbacks – 10/3/2025

1 Introduction/Executive Summary

This application is for 3 new multi dwelling units on the nominated site, current shed to be removed. The 3 detached Villa style Units will bench down the site to best use the slope as exists.

The proposal will see the proposal based on a large block of land (1563 sq.m) utilised per Young DCP 2011 to provide medium density housing not too distant from the CBD. This application and resulting design and SEE details the new units and reviews it against the policy controls in place.

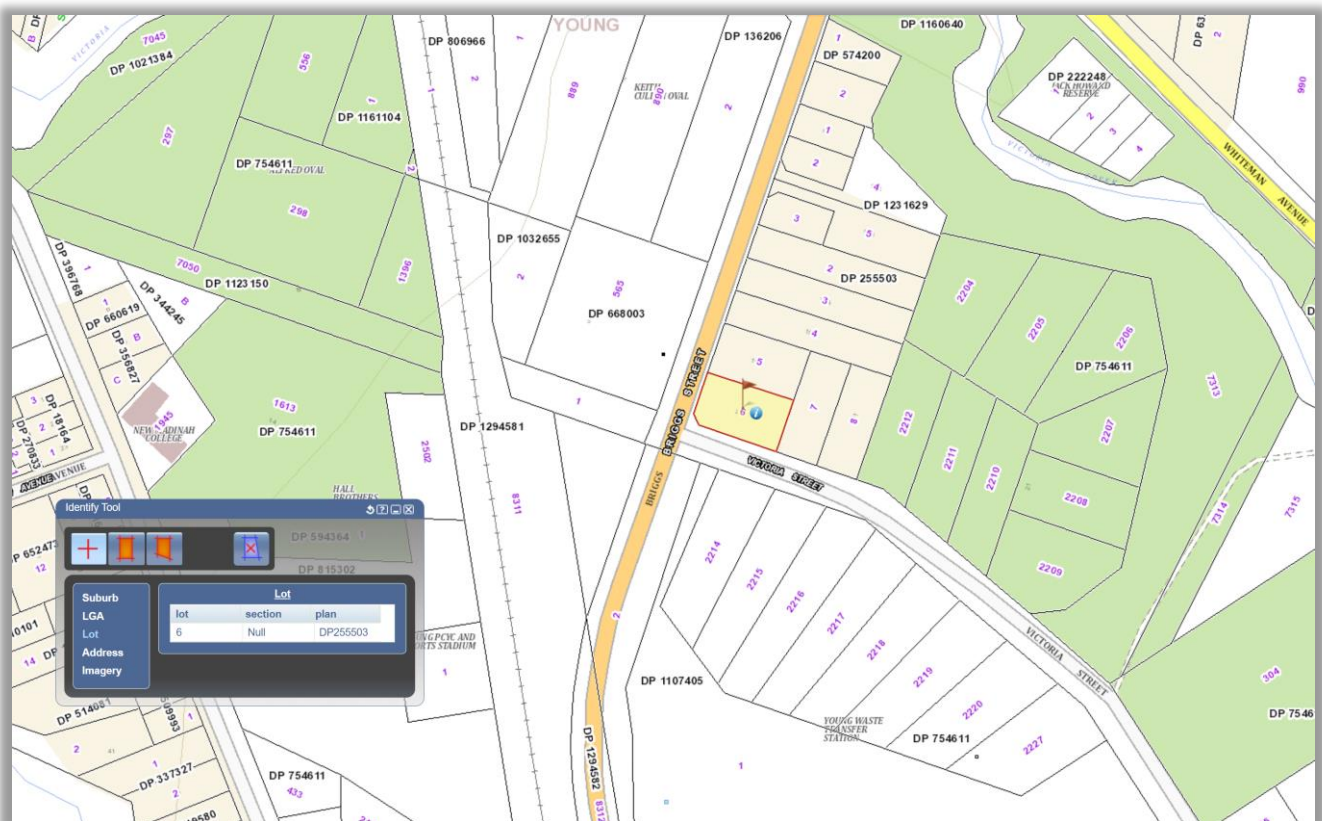
Whilst the proposal is reasonable yet pushes the policy position, it does so in a compliant manner and is designed in a pragmatic way that would aid unit style living. The ultimate design that has resulted is commended to Council for adoption as compliant development, much needed in the walking distance to the CBD and nearby sporting facilities, for Young.

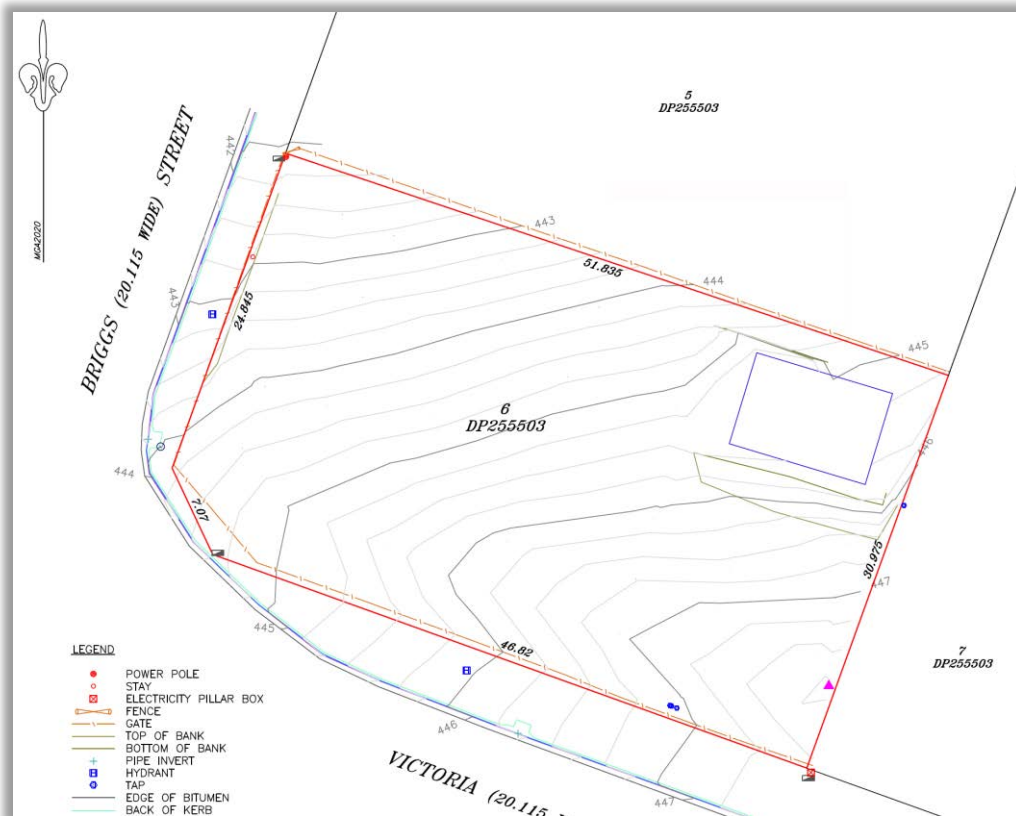
1.1 History of the Site

The site is currently occupied by an existing double garage, metal walled & roofed, set to the rear of the very large sized allotment (almost double block sized in old sense). The land otherwise is vacant and with the garage gone will be ripe for this development.

The allotment was created by the division of a 1.2ha allotment into 7 allotment in 1975 into this block and others from the orientation change and division of Lot 2 DP 513456 into several new blocks, on the fringe of what was the Township at that time. The land is adjacent the Waste Management Depot and also the Kieth Cullen Oval (Cricket & Rugby League).

Figure 1a – Cadastre & Contour Plan (source NSW SIX Maps)





Contour Plan extract – by DPS Surveyors (full version in Appendices)

1.2 Locality

The subject land is approximately 819m from the Post Office of Young and is in the established older inner SW housing area of the Young Township, on Briggs Street which is an aerial undergoing urban renewal presently due to its prime location adjacent critical sporting fields and walkway assets in Town.

Figure 1b – Locality Map (source SIX Maps)

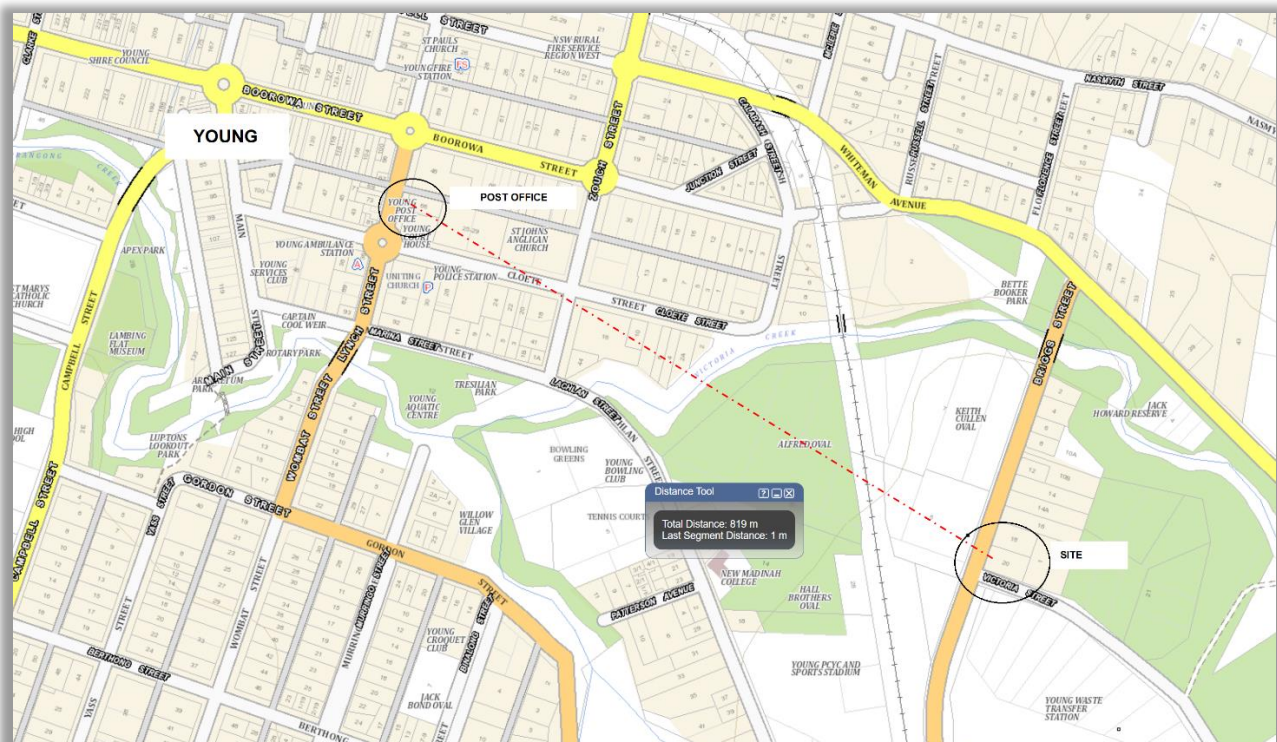


Figure 1c – Aerial of Land with existing SHED shown (source SIX Maps)



Figure 1d – Wider Aerial of Land (source SIX Maps)



2 Site Analysis

2.1 Site Location and Context

The site is located on the south eastern fringe of the township of Young. The land just beyond this allotment reaches out to rural residential and rural lands past Moppity, Chums & Jacksons Roads. The land being adjacent sporting fields and facilities like the Waste Management Centre is within the originally settled part of the Township. The land is within a mixed sector of service, sport and residential as described previously. The locality is characterised by mixed housing styles of older cottages and occasional more recent urban renewal with no, or little consistency as to dwelling cladding or roofing styles. Dwellings are predominantly single storey and setback a car length or so to the street.

2.2 Site Description

There is the existing metal clad garage on the land currently and it will be removed in order to facilitate this project..

There are no trees on the site however it is well grassed. The land has a considerable slope which has been mitigated in design by stepping and construction form. The land is a corner allotment and policy setbacks have had to be worked with as well.

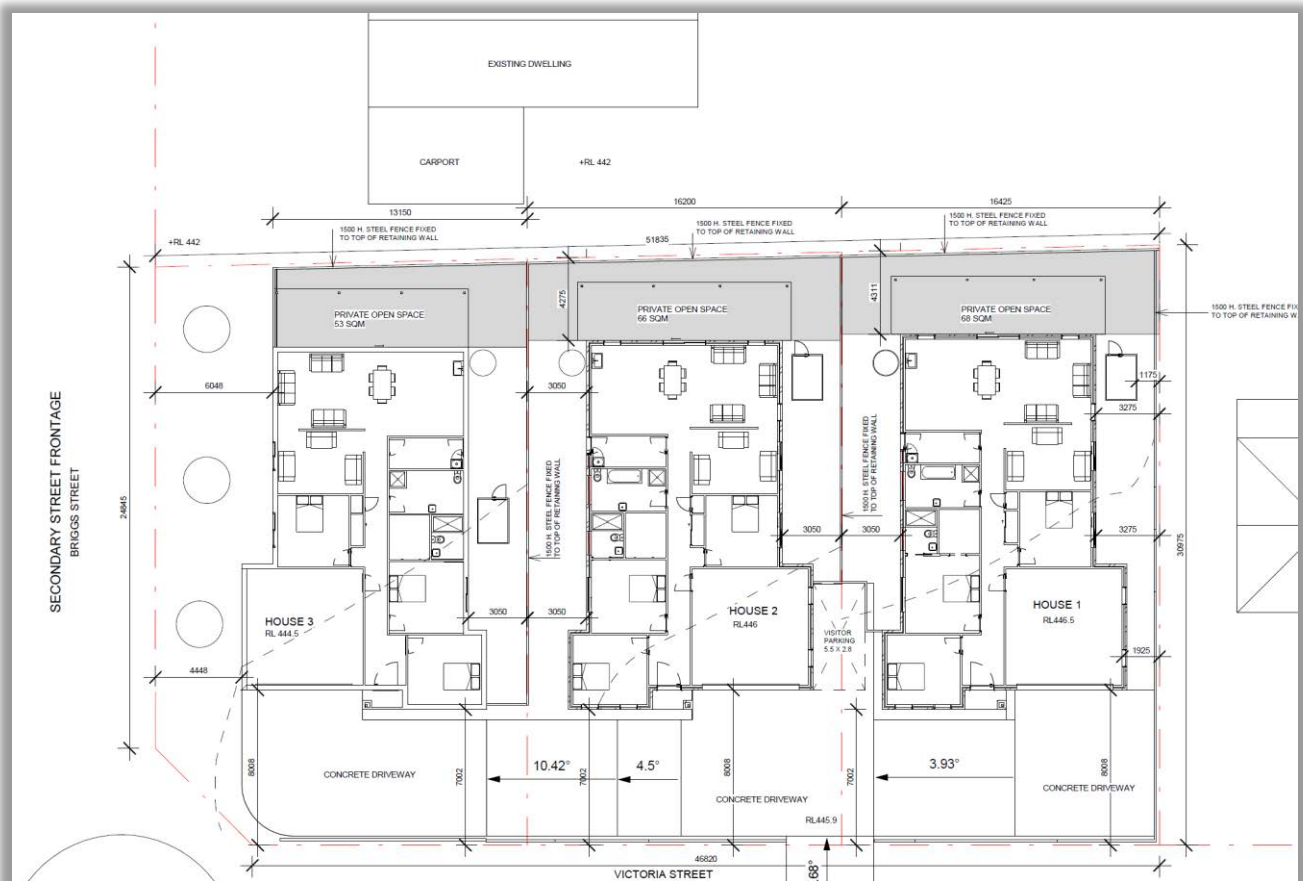


Figure 3a, b, c – Site Photos



View from Corner – panoramic exaggeration



View from Briggs Street



View from Victoria Street

The sight distance in each direction is ideal as it is a series of wide streets and down to the corner (with vision around the nearby corner and either Direction on Briggs Street is good quality. This development primarily accessing Victoria Street aids the traffic scenario.

3 Description of Proposed Development

3.1 Elements of the Proposed Development

PART A – UNITS (3 of - new)

Generally, the proposed development involves the erection of 3 x single storey storey, three-bedroom unit dwellings. More specific details of the development include:

The number of storeys proposed - 2

The roof type proposed - Colorbond (surfmist)

Dwelling wall type proposed - Pale Brick Veneer with Surfmist highlights

Dwelling roof height above finished ground level - Averaging 4.2 – 5.1 in each unit

Gross floor area (GFA) - Unit 1= 187 sq.m
Unit 2 = 184.5 sq.m
Unit 3 = 187 sq.m

Setbacks from each current site boundary (in brackets proposed setback after subdiv) - North (side/rear) - 4.275m to wall (u2) 1.8m deck
East (Unit 1 – side- 1.925m Garage 3.275m wall
West (2nd front) - 4.448m (U3 gar) 6.048m U3 wall
South (Front St) - 7.002m wall 8.008m to Garage

It is noted that the North side verandahs average approximately 1.5m to the verandah edges on revised plans. This is discussed further in the DCP section & variation matters offered for consideration.

Any landscape work proposed - Lawn and garden will be provided to the dwelling curtilage, as per the BASIX certificate.

Private Open Space each Unit 1 = 68 sq.m Unit 2 = 66 sq.m Unit 3 = 53 sq.m
Each unit has 4m width on North side connecting to Living areas yet each unit also enjoys a further 3m wide additional space to sides.

Vehicle, access and parking - Access to the site will be from Victoria Street to the delineated driveways & attached double garages. A visitor space has been allowed for adjacent unit 2. A sec 138 application will be made as part of the dwelling's works.

Utilities Sewer – effluent disposal will be via connection to Council's sewer. Sewer tie in Briggs St NW corner corner of the allotment adjacent the end of line lamp hole. The internal sewer is intended to be run to south side of each unit and collectively use frontage spaces for conveying to this NW connection point.

Water – The property is connected to the Young reticulation system available in the Street (hydrant noted in front) and has an active connection and water meter. There will need to be 2 further connections (and relative 2 x 3bed unit headworks) with the 1 ET



credit as exists. The BASIX Certificates further provide that stormwater from the roof of the units will be collected in individual 1,500 litre rainwater tanks, and reticulated back to the units as per the BASIX certificate.

Power – The client is proposing to connect to mains available in street.

Is development permissible under another SEPP or EPI ?

- This development is permissible under the provisions of the Hilltops LEP 2022 (see additional discussion below).

The provisions of Part 4 of the LEP allow multi dwelling housing on land of this size.

Describe the extent of demolition

- The existing metal framed and clad shed will be dismantled and removed. The existing slab will then be uplifted and transported to the Redhill Rd Inert Landfill.

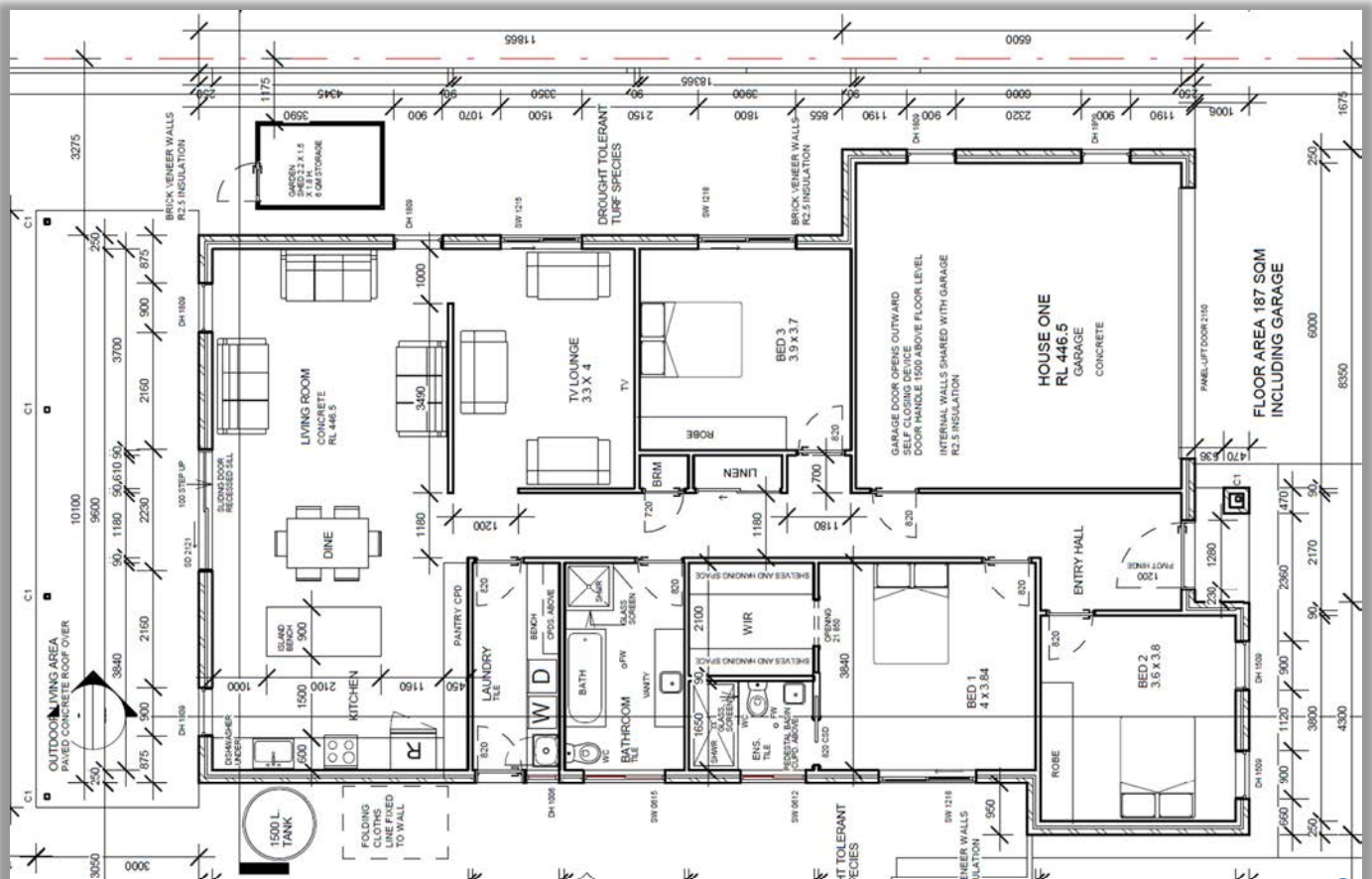
Trees to be removed

- Nil

Subdivision proposed

- No

NOTE – Further DCP & LEP assessment to follow – next section



3.3 Operational Details

The development (subdivision is not a business) will not be subject to operational hours as it will be residential land when completed, occupiable by owners or long term rentals.

3.4 Vehicular Access and Parking

The proposed access will be a new driveway to each of the occupancies and having 2 x undercover vehicle parking space, whilst a further 2 stacked spaces in each driveway exists also, a visitor space adjacent unit 2 is proposed also. The client is aware that the residential standard for driveway crossovers is of concrete construction to Council's Engineering Standards for Development & Subdivision.

3.5 Signage

No signage is proposed – A front letterbox and garbage screen wall will indicate extent and numbering of premises.

3.6 Landscaping and Tree Removal

There is no specific existing tree removal anticipated as part of the development. Street trees are proposed on the Briggs St frontage.

3.7 Demolition

No demolition per se. The removal of the kit garage and uplifting the slab will occur.

3.8 Stormwater Management

The 3 units will each have BASIX tanks however the overflows are intended to be directed back to Victoria Street frontages for each unit. If fall were to struggle, like the sewer, these lines could be taken to Briggs Street under front concourse and setback areas, and also be easy easemented in time if required.

3.9 Construction Management

A Sediment Erosion Control Plan is to be prepared at CC stage, due to the slope of the land. It is expected that at the section 138 application under the Roads Act, adequate sedimentation and erosion control measures will need to be put in place whilst working in and adjacent the Victoria Street access.

3.10 Effluent Management

The land is serviced by reticulated sewerage on the NW side of the lot at a nominal collection point. The Owner is aware that a Headworks charge will apply, along with any connection costs, for the new allotment, discounted by the existing connection and charges already paid.



Extract Council Sewer Maps

3.11 Water Services

Reticulated Town Water is available and already connected. The Owner is aware that a Goldenfields and Council Headworks charge **will** apply along with any connection costs, for the new 2 additional meters.

With 1 x ET credit for the existing shed (water and sewer) the Water Directorate calculations will be applied by Council at assessment.

Water headworks

3 x 3 bed units	3 x 0.8ET	=	2.4ET
Credit	1 x Dwelling	=	- 1 ET
	Owing	=	1.4ET
Council Water Headwork		= 1.4 x \$4,086 = \$5,734.40	
Goldenfields Water HeadWork		= 1.4 x \$7,348 = \$10,287.20	

Sewer Headworks

3 x 3 bed units	3 x 1.0 ET	=	3.0ET
Credit	1 x Dwelling	=	- 1 ET
	Owing	=	2.0ET
Council Sewer Headwork		= 2.0 x \$4,937 = \$9,874.00	

Review of the above calculations by Council is expected.

3.12 Electricity Network

Power is available via overhead mains in the footpath on the Briggs St frontage. The Essential Energy network mapping obtained and below would indicate that the mains do not cause any interference with the proposal or development. This can be noted also by the streetview image re-included below.



Electricity Infrastructure Mapping



Frontage to Briggs Street – note Power Line terminates in front corner

4 Relevant Legislation and Planning Controls

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

4.1 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as the site is internal of town and already heavily urbanised, there are no threatened ecological communities on the site, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds (whilst parts of the surrounding areas are mapped as high biodiversity value on the Biodiversity Values Map, the site of the units and adjacent land are neither mapped nor does the development exceed the clearing threshold) – see attached BVM&T Report [7.2(1)(b)],
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].

Fisheries Management Act 1994

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the locality and the development is not a key threatening process.

4.10 Designated development

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

4.14 Consultation and development consent—certain bush fire prone land

The site has not been mapped as bushfire prone land

4.36 Development that is State significant development

The development is not State significant development, as it is not identified in *Part 4A of the Act*.

4.46 Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses. The proposed units is greater than 40/100 metres from any watercourse in the area.

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

State Environmental Planning Policies (SEPPs)

A number of SEPPs apply to the land, however, only the following have any relevance to the proposed development:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021) **Searches done (see appendix) – no impact identified or thresholds exceeded***
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004) – **Attached with BASIX Report/s***
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) **Not applicable – pathway not chosen or available***
- *State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) **Not applicable to this development type***
- *State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) **Not applicable this development***
- *State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) **Not applicable this development***
- *State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) **Not applicable this development***
- *State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) **Not applicable this development – no contamination of site or similar matter***
- *State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) **Electricity delivered via street power poles away from any new development, no impact on proposed or built development***
- *State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) **Not applicable this development local road access and subject to local authority policy***

4.1 Local Environmental Plan

4.1.1 Hilltops Local Environmental Plan 2022

Zoning

The site is zoned R1 – General Residential under the Young Local Environmental Plan 2022 (LEP) (refer to Figure 7).

The objectives of this zone are:

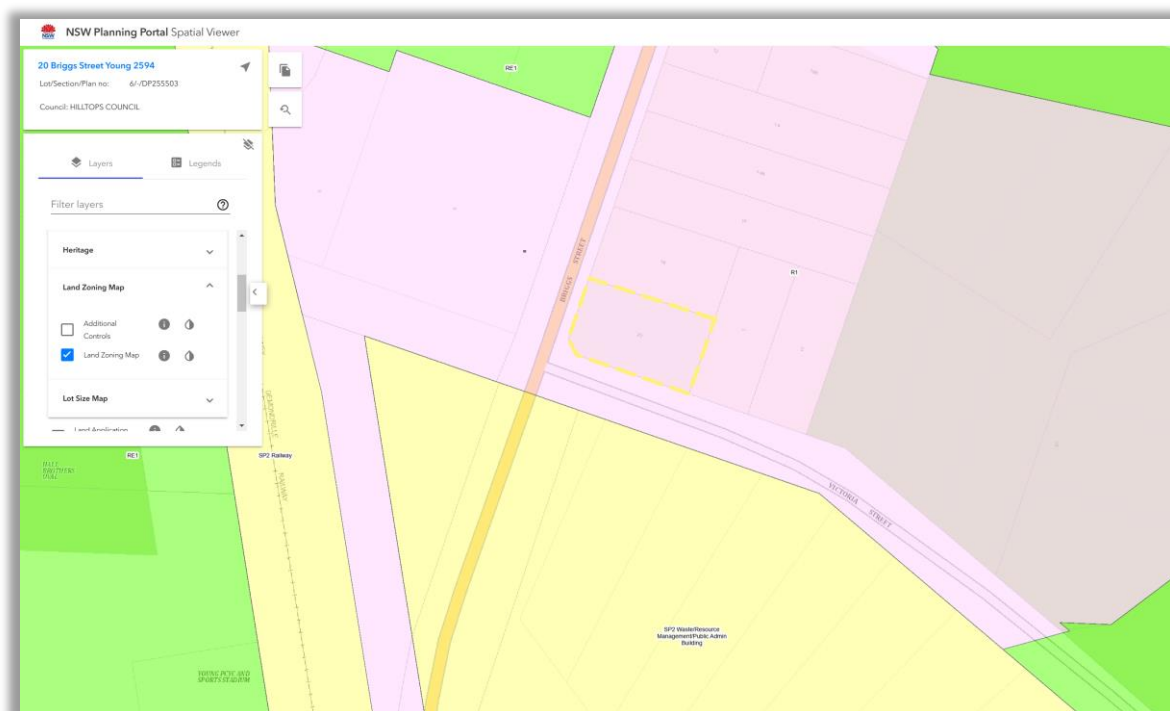
- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks.

The proposed use of the site by way of this development is consistent with the first two and latter two zoning objectives and will be not applicable to the third. Plans and Contributions Policies exist to allow orderly and structured user-pays development in the R1 zone.

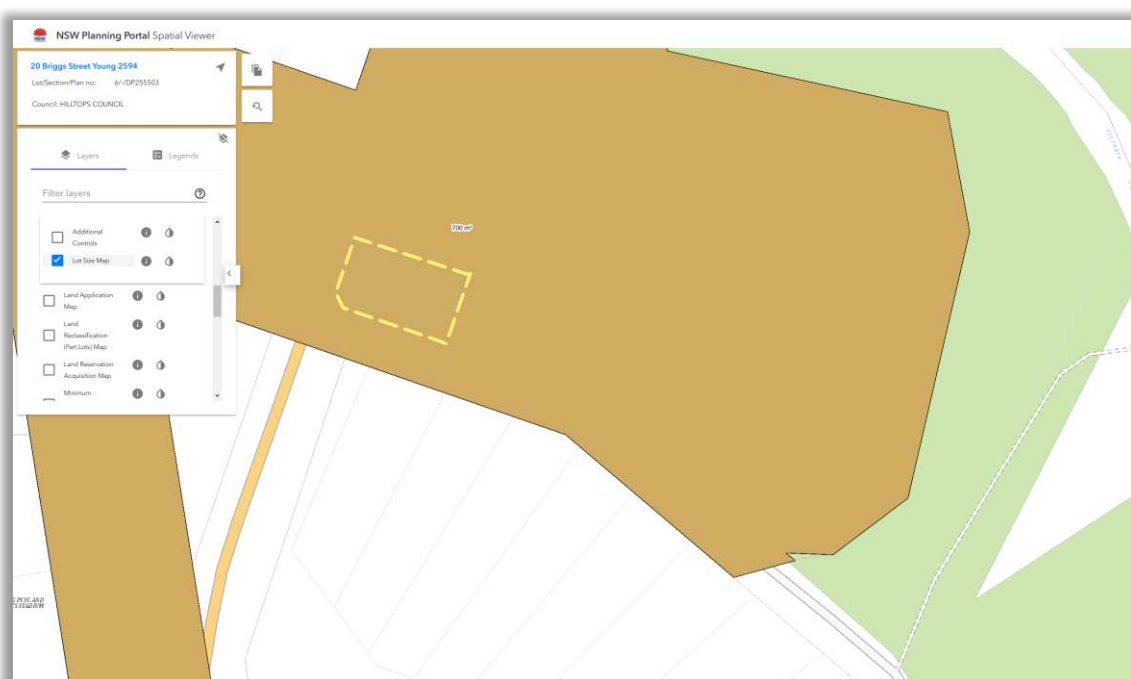
The proposed use as defined in the LEP is a “multi dwelling housing” and is permissible with consent.

The Young DCP 2011 is the Council believed Policy document of reference (despite not being adopted to apply to Young LEP 2022), and this will be analysed further into this report.

Figure 7 – Zoning Map extracts



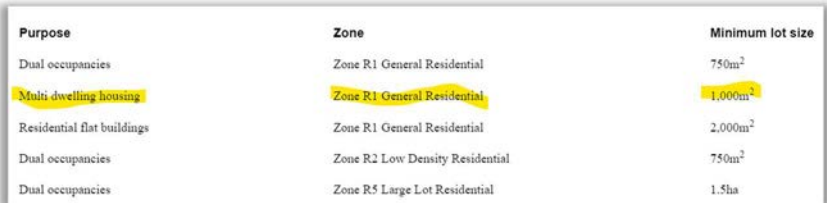
Zone extract



Lot size extract – 700 sq.m min
Further provisions apply at clause 4.1A see commentary below

Clause	Complies	Comments
1.2 Aims of plan	Yes	<p>The development is consistent with the following aims of the LEP:</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p>

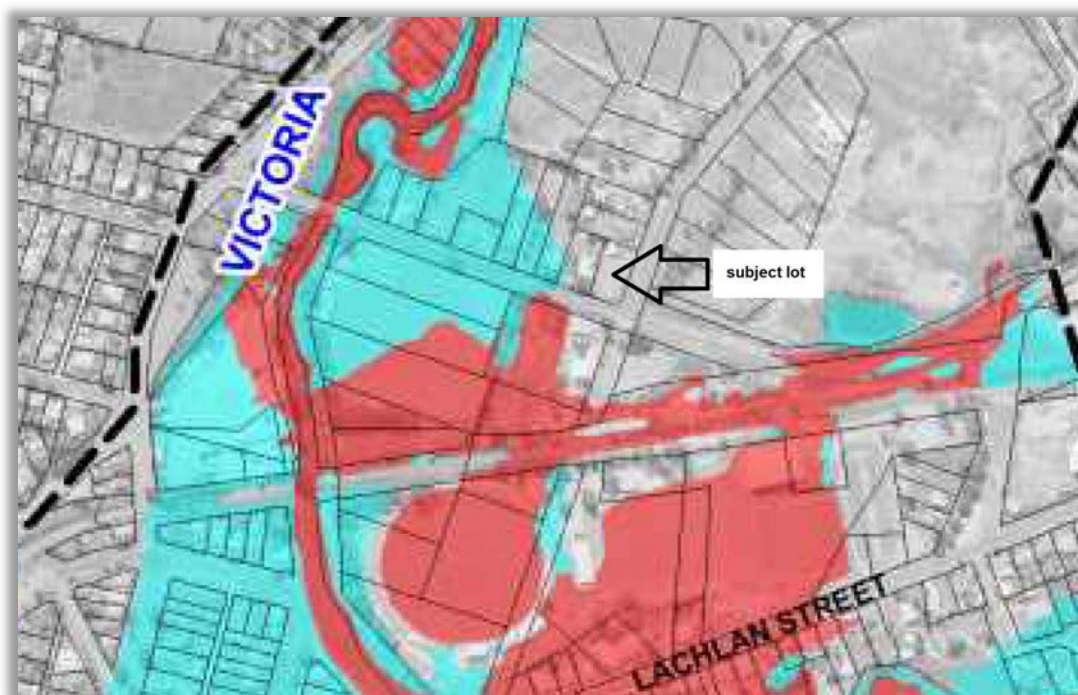
Clause	Complies	Comments
		<p>(i) the rural lifestyle and liveability of Hilltops communities,</p> <p>(ii) connected, safe and accessible communities,</p> <p>(iii) diverse and affordable housing options,</p> <p>(iv) timely and efficient provision of infrastructure,</p> <p>(v) sustainable building design and energy efficiency,</p> <p>(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—</p> <p>(i) social infrastructure that is appropriately planned and located in response to demand and demographic change,</p> <p>(ii) the protection and enhancement of cultural heritage values,</p> <p>(iii) land management practices that support sustainable outcomes, including water efficiency,</p> <p>(iv) the siting and arrangement of land uses for development in response to climate change,</p> <p>(v) the planning of development to manage emissions,</p> <p>(vi) planning decisions that recognise the basic needs and expectations of diverse community members,</p> <p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <p>(i) the avoidance of further development in areas with a high exposure to natural hazards,</p> <p>(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,</p> <p>(iii) the retention and protection of remnant vegetation,</p> <p>(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,</p> <p>(v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality,</p> <p>(vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems</p> <p>The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.</p>
1.4 Definitions	N/A	<p>The proposed development is defined as a multi dwelling housing which means,</p> <p><i>multi dwelling housing</i> means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p><i>Note - Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary</i></p>
1.9A Suspension of covenants, agreements and instruments	Yes	No restrictions as to user / covenants apply to the site.
2.2 Zoning	N/A	The site is zoned R1 – General Residential
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the land use table, and it is consistent with the objectives of the zone as stated above.

Clause	Complies	Comments																		
2.7 Demolition	N/A	No demolition proposed.																		
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.																		
4.1 Min Subdiv Lot Size	N/A	See clause 4.1A below																		
4.1A Dual Occupancy & Multi Dwelling Housing Lot sizes	Complies	<p>Min 1000 sq.m for an R1 multi dwelling housing – current lot is >1563 sq.m</p>  <table border="1"> <thead> <tr> <th>Purpose</th><th>Zone</th><th>Minimum lot size</th></tr> </thead> <tbody> <tr> <td>Dual occupancies</td><td>Zone R1 General Residential</td><td>750m²</td></tr> <tr> <td>Multi dwelling housing</td><td>Zone R1 General Residential</td><td>1,000m²</td></tr> <tr> <td>Residential flat buildings</td><td>Zone R1 General Residential</td><td>2,000m²</td></tr> <tr> <td>Dual occupancies</td><td>Zone R2 Low Density Residential</td><td>750m²</td></tr> <tr> <td>Dual occupancies</td><td>Zone R5 Large Lot Residential</td><td>1.5ha</td></tr> </tbody> </table>	Purpose	Zone	Minimum lot size	Dual occupancies	Zone R1 General Residential	750m ²	Multi dwelling housing	Zone R1 General Residential	1,000m ²	Residential flat buildings	Zone R1 General Residential	2,000m ²	Dual occupancies	Zone R2 Low Density Residential	750m ²	Dual occupancies	Zone R5 Large Lot Residential	1.5ha
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Dual occupancies	Zone R5 Large Lot Residential	1.5ha																		
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought																		
5.10 Heritage Conservation	N/A	Land, adjacent land nor buildings in locality listed as Heritage nor in a HCA																		
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	Not rural nor affected lands																		
6.1 Earthworks	OK	This site has had specific design and graduated benching down the site to combat the relative slope. Each unit is on a relative separate level working from east to west and down the site. Maximum excavation depth utilising this design would allow the development to be DCP compliant at approximately 1.3m cut and up to 2.8m max infill slab (NOT perimeter or visible) parameters. This reflects more a subfloor void or semi 1.5 storey type approach to the NW corner of each dwelling villa. Sedimentation and erosion control measures shall be put in place during construction.																		
6.2 Essential Services	Complies	<p>Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <p>(a) the supply of water, available at front of site on application</p> <p>(b) the supply of electricity, available at front of site on application</p> <p>(c) the disposal and management of sewage, to be disposed of by draining along front of site (Victoria St then to connection point at NW corner in Briggs St)</p> <p>(d) stormwater drainage or on-site conservation, available at front of site on design – see appendices</p> <p>(e) suitable road access Sealed and k&g road at frontage</p>																		
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected																		
6.4 Water - Riparian	N/A	Not mapped as affected																		
6.5 Water – Groundwater Vulnerability	N/A	Not mapped as affected																		
6.6 Salinity	N/A	Not mapped as affected																		

Clause	Complies	Comments
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Does not exist

Council Flood Risk Management Plan

The land was identified as being within the Flood Planning Area such that a floor level or other controls may apply.



Flood Planning Area
Not mapped as affected

4.2 Development Control Plan (Young DCP 2011)

The relevant sections (Multi Dwelling Housing), of the Young DCP are addressed below.

Multi Dwelling DCP Assessment - overpage

SECTION 2.3 – MULTI UNIT DWELLING HOUSING

YOUNG DEVELOPMENT CONTROL PLAN

Revised DCP Assessment

3 Unit Development – 20 Brigg Street Young

Kim Murray – E Elwan

Replace existing DCP evaluation in Statement Environmental Effects with that following



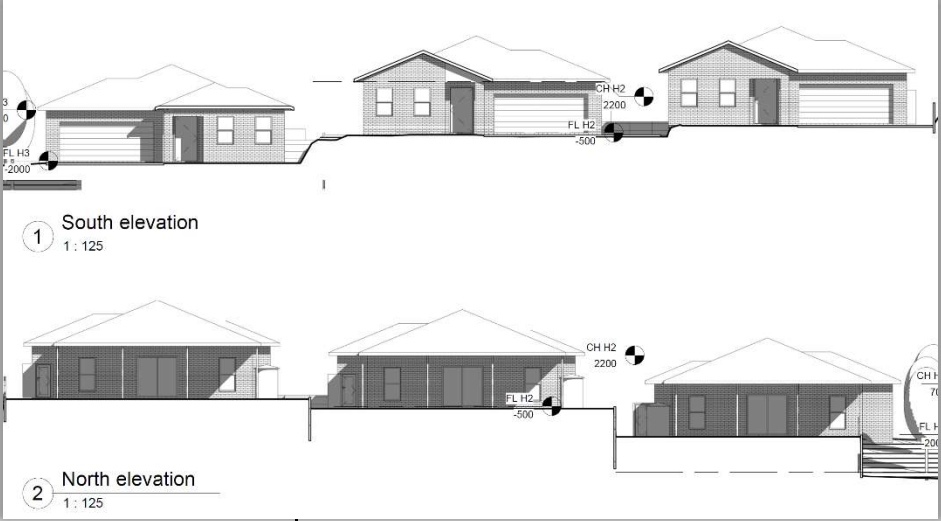
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Compliance Table for YDCP 2011 - Section 2.3 Multi Dwelling Residential Development

OBJECTIVE		DTS / CONTROL	If non-compliance state and address
Dwellings in zones other than rural zones - <i>These controls apply to the development of a dwelling in all zones other than rural or environmental zones.</i>			
OBJECTIVE To ensure that residential development is of high visual quality and amenity, while minimising amenity impacts on surrounding development.			
PMD 1 - The development takes advantage of the attributes of the site, by:			
PMD 1 & AMD 1	PMD 1.1 The development shall use the slope of the land, its orientation to the sun and other site attributes to achieve an appropriate design for the specific site	PMD 1.1 <i>Cut and fill shall be limited to a maximum of 1 metre cut and 1 metre fill.</i>	<p>Plans detail a stepped approach limiting cut and fill down this sloping site as staggered maximums of 1M – 1.3m max. Efforts in retaining and fencing are used to minimise impact and achieve privacy between each unit as well as to neighbouring development.</p> <p>It is further advised that fill of at greatest (2.8m) at NW corner of Unit 2 is utilised. This is however caught mostly under the building as a subfloor slab on fill approach with an amount also in this NW corner rear retaining before site step down.</p> <p>Masked mostly as infill slab, outwardly this presents almost as 1 1 – 2 story approach in construction as opposed to a classical build a hill then put a house on it. A 2 storey style of construction has more appeal to neighbours than a large pile of sloped or retained fill.</p> <p>As well, and as iterated many times herein, the effort has been to cascade the development with the landform. The cut and the fill are tools utilised to assist the cascading effect to a seamless stepped transition down the site. The accommodation of the bulk of the fill as subfloor void under construction masks any overwhelming effect of bulk or scale.</p> <p>Additionally, the work is beyond the neighbours carport and on a non visible non habitable side of their development, not interfering with solar warmth or solar access.</p>

		<i>PMD1.2 Construction within registered easements or over utilities is avoided.</i>	No easements on property
		<i>PMD1.3 Construction over any natural watercourse/natural drainage lines through the land is prohibited.</i>	No water course or drainage lines. Building and curtilage drainage will be worked to adjoining streets as fall exists and permits.
		<i>PMD1.4 The property access shall be located respectful of street trees, structures or fixtures in the road reserve.</i>	No street trees on access side.
		<i>PMD1.5 On lands identified as former orchard lands:</i> <ul style="list-style-type: none"> • Soil testing for pesticide residue is required; and • Such testing shall demonstrate the land is suitable for the intended use. 	Not former Orchard
PMD2 - The development respects the character of the neighbourhood by:			
PMD 2 & AMD 2	PMD 2.1 The development shall provide attractive streetscapes, comprising trees, gardens, building facades (i.e. the exterior of the building), fences and walls;	All Residential Zones <i>AMD2.1.1 Fencing forward of the front building line shall be: an open style (incorporating pickets, vertical stiles, slats or palings); or vegetative screening/ plantings, no greater than 1.2m in height.;</i>	No fencing forward of building line proposed at this time.
		<i>AMD2.1.2 Dwellings fronting a street shall address that street frontage by:</i> <ul style="list-style-type: none"> • The primary entrance door to the dwelling facing the street frontage. • The front elevation incorporating windows to habitable rooms. 	Entrance doors face Victoria Street as dominant frontage
		<i>AMD2.1.3 Materials (including large areas of glass and the use of zincalume or similar reflective materials) are selectively used so that a glare nuisance is not caused to surrounding neighbours or public roads;</i>	No glare nuisance proposed with materials chosen
		<i>AMD2.1.4 Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass;</i>	Landscaping (garden beds) proposed on Victoria Street frontage whilst select trees on Briggs Street frontage
		<i>AMD2.1.5 Driveways to rear dwellings are not fenced forward of the front building setback. Notwithstanding this clause, vegetative screening or landscaping are encouraged at this location;</i>	No rear dwellings as designed.
	PMD 2.2 Providing each dwelling with clear and distinct access, preferably visible from a public street.	<i>AMD2.2 The development shall be designed such that public access to all occupancies is readily discernable from the front driveway access.</i>	Readily visible to Victoria Street
	PMD 2.3 Dwellings shall ensure setbacks from the street alignment do not vary dramatically from	<i>AMD 2.3.1 Dwellings are set back:</i>	R1 = 6m compliant

	those in the rest of the street in order to preserve neighbourhood and street presence.	<ol style="list-style-type: none"> 1. In the R1 General Residential Zone, not less than 6m from the primary street frontage and not less than 3m from any secondary street frontage; or 2. In the R5 Large Lot Residential Zone, not less than 10 m from the primary street frontage, and not less than 6m from any secondary street; or 3. If adjoining dwelling has differing setbacks, 	
		AMD 2.3.2 Garages in dwellings directly addressing the street do not project in front of other parts of the dwelling and, preferably, are recessed behind the front facade of the dwelling;	Garages offset by 1m compliantly
	PMD 2.4 The dwelling shall be appropriately located on the site with setbacks to adjoining or adjacent properties that ensure privacy, overshadowing and amenity are respected within the neighbourhood;	AMD 2.4.1 Setbacks to side and rear boundaries (excluding secondary street frontage) for dwellings in the R1 General Residential Zone shall be as follows; <ol style="list-style-type: none"> 1. Single Storey dwellings; <ul style="list-style-type: none"> • 3m, or • Between 3m and 1.5m, with the use of techniques such as <ul style="list-style-type: none"> o windows 1.5m above finished floor level, or o fixed opaque glass (note, smaller windows in service rooms such as laundries or the like may have an open pane), or o any other means that meet the stated performance outcome and specifically detailed and designed by the applicant. • No building setbacks less than 1.5m from boundaries. 2. Two storey dwellings have the upper level set back from side or rear boundaries by 3m, plus 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre fo 	Dwellings at >3m, garage with no windows closest = 1.54m Verandahs have now been setback to 1.5m from rear boundary.
		AMD2.4.2 Dwellings in the R5 Large Lot Residential Zone are setback at least 10m from the rear and side boundaries, excluding secondary street frontages;	n/a not R5
	PMD 2.5 Dwellings shall be respective of, or improve on, the quality of development in the neighbourhood, when viewed from the street.	AMD 2.5 PSR1.2 may be achieved by, but not necessarily limited to: <ul style="list-style-type: none"> • Design cues being drawn from surrounding dwellings, including window forms, external facade treatments and roof materials and pitches that are common within the neighbourhood; and • The style and character of adjoining houses and gardens including the scale, materials, 	Not inconsistent with nearby urban renewal and more recent designed dwellings
PMD 3 - Dwellings are of appropriate building height, bulk and form by:			
PMD 3 & AMD 3	PMD 3.1 The dwelling shall minimise building bulk, form and	AMD3.1.1 Dwellings are restricted to the following (whichever is the lesser):	

	<p>height on or near boundaries to avoid overshadowing and overlooking of neighbours;</p>	<ul style="list-style-type: none"> • a maximum of two storeys above natural ground level at any point, or • 8 metres, <p>NOTE: A height of 8 metres is to be measured from natural ground level to the highest structural point of the dwelling, not including antennae, spires etc.</p>	<p>Single storey units staggered in height down sloping site</p> 
		<p>AMD3.1.2 Wall lengths exceeding 8m shall have wall offsets, openings or articulation of some manner.</p>	<p>No wall height over 8m</p>
	<p>PMD 3.2 The dwelling shall minimise building bulk, form and height on or near boundaries to avoid overshadowing and overlooking of neighbours;</p>	<p>AMD 3.2.1 Permeable areas are at least 20% of the site;</p>	<p>Permeable for site proposed at 26.49% (Permeable = 111.786 [u1] + 105.5 [u2] + 197.291[u3 with streetfront] = 414.127/1563 = 26.49%</p>
	<p>height on or near boundaries to avoid overshadowing and overlooking of neighbours;</p>	<p>AMD 3.2.2 A maximum of 30% of the area forward of the front building setback is occupied by paving, access driveways or the like;</p>	<p>Briggs & Victoria St frontages to be considered. Briggs St frontage = 141.7 sq.m permeable = 100% Victoria Street frontage = 247 sq.m total (of required 6m setback not actual) = 54 sq.m garden = 19.7 % permeable Totals = 388.7 sq.m total with 261 sq.m impermeable = 67.15% permeable or 32.85% impermeable</p> <p>Non compliant – minor variance</p> <p>'Reasons = difficult site due to slope and trying for centralised access.</p>

		AMD 3.2.3 Site coverage (gross building area) does not exceed 60% of the site.	New = 640/1563 = 40.94% cover of site approx. 41% footprint for buildings
	PMD 3.3 The development shall create usable outdoor living spaces for occupants comfort, health and enjoyment.	AMD 3.3.1 Private open space is provided for the dwelling by adjoining living rooms or the like within the dwelling.	Complies
		AMD3.3.2 Private open space is provided for each dwelling (immediately adjoining that dwelling) at a minimum area of 48m ² per dwelling, which is able to contain a rectangle of 8m x 4m. <i>NOTE: For the purposes of achieving the required minimum area above, no part of the minimum area shall have a width of less than 3m;</i>	Complies see plans
	PMD3.4 The scale of a second dwelling shall be smaller than the existing dwelling to assist in the integration of the new building into the neighbourhood.	AMD3.4 Second dwellings on an allotment with an existing dwelling are no more than 80% of the floor area of the existing dwelling.	n/a
PMD 4 - Development provides access and parking by:			
PMD 4 & AMD 4	PMD 4.1 The development shall provide adequate parking for the development respectful of the configuration of the street, in order to avoid site and street congestion	AMD4.1.1 Car parking is provided in accordance with the following requirements; 1. Dual occupancy <ul style="list-style-type: none"> 1 or 2 bedroom dwellings 1 space (undercover), 3 or more bedroom dwellings - 2 spaces (at least 1 to be undercover stack parking not permitted), 2. 3 or more dwellings <ul style="list-style-type: none"> 1 bedroom dwellings 1 space (undercover) 2 or more bedroom dwellings - 2 spaces (at least 1 to be undercover stack parking not permitted), PLUS 1 visitor parking space per 3 dwellings (maybe uncovered stack parking not permitted).	Compliant see plans
		AMD4.1.2 Car parking space dimensions shall comply with the following standards: <ul style="list-style-type: none"> car parking space (not including a parallel to wall space) is to be a minimum of 2.6m wide by 5.5m long; Car parking spaces parallel to a wall shall be a minimum of 2.8m wide by 5.5m long; Enclosed car parking spaces shall be a minimum of 3m wide by 6m long; 	Compliant

		AMD4.1.3 For dwellings in cul-de-sacs, if the site does not have a minimum frontage that enables one car to be parked in front of the site, the site shall contain the ability to park one visitor car onsite in addition to the required number of parking spaces.	n/a
		AMD4.1.4 Visitor parking (where required) is easily accessible and clearly designated by line-marking and signage;	May need sign
		AMD4.1.5 All parking areas and trafficable areas on-site shall be sealed with bitumen, concrete (preferably coloured) and textured or pavers.	Concrete proposed
	PMD4.2 To ensure sufficient circulation and movement on site is achieved so as to allow vehicles to enter and leave the site in a forward direction without giving rise to congestion.	PMD4.2.1 The width of internal accessways (not including turning areas, parking etc) shall be as follows: <ul style="list-style-type: none"> • 3m wide - to service 1 – 2 dwellings, • 6m wide - to service 3 or more dwellings. <p>NOTE: Notwithstanding the above, the development shall be designed to allow for additional width of internal accessways for passing purposes.</p>	Compliant see plans
	PMD4.3 Ensuring vehicle access to and from the site is safe;	AMD4.3.1 Vehicles accessing dwellings (other than dwellings served directly from the street frontage) as well as visitors to a development must be able to enter and leave the development in the forward direction. <p>NOTE: The 85th percentile vehicle must be able to turn on-site in no more than a two-point turn;</p>	Compliant see plans
	PMD4.4 Minimising the number and width of access driveways (from road edge to property boundary) consistent with the traffic function of those driveways. <p>NOTE: For the purposes of this provision of an access driveway is defined as being from the road edge to the property boundary</p>	AMD4.4.1 Access is provided through a single consolidated access driveway from a public road;	Compliant see plans
		AMD4.4.2 No lane access is relied on for site access/egress;	n/a
	PMD4.5 Access driveways through road reserve (from road edge to property boundary) shall be of a safe and suitable standard. <p>NOTE: For the purposes of this provision of an access driveway is defined as being from the road edge to the property boundary</p>	AMD4.5.1 Access driveways directly serving double garages do not exceed 3.5m in width at the property boundary;	n/a
		AMD4.5.2 Access driveways shall be concreted (preferably coloured), sealed or paved and if serving: <ul style="list-style-type: none"> • two dwellings are no more than 3m in width; • more than 2 dwellings are no more than 5.5m in width. • dwellings within the R5 zone are constructed of an all-weather surface, such as compacted road base material. 	Compliant

		NOTE: Access driveways may exceed the above minimum at the kerb by no more than 0.5m	
		AMD4.5.3 Access driveways (from road edge to property boundary) serving dwellings shall be constructed to the standards Engineering Guidelines for Subdivision & Development	Compliant as proposed
		AMD4.5.4 Cross grades for access driveways and parking areas do not exceed 4% grade.	Noted
	PMD4.6 The development shall provide a suitable pedestrian network	AMD4.6 A 1.5 m footpath is provided to all frontages of the development;	See plans
	PMD4.7 The development shall provide road infrastructure suitable for the development.	AMD4.7 If not already provided, roadways directly adjacent to the development are to be provided with kerb and gutter, including, where necessary, shoulder widening and seal to Councils standards, costs of such works are to be paid by the developer.	Exists
PMD 5 - Development is served by necessary utilities and services including:			
PMD 5 & AMD 5	PMD 5.1 The dwellings shall be connected to systems where available or obligated to be connected under relevant legislation and Council's Development Servicing Plan;	AMD5.1.1 Council's reticulated water service shall be connected separately to each dwelling	proposed
	The dwellings shall have appropriate stormwater drainage connected, where possible into Council's existing stormwater infrastructure.	AMD5.2.1 All stormwater from the property shall be disposed of without causing nuisance. This may involve connection to Council's existing stormwater drainage system or other suitable arrangements such as easements.	Street available to each
		AMD5.2.2 For 3 or more dwellings, all roof and surface water drainage shall be designed to provide for conveyance of these flows per AS3500 after considering the Australian Rainfall and Runoff Guidelines, to the appropriate road, public stormwater drainage system or watercourse where approved to do so.	SW Plan coming
	PMD5.3 The development shall make a contribution towards the provision of services and infrastructure.	AMD5.3 Payment of any headworks contributions for water and/or sewer. Refer to Young Shire Council's Stormwater development contributions plans and/or Development Servicing Plans that may apply to the development.	Noted
PMD6 - Development provides facilities consistent with the residential use of the land including:			

PMD 6 & AMD 6	PMD6 - The following facilities shall be designed and located within the development to ensure visual amenity is not detrimentally affected.	AMD6.1 Letter-boxes are provided for each dwelling in accordance with Australia Post requirements;	Proposed on plan
		AMD6.2 Letter boxes shall be of the same, similar or complimentary materials to that of the development.	Noted
	<ul style="list-style-type: none"> Letterboxes; Clothes drying facilities; Garbage bin storage; Outdoor service areas 	AMD6.3 Letterboxes shall be designed and located so as not to impede the vision of vehicles entering and leaving the site.	Noted
		AMD6.4 Clothes drying facilities (either an outdoor drying yard or mechanical dryer) are provided for each dwelling with drying yards screened from public areas and common access areas of the development. Drying areas are not to be within the minimum rectangle area defined for private open space. <i>Note: Tilt type clothes lines are preferred for better use of recreational areas;</i>	Tilt lines proposed
		AMD6.5 Garbage bin storage shall be provided to the dwellings either: <ul style="list-style-type: none"> in a communal, secure and screened area accessible to the street; or in an area within the curtilage of each dwelling that is not within the minimum rectangle area defined for private open space without passing through the dwelling. 	At each garage side access space = ok
		AMD6.6 Space is available to locate an outdoor storage area of 6m ³ for each dwelling. <i>Note: This could include a garden shed or dedicated space within a garage that does not reduce the floor area of that garage below the minimum dimensions.</i>	Available
PMD 7 - Development is designed to ensure vehicle and occupant safety			
PMD 7 & AMD 7	PMD 7.1 Residential development shall be designed to reflect vehicle and occupant safety principles. In this regard, where there is: (a) A garage, carport or covered vehicle housing area attached to a Class 1 living or residence; and (b) A connecting door is proposed between a garage, carport or covered vehicle housing area attached to a Class 1 living or residence;	AMD7 Performance Requirement PMD7 is satisfied if a means (manual or electronic) is put in place to restrict a dwelling's occupant or visitor from bringing into potential harm and occupant of that dwelling, whilst parking the motor vehicle. This may be done by any or a combination of the means contained in this section. <i>This provision applies to all class 1, 2 and 10 buildings.</i> <i>Note: Compliance with this section is achieved if one of the options in Section 2.1.5 is satisfied.</i>	Noted - compliant

5 Summary of Assessment of Planning Issues

The following is a summary of the above assessments of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the EP&A Act 1979 that are relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

- The proposal meets traffic and access requirements pursuant to reasonable Council Local Road Standards and DCP Guidelines;
- The proposal is a permissible use, under Parts 4, 5 & 6 of the Hilltops LEP 2022, within the R1 zone; and
- The proposal is reasonable under the heads of consideration under sec 4.15 of the EP & A Act 1979.
- The DCP raises a permeability to frontage issue however difficult site with 2 frontages – believed reasonable

5.2 Traffic, Access and Parking

The proposal is reasonable due to;

- Safe sight distances from proposed access location
- Construction of new driveway crossover, to Council standards
- No impact on primary frontage to quiet local road
- Adequate on-site and off-site parking existing for the proposed design

Parking

Development is designed adequate to accommodate obligations for parking

5.3 Visual Impact

The proposed works will not negatively impact upon the visual amenity and built character of the surrounding area.

5.4 Amenity

The creation of 3 new multi dwelling housing buildings, will not create amenity concerns to the area due to adequate setbacks from other development allowing all parties the ability to enjoy their own properties without impacting on their neighbours.

5.4.1 Noise

No untoward noise impacts expected due to adequate lot sizes, planned aspect of development and reasonable opportunities for setbacks for subsequent development.

5.4.2 Privacy

The proposal will not create any privacy concerns to the area or between neighbours due to adequate setbacks from other development (wide streets, verges and laneways) allowing all parties the ability to enjoy their own properties without impacting on their neighbours.

5.4.3 Overshadowing

No overshadowing is expected due to planned layout of development and aspect of units being south of other development, keeping in mind standard appurtenant items like fencing etc.

5.5 Water Management

Town water exists to the front of the property. It is expected that connection to the main would be required and applicable headworks paid if not paid already– see earlier comment.

5.6 Sediment and Erosion Control

As stated before, sedimentation and erosion control measures will need to be employed when working adjacent the street K & G drain for the new access/es.

5.7 Social and Economic Impacts

The proposed development on the site is anticipated to have an ongoing positive social and economic impact on the local Young area, and the broader community. This will be as a result of another allotment in a high value area becoming available.

5.8 Heritage Impact/Aboriginal Object

No known Indigenous or European heritage will be affected by this subdivision. Report attached for AHIMs search

5.9 Demolition

No demolition is proposed other than dismantling of 2 outbuildings.

5.10 Utilities and Services

Water & Sewer are available and have been discussed above.

The road network is safe, of a fair standard and kerb and guttered. Approved type access/es will be made to this road network.

Data/Telephone exists in Briggs Street and will be available to the lot created.

Electricity is available along the western boundary/Briggs Street footpath.

6 Conclusion

Given the merit of the design of the proposal and the absence of any significant adverse environmental impacts or policy variances, the DA is considered to be in the public's interest and worthy of Council's support.

ADVICE NOTE:

Should there be any technical enquiry about this report, please contact the undersigned first to assist my client. An authority for same has been lodged on the Planning Portal signed by the owners.

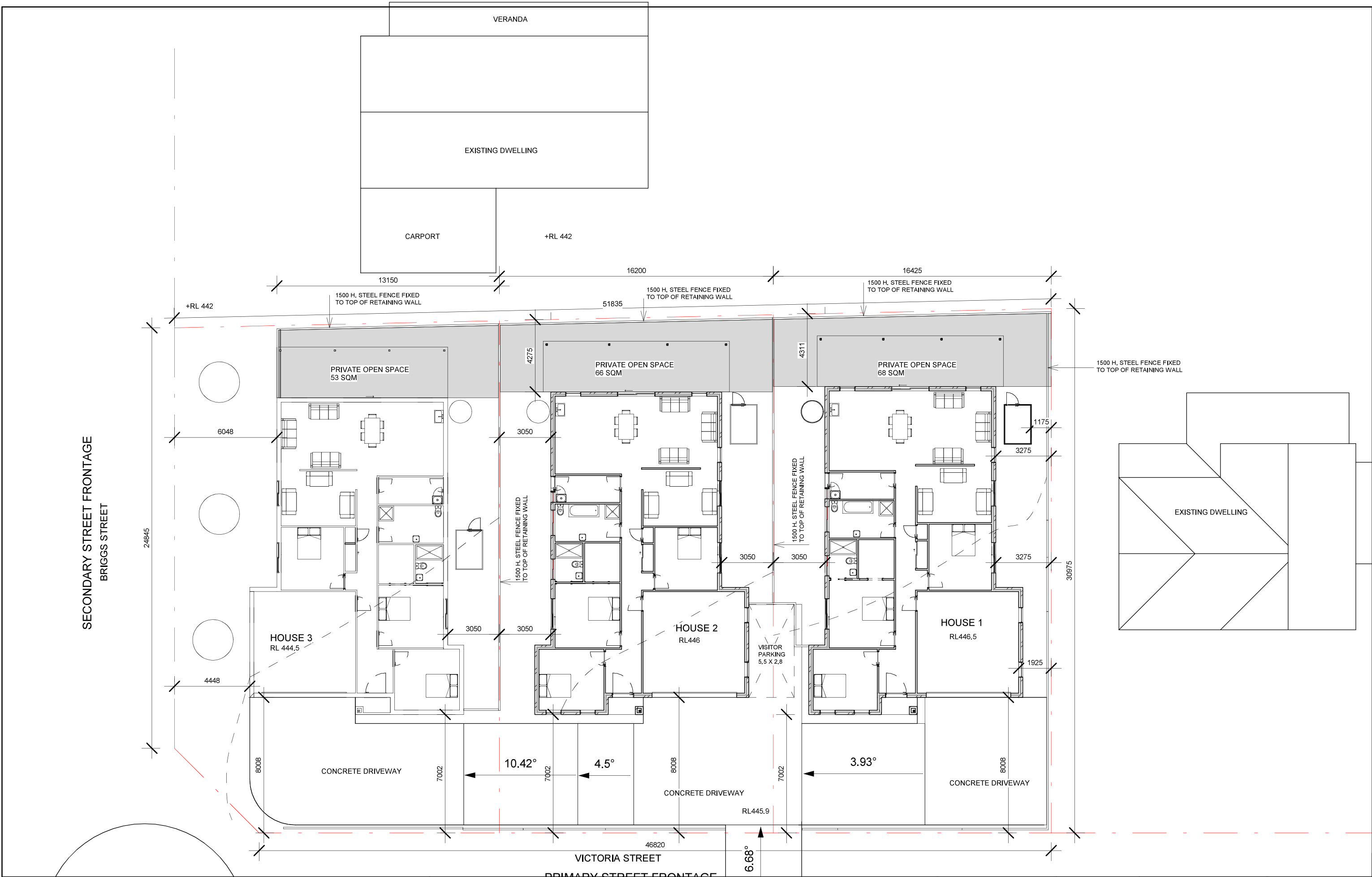
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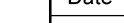
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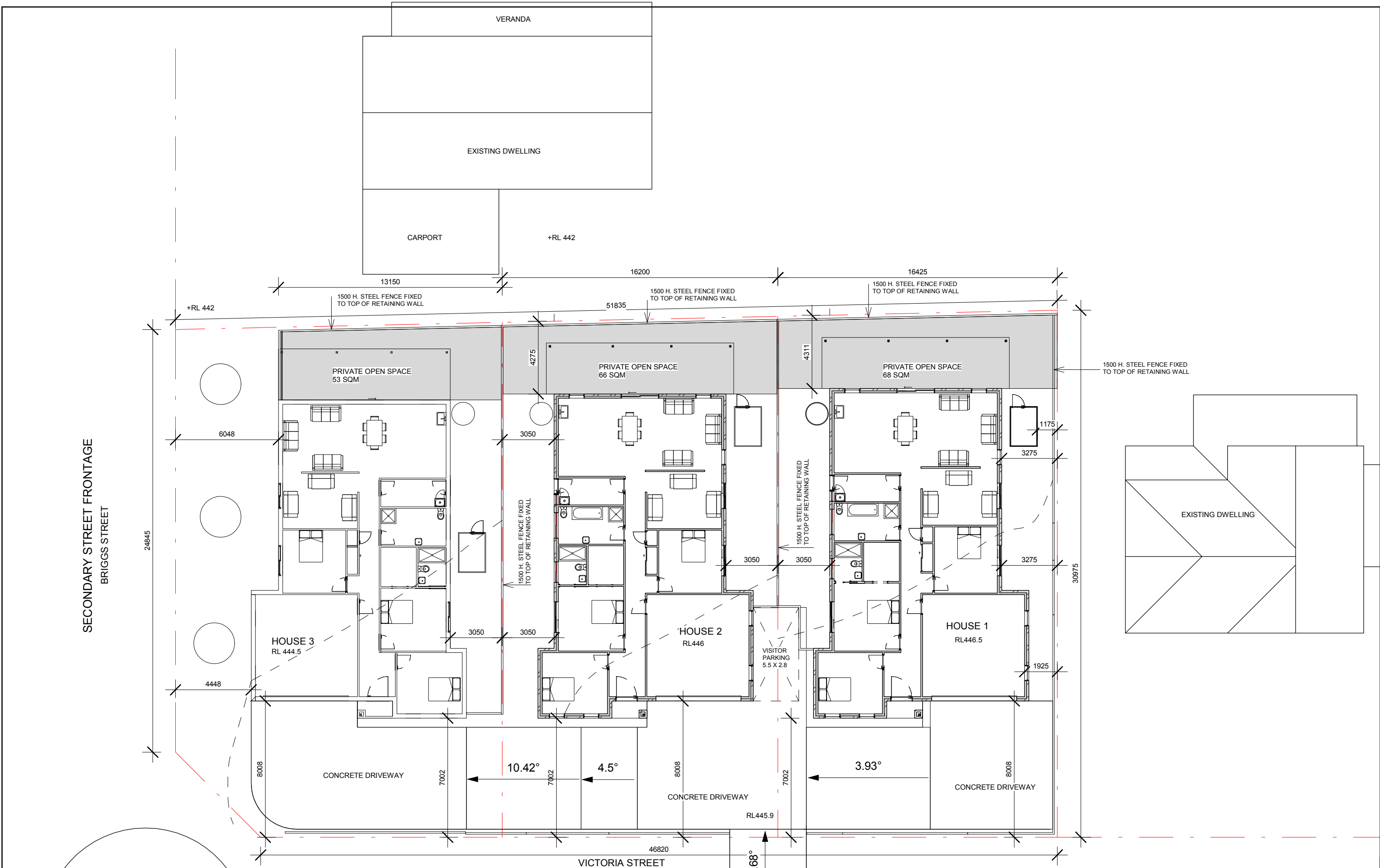
B. App Sc (Env Health – Building Surveillance Major)
MAAC; MEHA; BPB-A1 Certifier (LG)

Development & Environmental Health Specialist

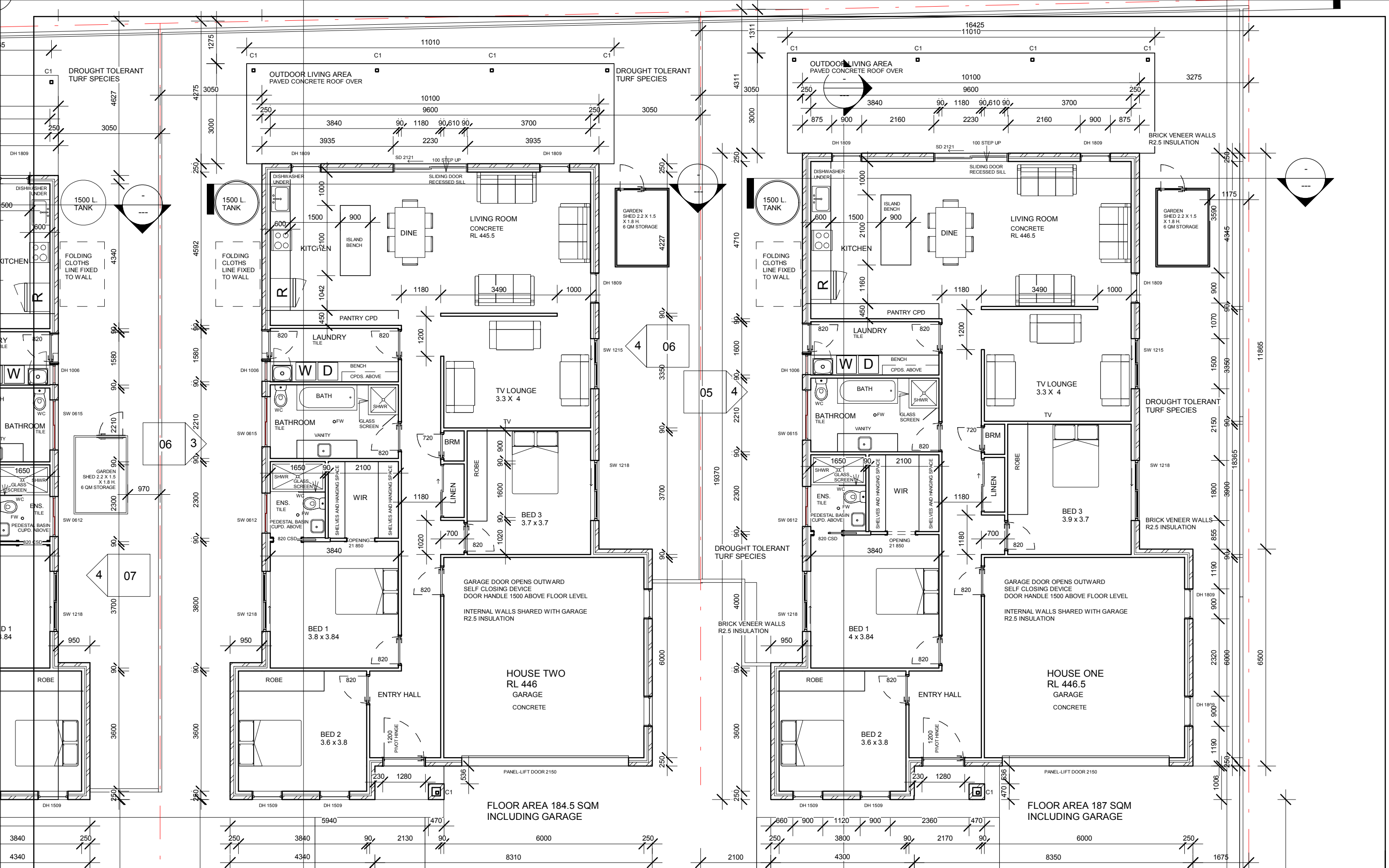
Appendix 1 – Development Plans



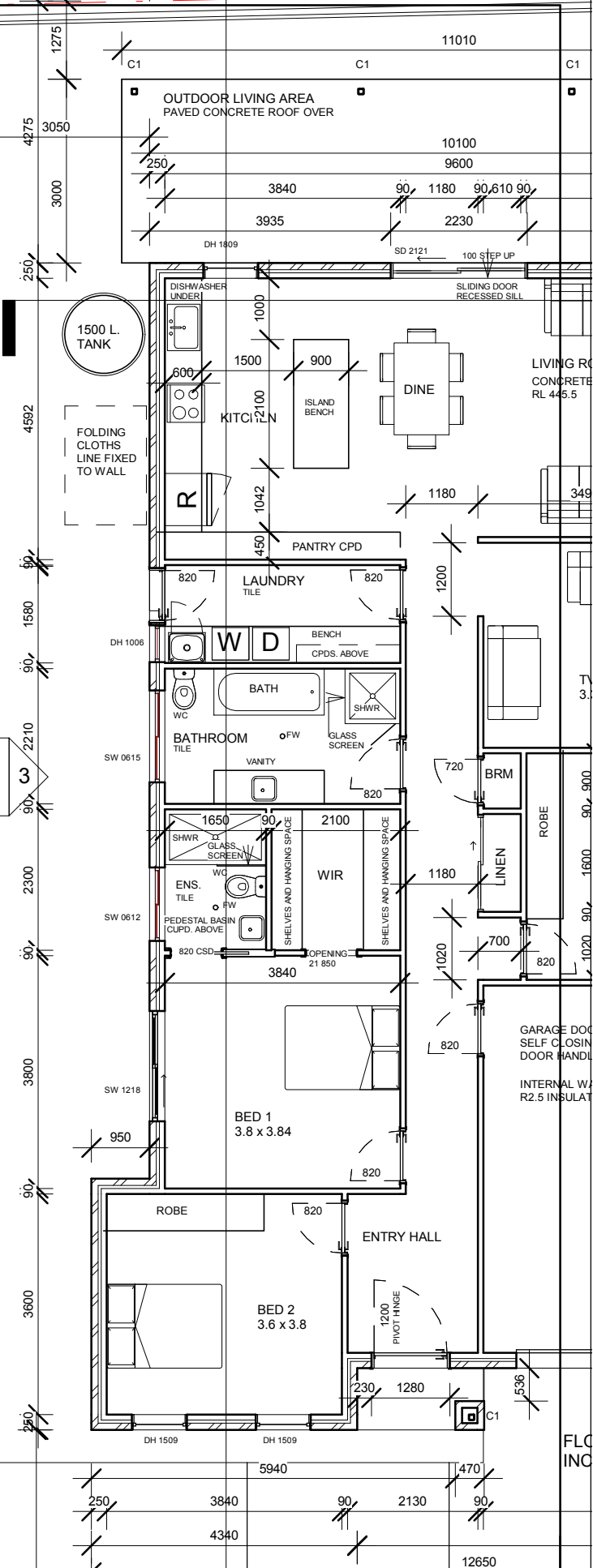
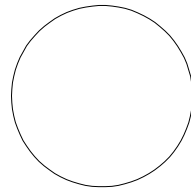
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					Date	26.11.24								
					Drawn by	Author								
					Checked by	Checker				Revision No.				
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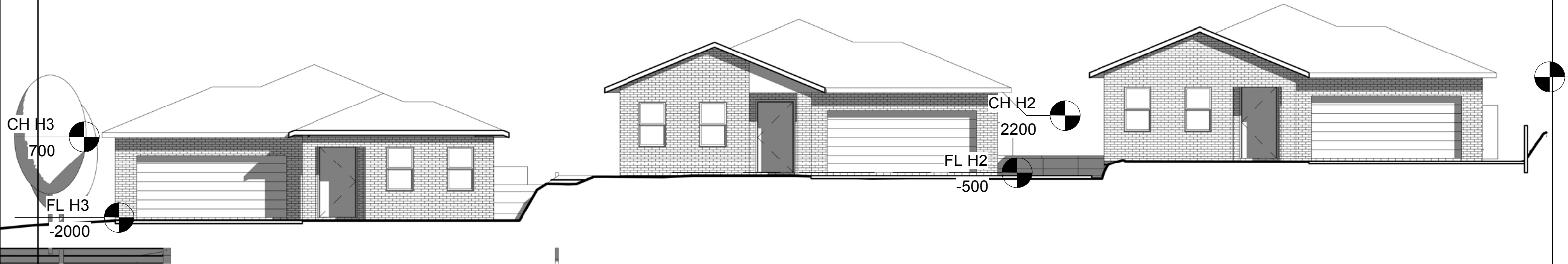


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									Date	26.11.24	
									Drawn by	Author	Revision No.
									Checked by	Checker	
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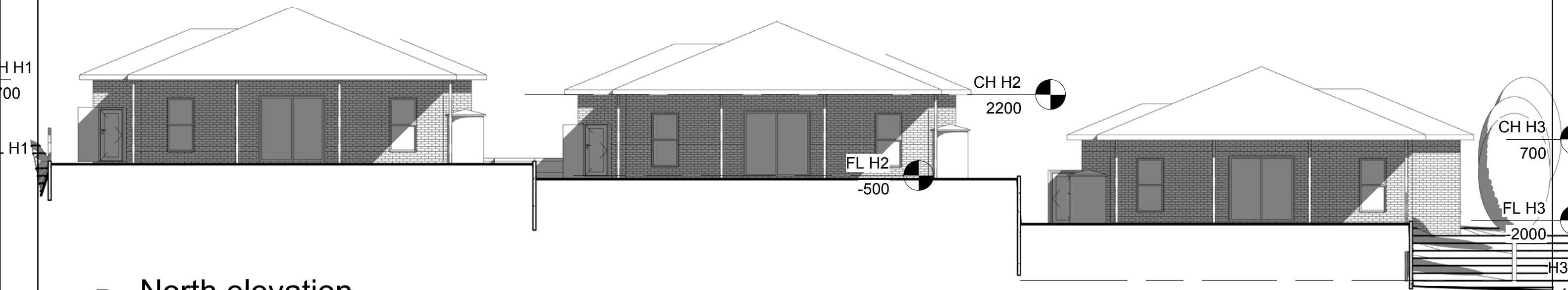


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											Date	26.11.24	02
											Drawn by	Author	Revision No.
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1 South elevation
1 : 125



2 North elevation
1 : 125

DATE	AMENDMENT	No.	DO NOT SCALE DRAWINGS WALL THICKNESS IS NOMINAL EXECUTE WORK IN ACCORDANCE WITH REQUIREMENTS OF THE N.C.C. AUSTRALIAN STANDARDS, LOCAL COUNCILS AND ALL RELEVANT AUTHORITIES CONFIRM ALL DIMENSIONS ON SITE	ARCHITECT KIM MURRAY ARCHITECT NSW REG No. 5800 17 HOADS ROAD, BENDICK MURRELL NSW 2803 mob. 0401 390 714	CLIENT NAME Edward Elwan 46 Chester Road Chester Hill NSW 2162	PROJECT Multi Dwelling Development 20 Briggs Street Young NSW 2594	South and North Elevations H1 H2 and H3	Project number 24-754		DRAWING NUMBER 04
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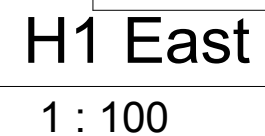
H1 South

1 : 100



H1 North

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CH H1
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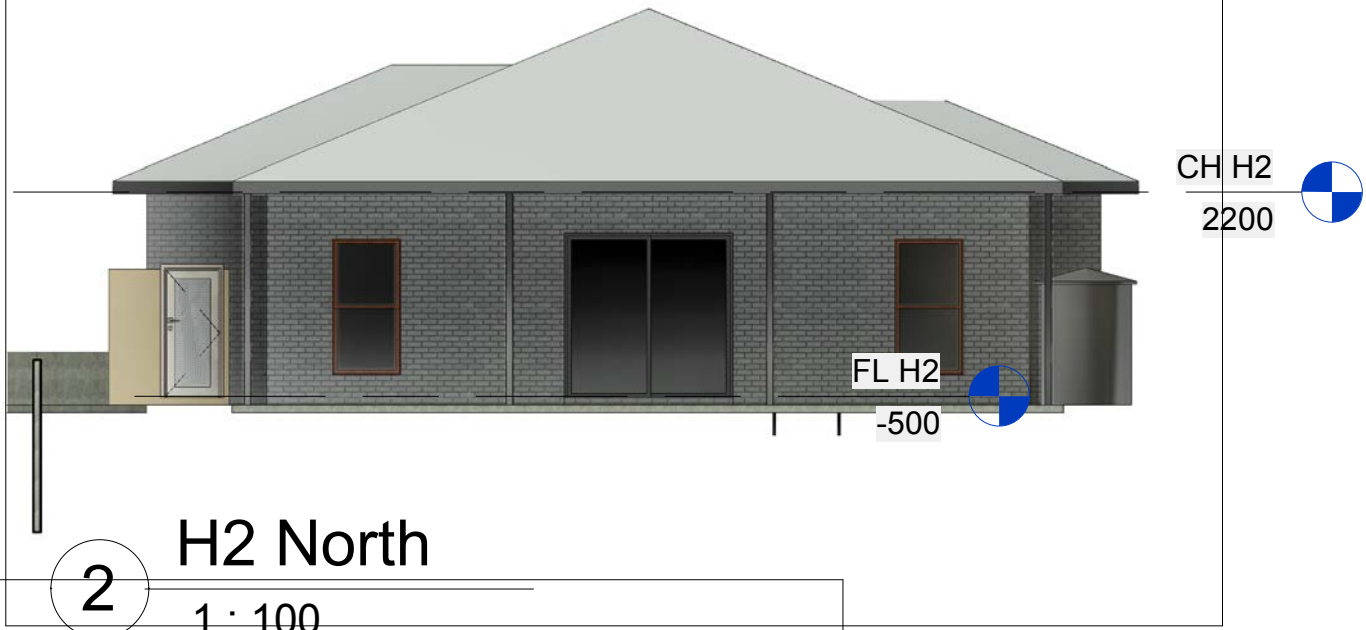
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H1 West

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DATE	AMENDMENT	No.	DO NOT SCALE DRAWINGS WALL THICKNESS IS NOMINAL EXECUTE WORK IN ACCORDANCE WITH REQUIREMENTS OF THE N.C.C. AUSTRALIAN STANDARDS, LOCAL COUNCILS AND ALL RELEVANT AUTHORITIES CONFIRM ALL DIMENSIONS ON SITE	ARCHITECT KIM MURRAY ARCHITECT NSW REG No. 5800 17 HOADS ROAD, BENDICK MURRELL NSW 2803 mob. 0401 390 714	CLIENT NAME Edward Elwan 46 Chester Road Chester Hill NSW 2162	PROJECT Multi Dwelling Development 20 Briggs Street Young NSW 2594	House Two Elevations	Project number 24-754		DRAWING NUMBER 06
								Date 26.11.24		
								Drawn by Author		Revision No.
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H3 South

1

1 : 100



H3 North

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H3 West

3

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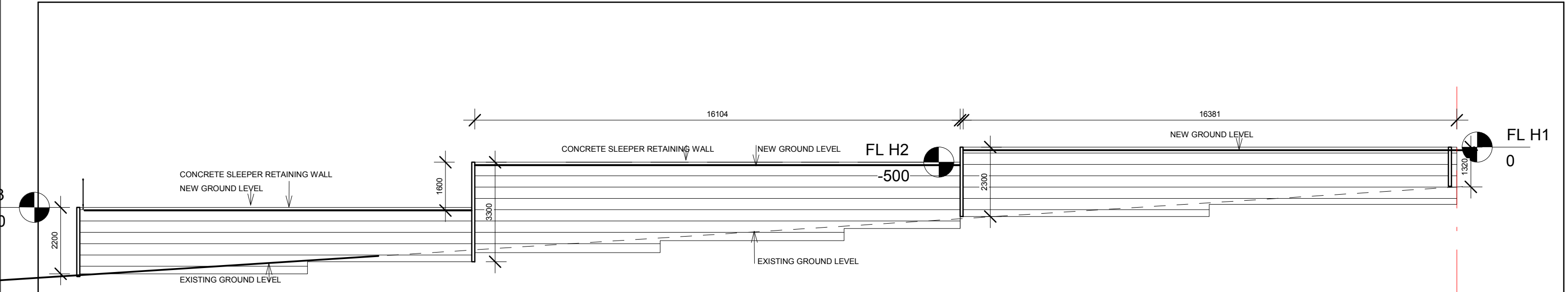


H3 East

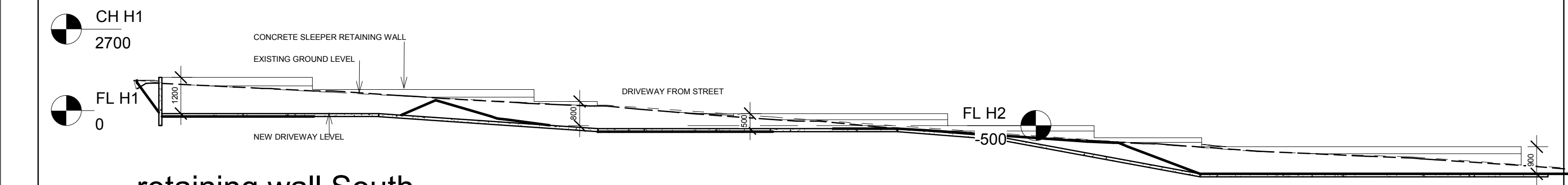
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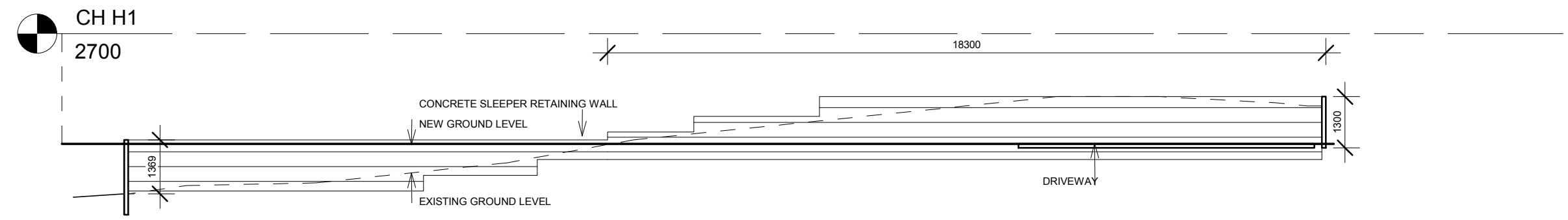
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1 retaining wall North
1 : 125

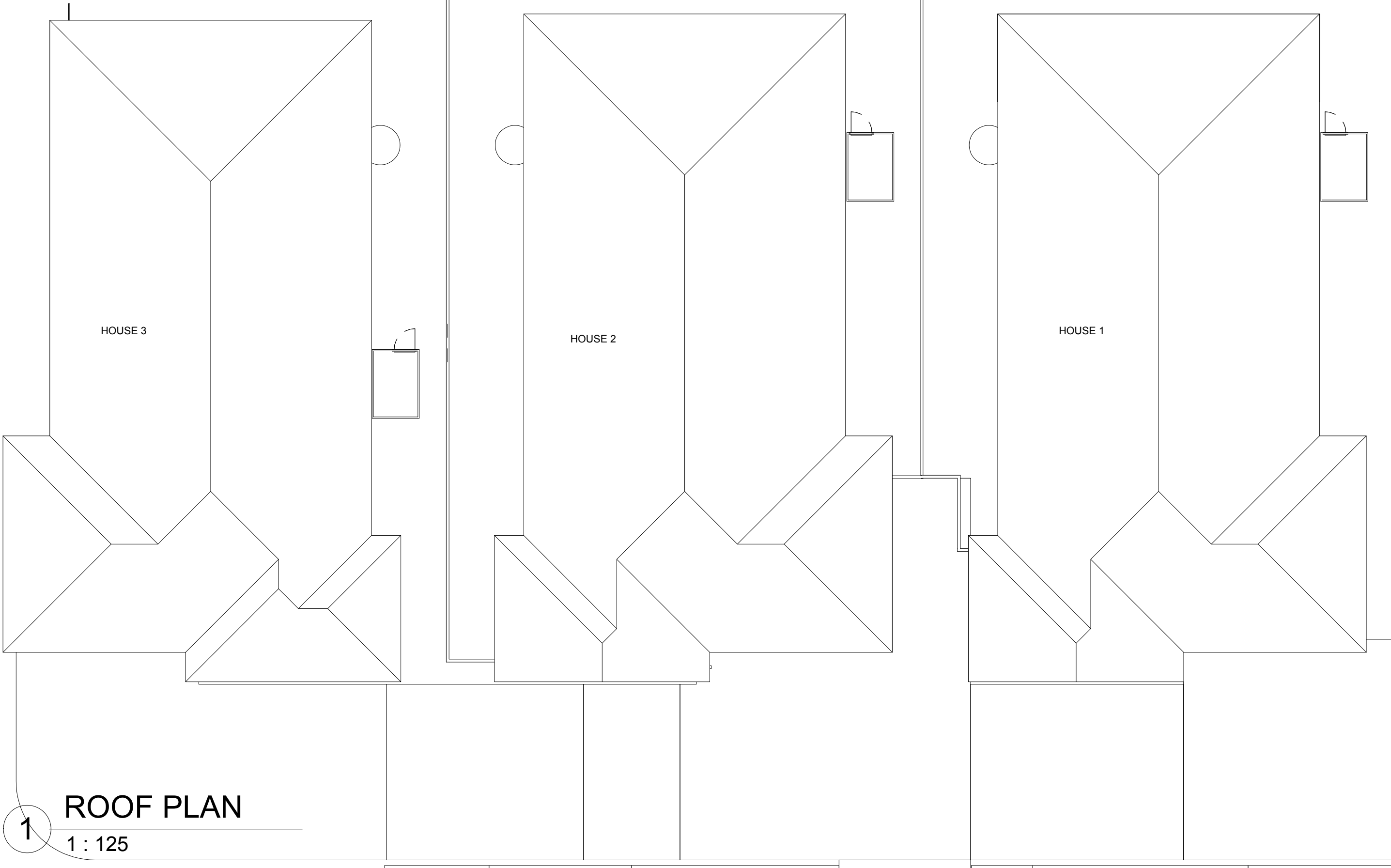


2 retaining wall South
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3 retaining wall East
1 : 125

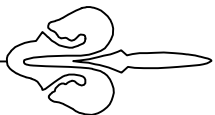
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									Date	26.11.24	
									Drawn by	Author	
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ROOF PLAN

1 : 125

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									Date	26.11.24	
									Drawn by	Author	Revision No.
									Checked by	Checker	
									Scale	1 : 125	



MGA2020

BRIGGS (20.115 WIDE) STREET

5
DP255503

6
DP255503

7
DP255503

VICTORIA (20.115 WIDE) STREET

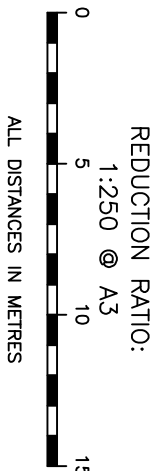
- LEGEND
- POWER POLE
 - STAY
 - ELECTRICITY PILLAR BOX
 - FENCE
 - GATE
 - TOP OF BANK
 - BOTTOM OF BANK
 - PIPE INVERT
 - HYDRANT
 - TAP
 - EDGE OF BITUMEN
 - BACK OF KERB
 - TOP OF KERB
 - INVERT OF KERB
 - LIP OF KERB
 - ROAD SIGN
 - TELSTRA PIT
 - SHED
 - BENCHMARK

PLAN OF LOT 6 DP255503
20 BRIGGS STREET
YOUNG

SHOWING SELECTED DETAIL
AND CONTOURS

CLIENT: EDWARD ELWAN

A3 SHEET	1 OF 1
DATE OF SURVEY	1 NOV 2024
JOB REFERENCE	5518
COMPUTER REFERENCE	5518_DT1.dwg
LEVEL DATUM	CORS NET
ORIGIN OF LEVELS	SURVEY STATION
	447.81
CONTOUR INTERVAL	0.25M



NOTE:

THIS PLAN IS OF A DETAIL SURVEY ONLY AND AS SUCH IS NOT REGISTERED BY THE TITLES OFFICE OF NSW LAND REGISTRY SERVICES. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION AS SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF DIVERSE PROJECT SOLUTIONS WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES. UNDERGROUND SERVICES ARE NOT SHOWN ON THIS PLAN. AS UNDERGROUND STRUCTURES AND CABLES MAY EXIST THEY MUST BE LOCATED BEFORE CONSTRUCTION – PLEASE GO TO www.byda.com.au. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

LEGEND:

SEE INSERT



7 ADELE STREET, YASS NSW 2582
P.O. BOX 5, YASS NSW 2582
(PH) 02 6226 3322
info@dpsyass.com.au



ABN: 31 602 010 006



Hilltops Council
 Locked Bag 5
 Young NSW 2594
 Telephone: 1300 445 586
 Email: mail@hilltops.nsw.gov.au

Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.

This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Hilltops Council nor the LPI makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
 © The State of New South Wales (Land and Property Information), © Hilltops Council.



Projection: GDA94 / MGA zone 55

Date: 23/12/2024

Drawn By: anonymous

Map Scale: 1:500 at A4

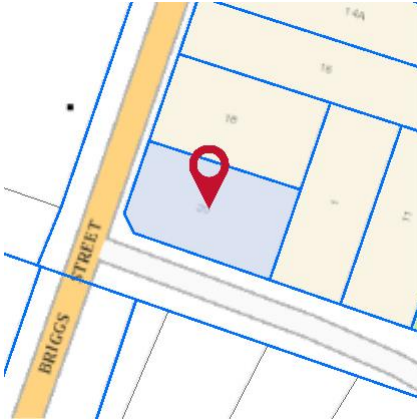
Appendix 2 – NSW Planning Portal Report

eSpatial Report for property



Property Report

20 BRIGGS STREET YOUNG 2594



Property Details

Address: 20 BRIGGS STREET YOUNG 2594
Lot/Section 6/-/DP255503
/Plan No:
Council: HILLTOPS 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	Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)
Land Zoning	R1 - General Residential: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	700 m ²
Heritage	NA
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

20 BRIGGS STREET YOUNG 2594

- 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 (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 (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)

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

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	YOUNG
Regional Plan Boundary	South East and Tablelands

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

Appendix 3 – Lot attributes

Title – Deposited Plan



FOLIO: 6/255503

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
26/11/2024	3:11 PM	6	29/10/2024

LAND

LOT 6 IN DEPOSITED PLAN 255503
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP255503

FIRST SCHEDULE

EDWARD JOHN ELWAN (T AU536747)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ELWAN...

PRINTED ON 26/11/2024

Appendix 4 – BOSET Report

BMAT DUE DILIGENCE SEARCH

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report

Date of Report Generation		26/11/2024 3:08 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	500.4 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	379.4 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	700 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		no

What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the [Biodiversity Values Map Threshold Tool User Guide](#) .

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____

26/11/2024 03:08 PM

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

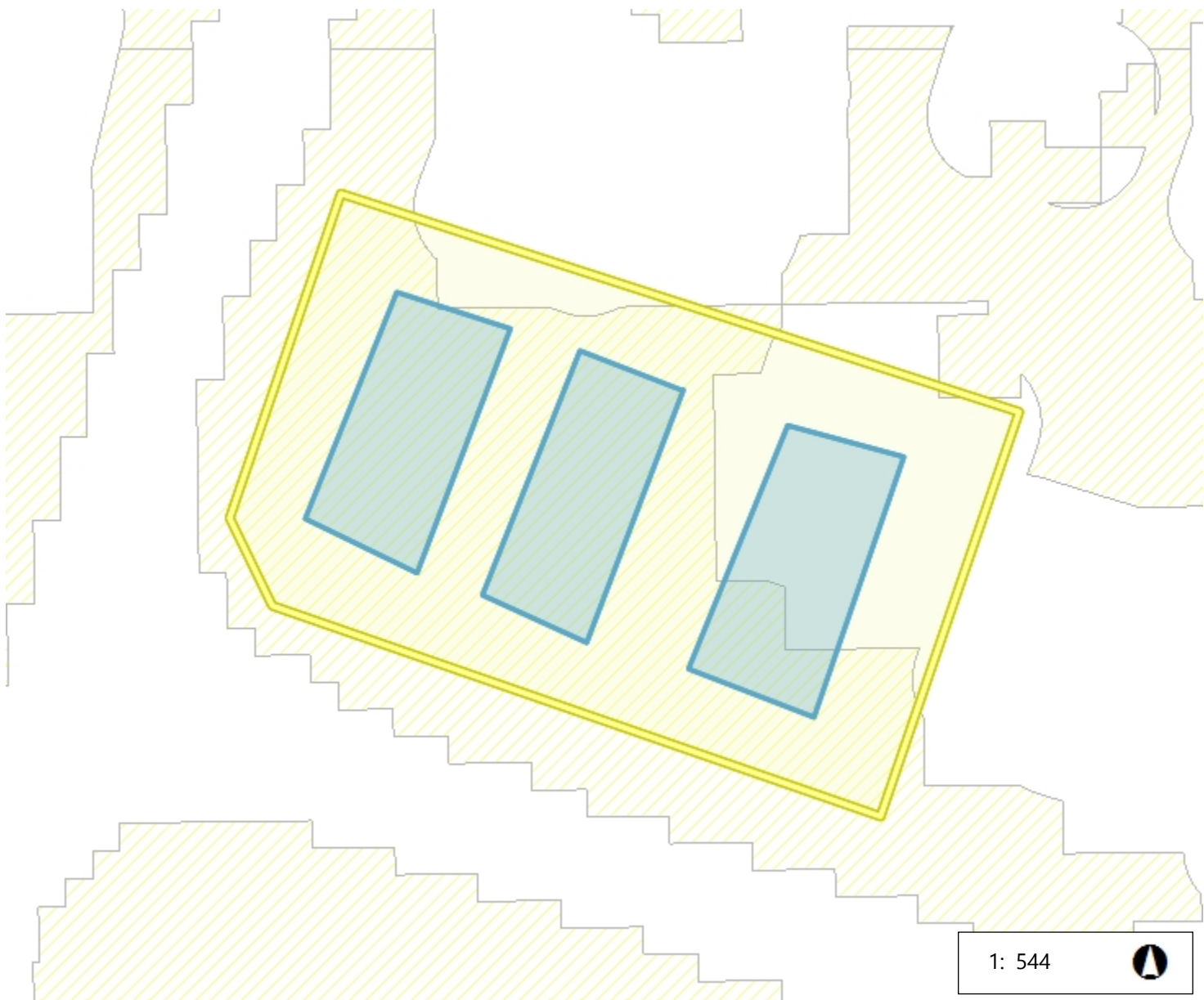
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map



1: 544



WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

26/11/2024 03:08 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Imagery © Airbus DS/Spot Image 2016
© NSW Department of Customer Service, Basemaps 2019
© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.

Appendix 5 – AHIMs REPORT

Indigenous Heritage Search

Kenneth Filmer

Date: 26 November 2024

18 Pineview Cct 91 Boorowa Street Young
Young New South Wales 2594

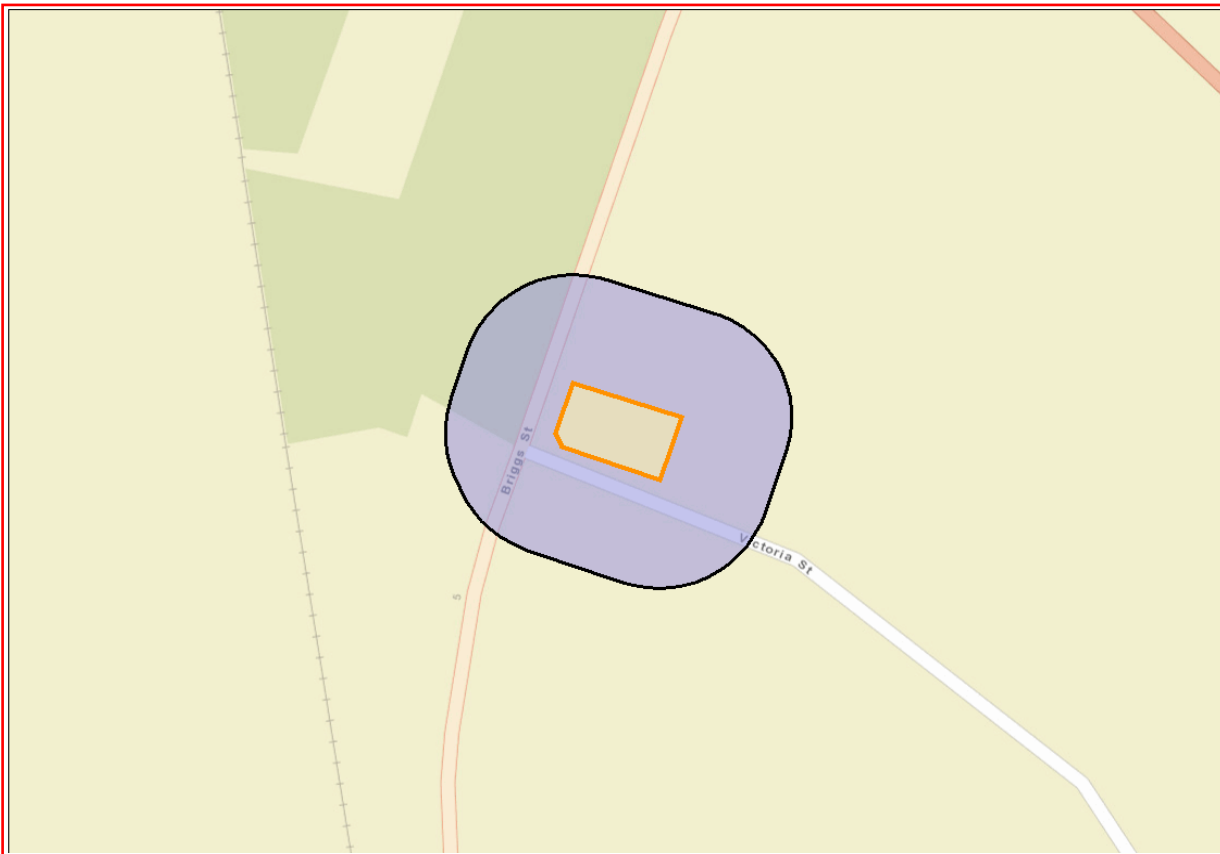
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 6, DP:DP255503, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 26 November 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.