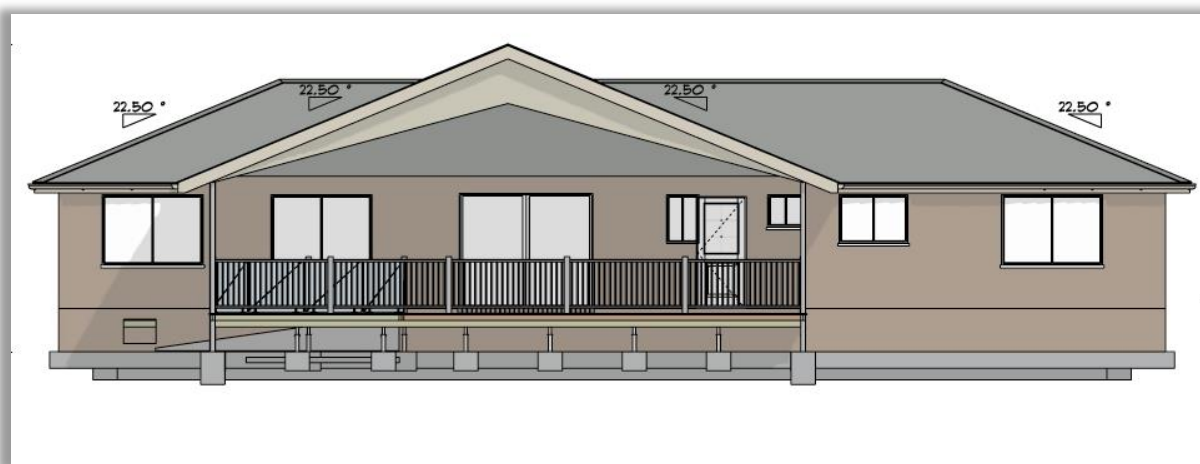


DEVELOPMENT PACKAGE

Ancillary Urban Development – Double Garage & Deck to Rear of Dwelling

Pursuant to Young Local Environmental Plan 2010

Proposal	<ul style="list-style-type: none"> To SURRENDER prior double garage consent DA 2023/0051 (PAN-321615) To build a 10.35m (long) x 8m (wide) x 3.676m (height to ridge), 3 berth GARAGE for Use Ancillary to Dwelling (Parking of Vehicles) To erect and use a rear DECK to the existing dwelling – 11m x 12m and roofed at 5.66m tall (provision for a plunge pool when applied for later)
Subject Land Address	Lot 14 DP 1258905 62 BENDICK MURRELL RD BENDICK MURRELL
Applicant	Mr Raymond GENGE
Owner	Mr Raymond & Mrs Annette Genge
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869 ©NOV 2023
LGA	HILLTOPS Council



Rear elevation for deck

assisted by:



NOV 2023 ©

CONTENTS

- 1 DESCRIPTION OF DEVELOPMENT
- 2 SEE - Statement Env Effects / Checklists
- 3 PLANS OF DEVELOPMENT (DA Plans, S Eng)
- 4 PLANNING PORTAL REPORT
- 5 TITLE & DEPOSITED PLAN
- 6 SITE PHOTOGRAPHS / OTHER PLANNING INFO

SECTION 1

DESCRIPTION OF DEVELOPMENT

DEVELOPMENT DESCRIPTION AND SPECIFICATIONS

This DA/CC Package is for a 10.5 x 8m, detached garage for use ancillary to the primary dwelling on the site. The Garage will be 2.9m high to the eaves and 3.678m to the ridge. The area of the site is levelled presently from parking of vehicles with minimal earthworks required.

Additionally to the rear of the dwelling will be a timber deck with roof, being 12m x 11m. In time this deck will have part (3.103 x 10.8m) modifiable to accommodate a plunge pool, yet will remain deck until this application is made.

Upon the site presently is a recently completed dwelling and carport. These buildings are set within a building envelope in a diagonal manner toward the nearby corner of Cheery Tree Close and the Bendick Murrell Rd. This Garage will be in the front/side yard relative to the dwelling yet will enjoy comfortable setbacks to the street and side boundaries. The deck is to be located behind the dwelling.

The shed will be zincalume framed and mid colour colorbond wall clad by Mist Green wall cladding with a neutral slate grey roof to match. It will be triple berth.

The buildings are compliant at considerably >900mm from the side boundary and are set back greater than the minimum 900mm for BCA purposes from the dwelling on the same site. Stormwaters collected will be discharged to the existing BASIX rainwater tank.

This application is made due to new ownership, the unbuilt yet approved double garage not meeting the new owner's needs (surrender form included) and as well, the new Owner's having a penchant for outdoor alfresco style living.

A review of the Young Shire & Hilltops Policy environment and the applicable Development Control Plan, has been undertaken.

The application is commended to Council as straightforward, and reasonable on these large Village blocks, reasonably already controlled by Building Envelopes and the like.



Locality Map
694m from Turn Off



Aerial Image of Property (SIX NSW — circa 10 years old)
Refer to Google Image more recent



Aerial Image of Property (Google - <2 year old)

Note: site of proposed shed and deck clear of trees
Driveway to these areas established already

SECTION 2

COUNCIL HEADS OF CONSIDERATION S.E.E PRO FORMA, (Completed for project)

A. DESCRIPTION OF DEVELOPMENT: Provide details of your development		
Property address	Lot 12 DP 1258905, No 62 Bendick Murrell Rd, BENDICK MURRELL	
Proposed structures (e.g. garage, carport, shed, water tank, pergola, etc)	Triple Garage - detached - colorbond Dwelling Addedition - Rear Covered Deck - 11m x 12m	
Nature of use (e.g. storage, parking, etc)	Parking & Storage ancillary to dwelling Deck/AlFresco to Dwelling	
Particulars	Shown on plans	Description (provide written details if not clearly shown on plan)
Building materials (e.g. brick, hardiplank, colorbond, zincalume, etc)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHED - Concrete floor, steel frame, colorbond clad DECK - timber frame, colorbond roof
Colours	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Slate Grey Roof Shed = Mist Green walls
Demolition	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Earthworks (location, extent and depth of all cut and fill proposed)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Site virtually level - scrape and footings only
Tree removal (identify location, size and species of tree/s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not near existing trees on site
Wall and roof height or height of structure	<input type="checkbox"/> Yes <input type="checkbox"/> No	SHED <input type="checkbox"/> Wall height 2.9m <input type="checkbox"/> Roof height 3.67m DECK <input type="checkbox"/> Other height 800mm DECK (if not a building) 5.66m O/ALL RIDGE
Gross floor area (m²) or capacity (l)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> gross floor area 84sq.m shed (for buildings) <input type="checkbox"/> capacity 120 sq.m deck (swimming pool, water tank)
Open space (m²)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	existing large property - buildings within nominal envelope
Landscaping (type and location)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	existing
Setbacks from each boundary	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> North: to deck 30.11m <input type="checkbox"/> South: 10.5m <input type="checkbox"/> East: Deck 6.5m, Shed 4.4m <input type="checkbox"/> West: 35m

B. SITE & LOCALITY DESCRIPTION: Provide details of the site and adjacent lands			
Please ensure the following details have been shown on your site plan, as a minimum:			
<input type="checkbox"/> site dimensions	<input type="checkbox"/> site area	<input type="checkbox"/> north point	<input type="checkbox"/> scale
<input type="checkbox"/> existing buildings	<input type="checkbox"/> proposed buildings	<input type="checkbox"/> easements	<input type="checkbox"/> trees
Issue	Details		
Present use of the site	VILLAGE - Residential		
Past use/s of the site	VILLAGE - Residential		
Describe any existing dwellings or built structures on the land (e.g location, number, storeys, building material, etc)	Existing 3 bed dwelling and 7m x 7m carport		
Describe the key physical features of the site (e.g shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	Level site, paddock trees in front yard		
Is the land classified as bushfire prone ? (You can check this with Council or a recent 149 Certificate. In some cases a Bushfire Risk Assessment Report may be required)			<input type="checkbox"/> Yes
			<input checked="" type="checkbox"/> No
Locality characteristics Describe the type and nature of adjacent land uses, e.g <ul style="list-style-type: none">residential, commercial, industrial;older or more modern construction;single or two storey;building materials;single dwelling houses or unit developments,etc.	Recent residential subdivision Modern village style residences in subdivision mixed development types adjacent in village		

C. COMPLIANCE WITH PLANNING CONTROLS

LOCAL ENVIRONMENTAL PLAN Complete the following table to show how your development complies with the relevant provisions of the LEP. If your development is not consistent with the requirements, you need to provide justification for all variations, or may need to seek a formal variation. A copy of the LEP and the associated maps (zoning, lot size, heritage, biodiversity, land and water) can be found at <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+404+2010+cd+0+N>.

<u>Clause</u>	<u>Issue</u>	<u>Complies</u>	<u>Comment</u>
2.1 – Land use zones	What is the zoning of the land?		Zoning: RU5 - Village
2.3 – Zone objectives and land use table	Is a dwelling house permissible in the zone ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Existing Dwelling
4.6 – Exceptions to development standards	Are you seeking a variation to a development standard in the LEP ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, because your proposal varies from any standard in the LEP (such as minimum lot size), you must include a separate written statement, justifying the non-compliance. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
5.10 – Heritage conservation	Is any part of your property an item of heritage or within a heritage conservation area ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If so, you must include a written statement and/or Heritage Impact Statement, detailing the potential impact on the item or HCA, and how the impact will be minimised. If yes, statement attached - <input type="checkbox"/> Yes <input type="checkbox"/> No
6.1 – Erection of dwelling houses (Applies to the RU1, RU4, RU5, R5 & E3 zones only)	Is the land the necessary minimum lot size to permit a dwelling ?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Existing dwelling
6.3 – Land	Is the land identified as a “sensitive land area” ? The land maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404 .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?
6.4 – Water	Is the land identified as a “riparian corridor” or “groundwater vulnerability” ? The water maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404 .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will any adverse environmental impacts be minimised and managed ?

6.5 – Biodiversity	<p>Is the land identified as an “area of high biodiversity” ?</p> <p>The biodiversity maps are at: http://www.legislation.nsw.gov.au/mapindex?type=epi&year=2010&no=404.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>If yes, how will any adverse environmental impacts be minimised and managed ?</p> <p>Is marked by NRB affectation yet no trees at site proposed</p> <p>Within designated building envelope per DP</p>
6.6 – Flood planning	<p>Is the land subject to flood related development controls ?</p> <p>You can check this with Council or a recent 149 Certificate. In some cases a Flood Risk Report may be required.</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>If yes, your proposal shall show that it is compatible with the flood hazard and will not increase risk to the environment, building or life.</p>
<p>Development Control Plan – Complete the following table to show how your development complies with the relevant provisions of the DCP. If your development is not consistent with the requirements, you need to provide justification for all variations.</p>			
Performance outcome	Control	Complies	Comment If your proposal does not meet the stated control (Column 2), you must provide details on how the proposal satisfies the performance outcome (Column 1).
PAD1 Development shall be sited to minimise visual impact on how it addresses the streetscape	AAD1.1 Development shall be setback 6 m from the primary frontage and 3 m from any secondary frontage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	AAD1.3 Materials used shall minimise glare	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
PAD2 Development shall be sited to ensure practical serviceability	AAD1.2 Development shall be no closer to the side and rear than 900 mm	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
PR6 Residential development is designed to reflect vehicle and occupant safety principles	AR6 Dwelling design must comply with one of the deemed to satisfy provisions on section 2.1.5 of the DCP, in order to restrict access to parking areas which are attached or adjacent to dwellings	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		<input checked="" type="checkbox"/> N/A	

<div>D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT</div>	
<div><div>Construction – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction ?</div><div>Comments</div><div>Modern shed company build. Minimal waste - excess to Village Transfer Stn</div></div>	
<div>Context and setting – Will the development be ...</div> <div><div><div>visually prominent in the area ?</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div><div><div>out of character with the area ?</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div></div> <div><div><div>inconsistent with the streetscape ?</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div><div><div>inconsistent with adjacent land uses ?</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div></div> <div>Comments</div> <div>Within nominal envelope and in keeping with established development</div> <div>Clad materials are colorbond to match existing colours</div>	
<div>Privacy - Will the development result in any ...</div> <div><div><div>privacy issues between adjoining properties, as a result of the placement of windows, decks, pergolas, private open space ?</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div><div><div>acoustic issues between adjoining properties as a result of the placement of outdoor areas, vehicle movements, air conditioners, pumps, windows, etc ?</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div></div> <div>Comments – If yes, identify any measures proposed to mitigate any of the above impacts (e.g fencing, screening, vegetation, etc)</div> <div>Larger allotment adjacent, no issues expected</div>	
<div>Overshadowing</div> <div><div><div>Will the development result in the overshadowing of adjoining properties, resulting in an adverse impact on solar access.</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div></div> <div>Comments</div> <div>Not adjacent neighbouring development</div>	
<div>Views</div> <div><div><div>Will the development result in the loss of views enjoyed from neighbouring properties or public spaces ?</div><div><input type="checkbox"/> Yes<input checked="" type="checkbox"/> No</div></div></div> <div>Comments</div> <div>No view loss expected</div>	

SECTION 3

PLANS OF DEVELOPMENT

SITE PLAN

STRUCTURAL ENGINEERS DRAWINGS

DECK DRAWINGS

BENDICK MURRELL ROAD



SITE
SCALE: 1:300

GENERAL NOTES.

GENERAL NOTES.

ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE
 ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR
 TO CONSTRUCTION.
 DON'T SCALE FROM DRAWING, ALL WRITTEN DIMENSION TAKE
 PRECEDENCE & MUST BE CONFIRMED ON SITE.
 ALL SITE DIMENSION & LEVELS BEING SETBACKS & THE LOCATION OF
 ANY BUILDING ENVELOPES, SERVICES OR EASEMENTS TO BE CONFIRMED
 BY BUILDER OR REGISTERED SURVEYOR/AT THE TIME OF SETOUT.
 ALL SITE UTILITIES DRAINAGE & SEWAGE TO BE CARRIED OUT
 IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS.
 ALL PLUMBING TO A835300 & A NATIONAL PLUMBING & DRAINAGE CODE

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA
 & ALL RELEVANT AUSTRALIAN STANDARDS.
 ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY
 A PROFESSIONAL STRUCTURAL ENGINEER.
 CONCRETE SLABS & FLOORS TO BE DESIGNED IN ACCORDANCE
 WITH AS 2870-1, RESIDENTIAL SLABS & FLOORS.
 ALL TIMBER USED IN BUILDING TO BE GRAS CLASSIFIED WITH AS 1684
 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
 PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED
 OUT IN ACCORDANCE WITH THE BEST OF ALL RELEVANT LOCAL AUTHORITIES.
 CONSTRUCTION OF ANTI-TERMITE OR BALLOTTABLES TO COMPLY
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 TIMES OF THE LIFE OF THE BUILDING.

Ray Genge

Site Address: 62 Bendick Murrell Rd

Bendick Murrell 2803

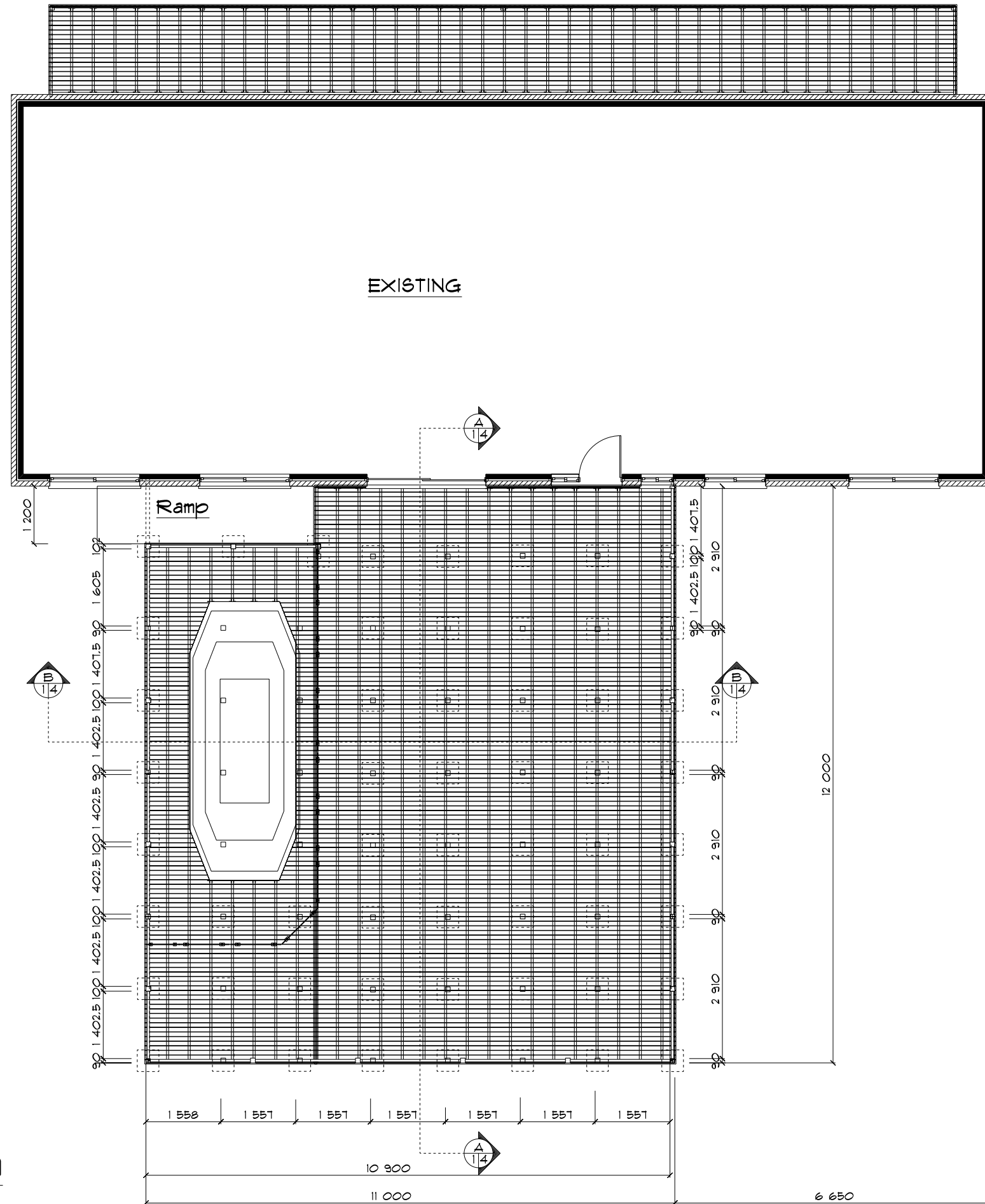
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SITE
Page No : 5

DRAWN BY:
Mark
0429824613

Deck Plan

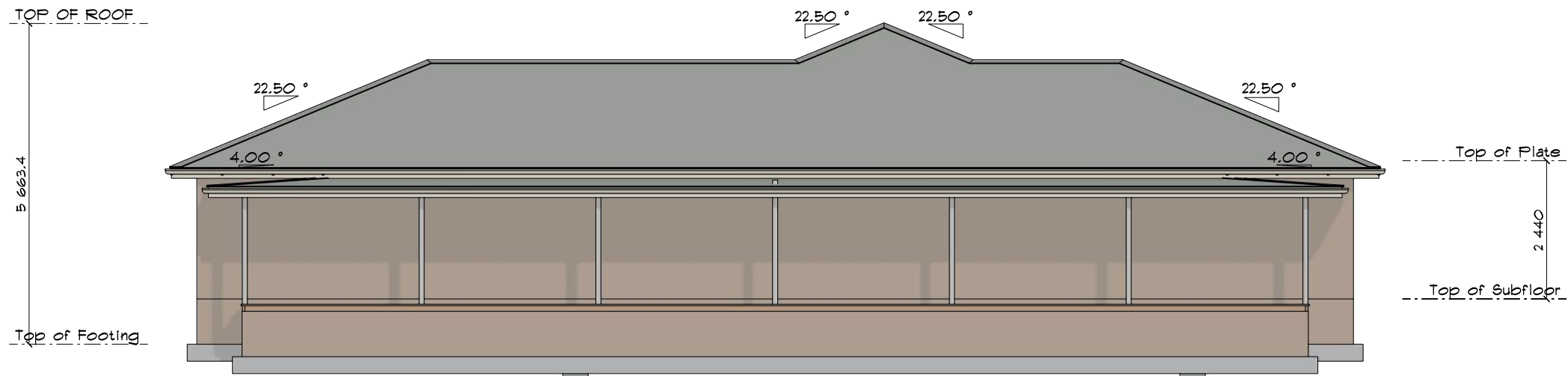
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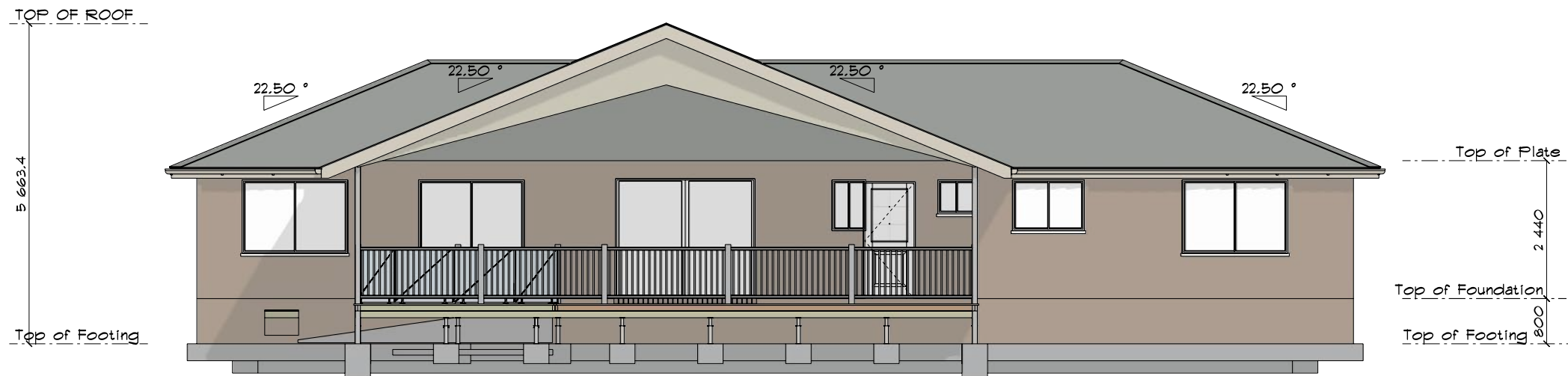
Site Address: 62 Bendick Murrell Rd Bendick Murrell 2803

Floor Plan
Page No : 1

DRAWN BY:
Mark Lamb

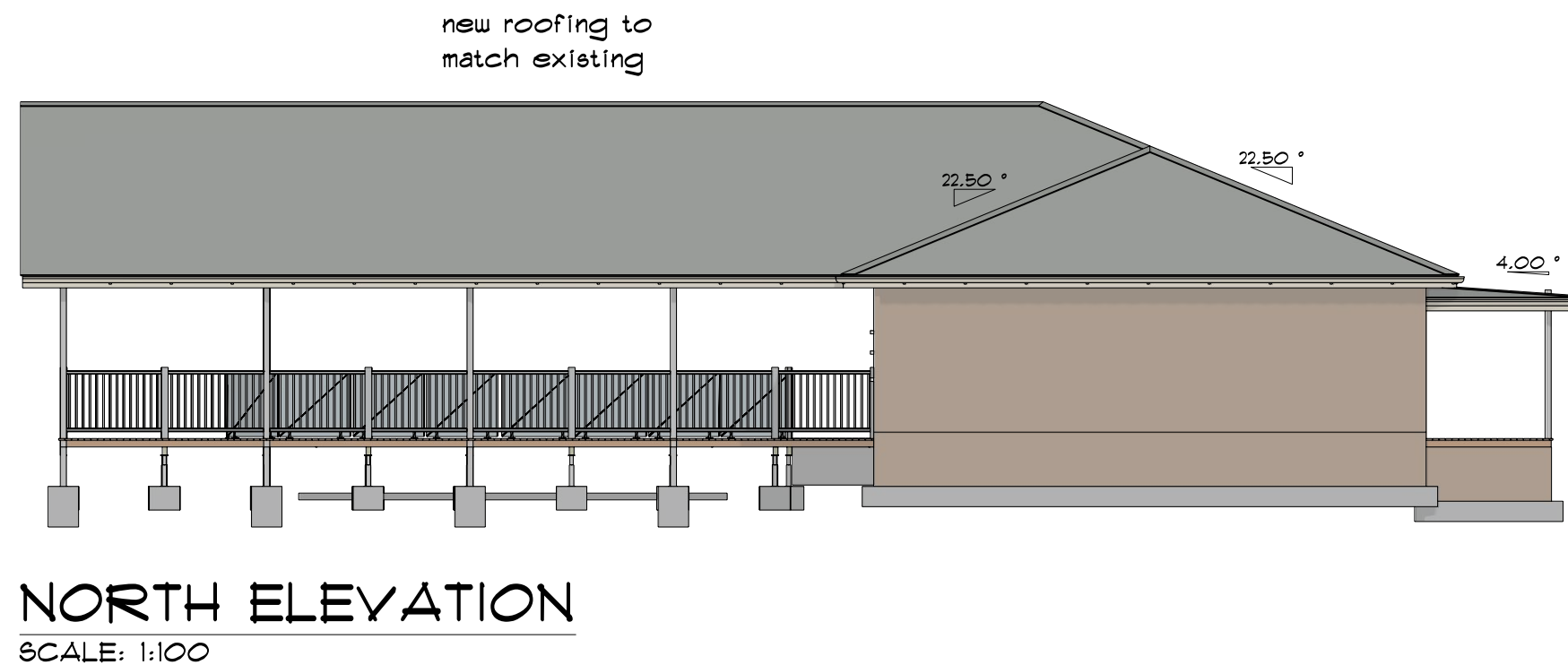
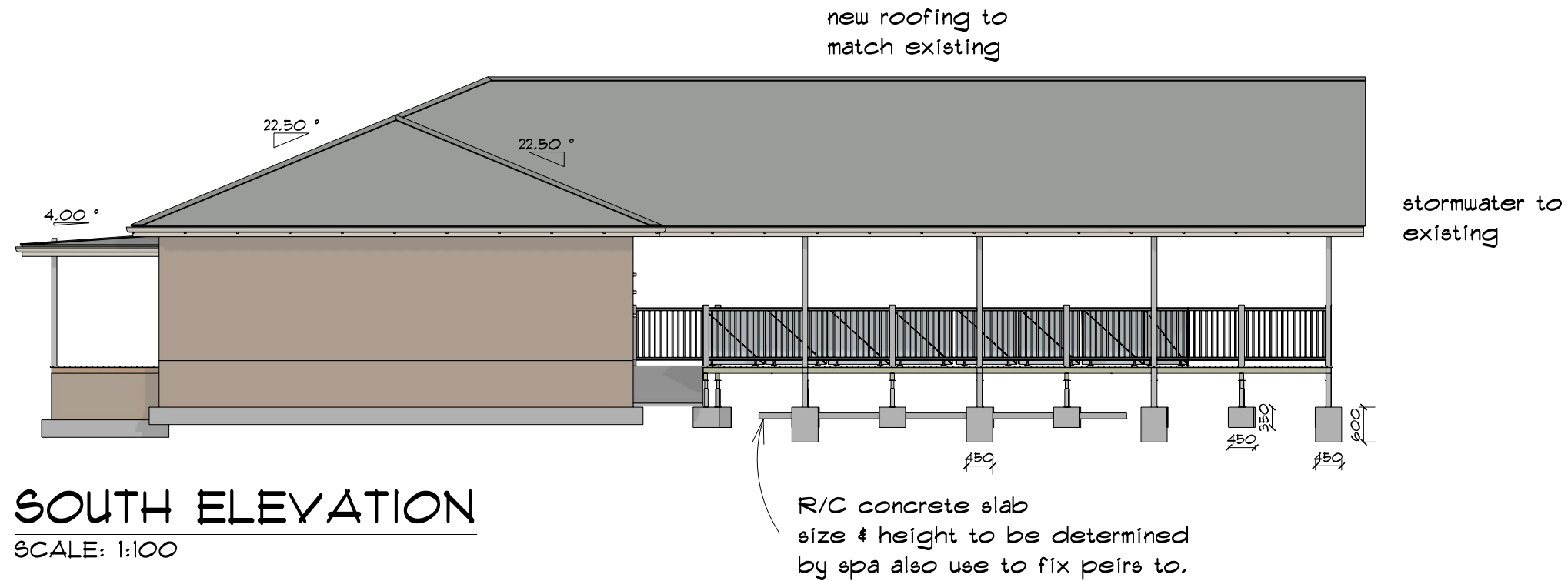


WEST ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

GENERAL NOTES. ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. DON'T SCALE FROM DRAWING. ALL WRITTEN DIMENSION TAKE PRECEDENCE & MUST BE CONFIRMED ON SITE. ALL SITE DIMENSION BUILDING SETBACKS & THE LOCATION OF ANY BUILDING ENVELOPES, SERVICES OR EASEMENTS TO BE CONFIRMED BY BUILDER OR REGISTERED SURVEYOR AT THE TIME OF SETOUT. ALL NEW STORMWATER DRAINAGE & SEWAGE TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS. ALL PLUMBING TO AS3500 & THE NATIONAL PLUMBING & DRAINAGE CODE		ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS. ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER. CONCRETE SLABS & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2810.1 RESIDENTIAL SLABS & FOOTINGS. ALL TIMBER USED IN THE BUILDING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION. PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITIES. CONSTRUCTION OF ANY STAIRWAYS OR BALUSTRADES TO COMPLY WITH BCA REQUIREMENTS. ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.	
Ray Genge		Site Address: 62 Bendick Murrell Rd Bendick Murrell 2803	
SCALE: 1:100		ELEVATIONS Page No : 2	DRAWN BY: Mark 0429824613
DATE: 8/09/2023			



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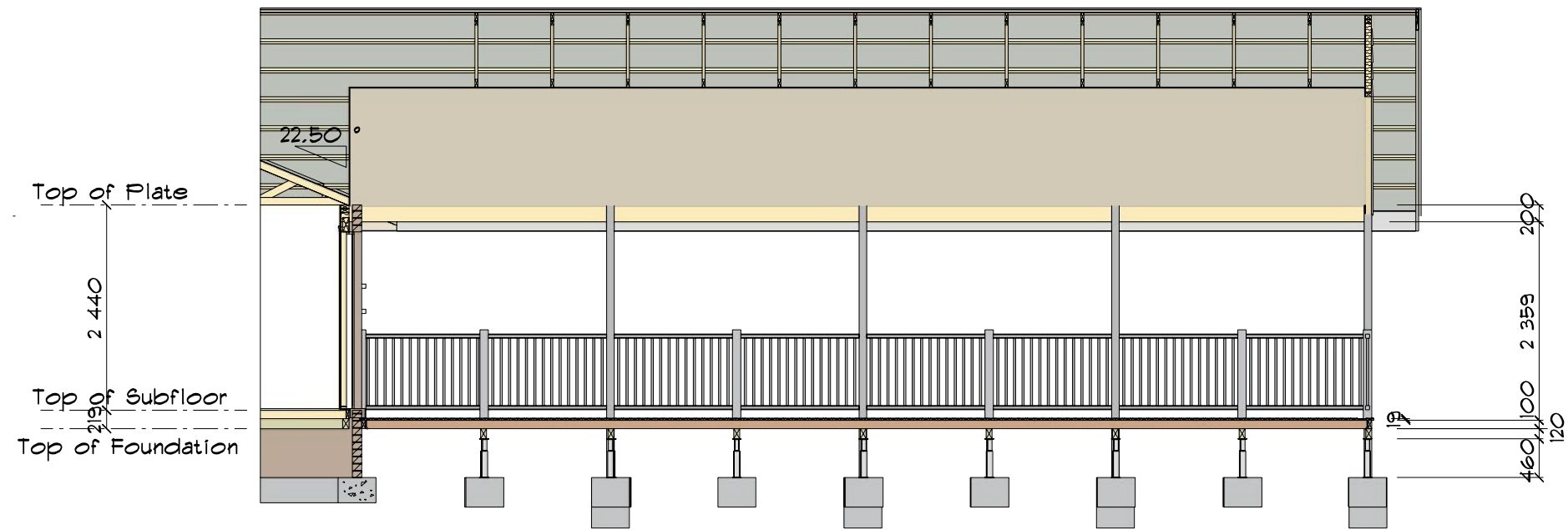
Bendick Murrell 2803

SCALE: 1:100

DATE: 8/09/2023

ELEVATIONS 2
Page No : 3

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Mark
0429824613

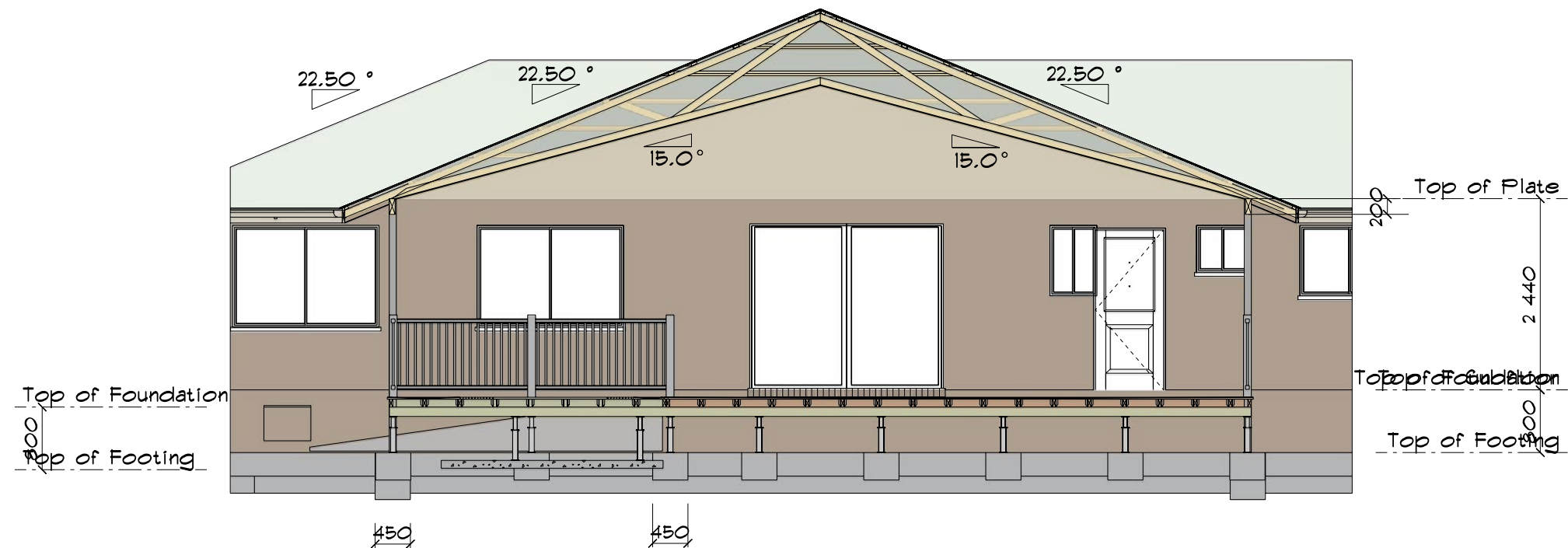


footings main columns 450x600
 piers 450x350
 scissor trusses 22.5 degrees top cord
 15 degrees bottom cord
 posts gal shs 90x90x2mm
 beam 200x75 to be checked by truss
 manufacture
 decking to be advised
 joists 90x45 H3 @ 450c/s
 bearers 120x70 H3

A
1/4

CROSS SECTION A

SCALE: 1:75



100mm reinforced concrete slab
 to support spa.
 spa size to be advised
 800 pier height approximat only

B
1/4

CROSS SECTION B

SCALE: 1:75

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Ray Genge

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Bendick Murrell 2803

SCALE: 1:75

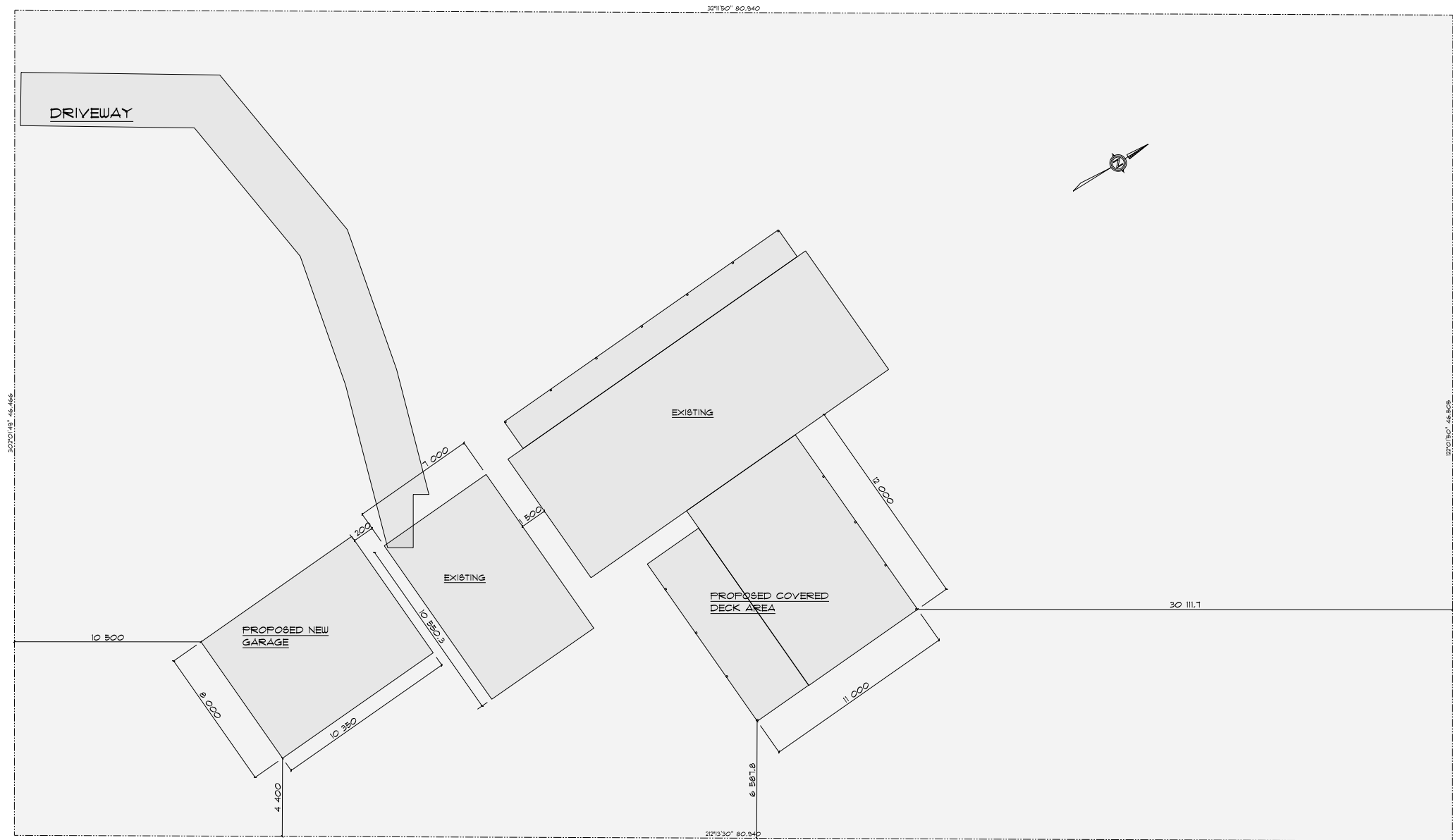
SECTIONS
Page No : 4

DATE: 8/09/2023

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Mark

0429824613

BENDICK MURRELL ROAD



SITE
SCALE: 1:300

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<p>SCALE: 1:300</p> <p>DATE: 8/09/2023</p>		<p>SITE</p> <p>Page No : 5</p>	<p>DRAWN BY:</p> <p>Mark</p> <p>0429824613</p>

CERTIFIED STEEL PORTAL FRAME SHED DESIGN FOR "REGION A" TERRAIN CATEGORY 2.0, 2.5 & 3.0 - IMPORTANCE LEVEL 2.
Internal Pressure: 0.5
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Raymond Genge
Site Address: 37 Thistle Street, Monteagle NSW 2594

Main Building: Span: 8, Length: 10.35, Height: 2.9, Roof Pitch: 11 degrees
The length being comprised of 3 bays, the largest bay is 3.75m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 2162.58kg

INTERNAL PORTALS	
Column:	2C15015
Rafter:	2C15015
Knee Brace:	2C10010
Knee Brace Length:	1700
Apex Brace:	2C10010
Apex Brace Length:	3300

END PORTALS	
Column:	C15015
Rafter:	C15015
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA
Endwall Mullion:	C15015

LEFT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

RIGHT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	C10010		
Side Wall Girts:	TH64100	Max Spacing:	1250
Front End Wall Girts:	TH64100	Max Spacing:	1250
Back End Wall Girts:	TH64100	Max Spacing:	1250
Roof Purlins:	TH64100	Max Spacing:	1000
		Overlap:	10%

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS	
Sleeve Anchor Bolts:	M12x80 Sleeve Anchor Yellow Zinc
Frame Bolts:	M12x30 Purlin Assembly Zinc (Mild)
Frame Screws:	Frame Screw 14x14x22
Cross Bracing Strap:	NA
Open Bay Header Height:	NA

COLOUR SCHEDULE	
Roof Sheets:	Slate Grey
External Wall Sheets:	Mist Green
Roller Doors:	Mist Green
Flashings:	Mist Green
PA Doors:	Mist Green
Windows:	NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) tek per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump to 80mm for light pneumatic tyre traffic all trafficable floors.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL

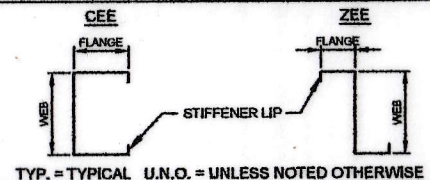
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only and are only valid when blue ink signed and dated by the engineer.

SNOW LOAD

Following conditions only apply to buildings with snow loading:

- No maintenance or roof traffic permitted on the roof while there is snow present.
- No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM



best sheds
Values & Quality Direct to You
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4848 7777
Fax: 02 4848 7700
Email: sales@bestsheds.com.au

EMERALD
DESIGN & CONSTRUCTION

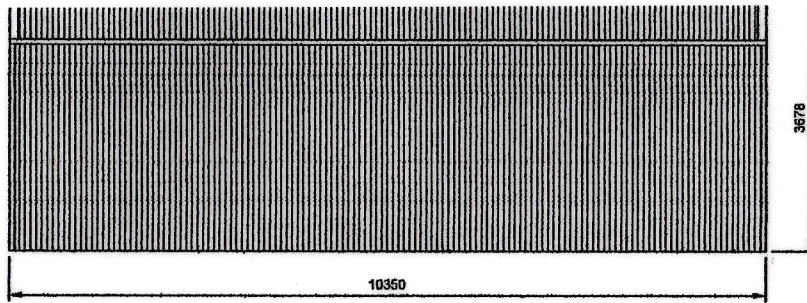
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bent MBEAUST RPDING
RPDQ 15042 TSP PED00078 (VIC)

Signature:

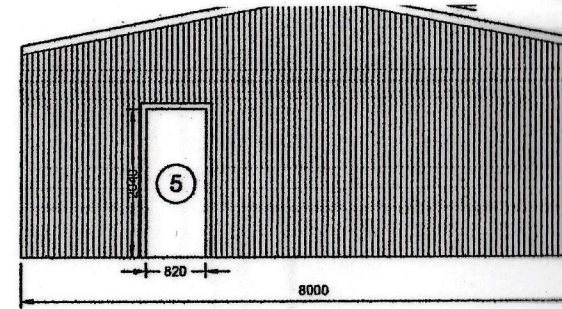
Date: 05.08.2022

Customer Name: Raymond Genge
Site Address: 37 Thistle Street
Monteagle,
NSW, 2594

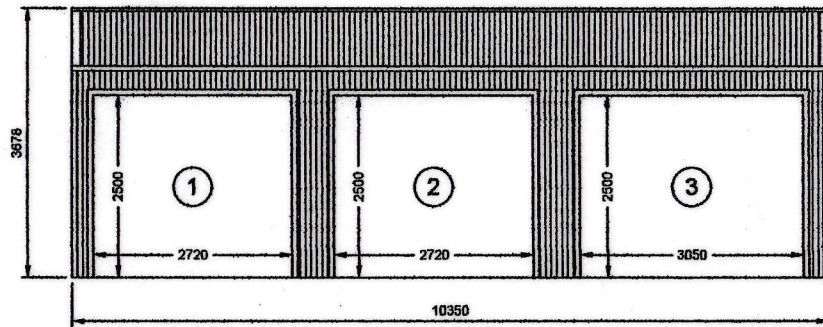
DATE: 05.08.2022
JOB NO: 27
SHEET: 1 of 1



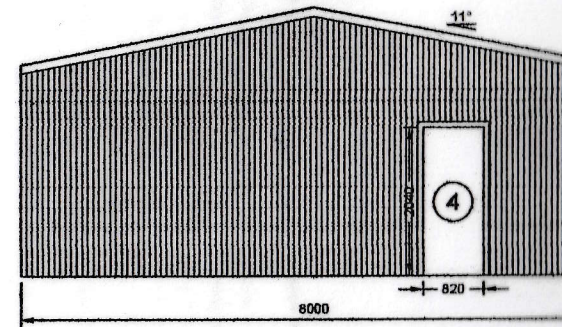
2 LEFT ELEVATION
SCALE: 1:75



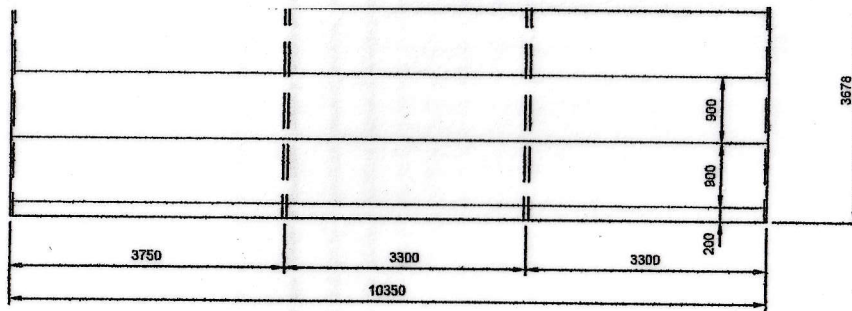
3 REAR ELEVATION
SCALE: 1:75



1 RIGHT ELEVATION
SCALE: 1:75

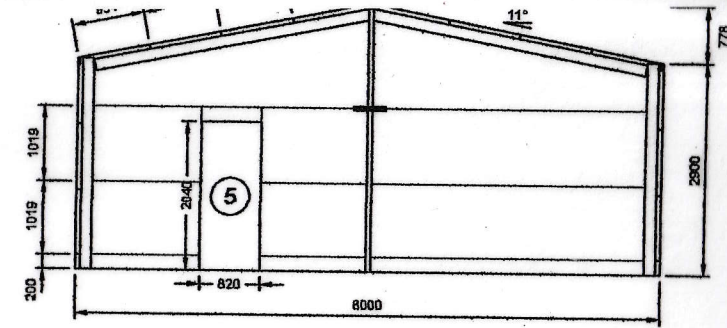


4 FRONT ELEVATION
SCALE: 1:75



2 LEFT ELEVATION

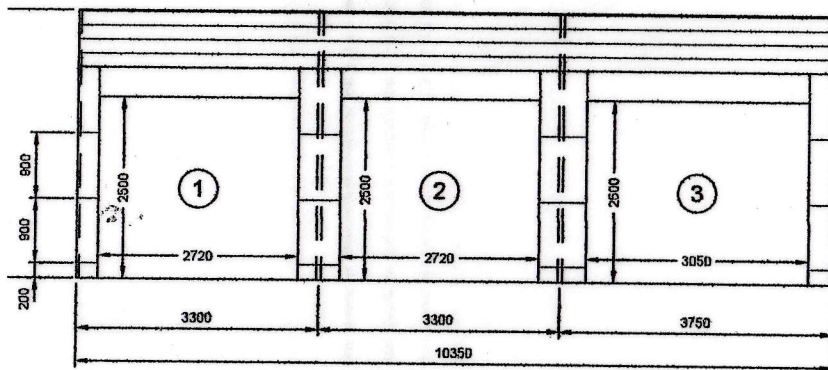
3 SCALE: 1:75



3 REAR ELEVATION

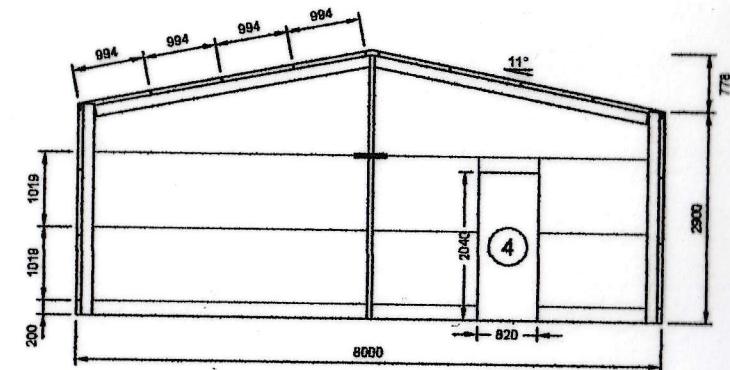
SCALE: 1:75

FRAME #4



1 RIGHT ELEVATION

3 SCALE: 1:75



4 FRONT ELEVATION

SCALE: 1:75

FRAME #1

best sheds
151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au

EMERALD
DESIGN & CONSTRUCTION

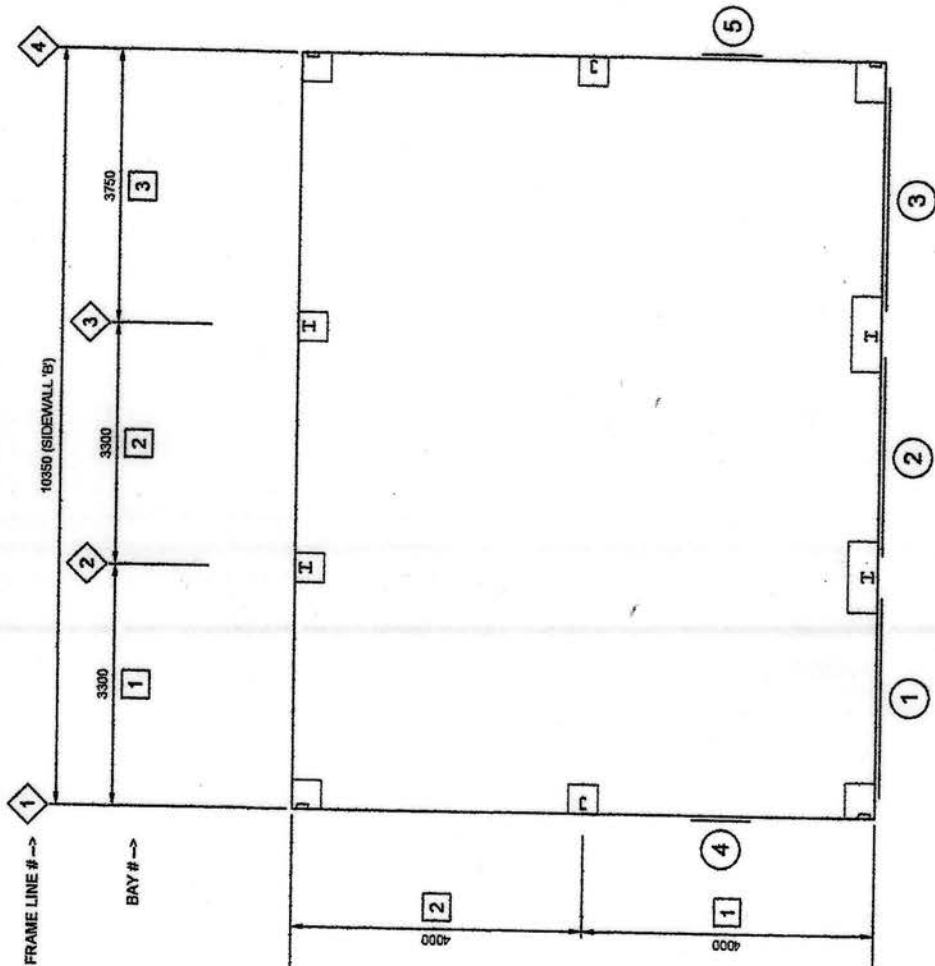
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MEASUREMENT RPEQ
RPEQ 15592 TSP PEO00076 (p/c)

Signature:

Date: 05.08.2022

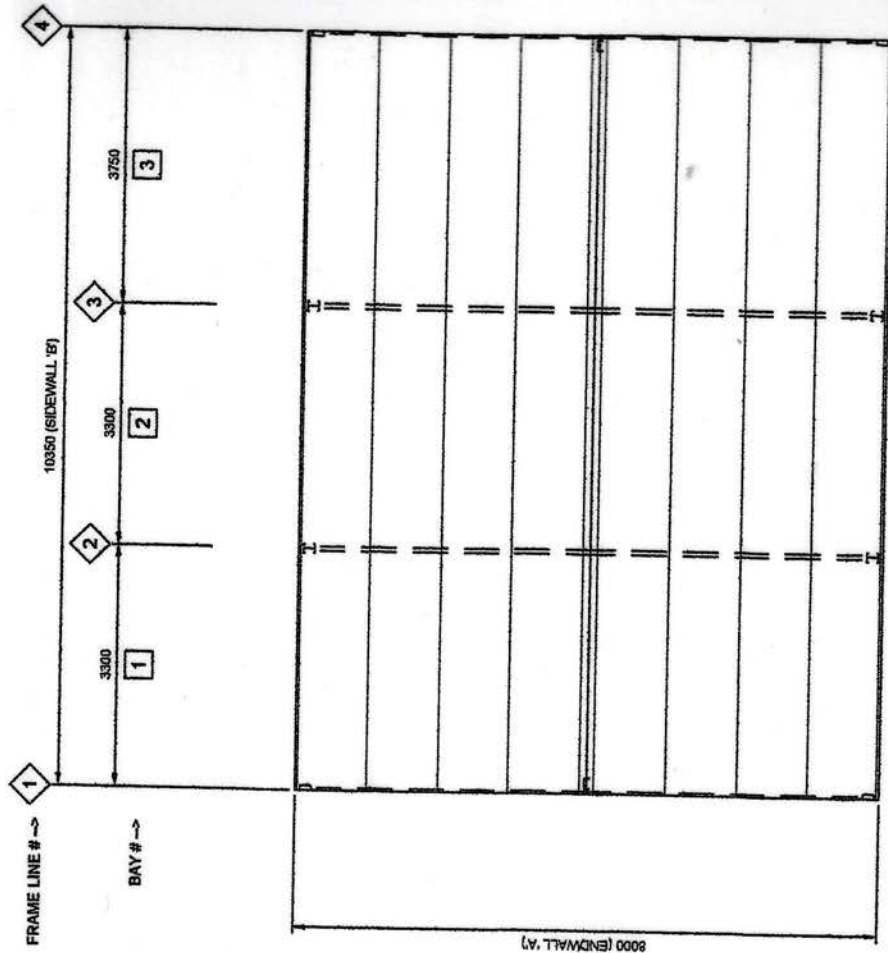
Customer Name: Raymond Genge
Site Address: 37 Thistle Street
Monteagle,
NSW, 2594

DATE 05-08-2022
JOB NO. 2718998076
SHEET 3 of 6



1 FLOOR PLAN

4 SCALE: 1:75



2 ROOF FRAMING PLAN

4 SCALE: 1:75

best heds
Quality Direct & Spec

151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestheds.com.au

EMERALD
DESIGN & CONSTRUCTION

CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILLO PINEDA MORENO
Registered Professional Engineer
NSW 15681 TSP PROFESSIONAL ENGINEER

Signature: _____
Date: 05.08.2022

Customer Name: Raymond Genge
Site Address: 37 Thistle Street
Monteagle,
NSW, 2594

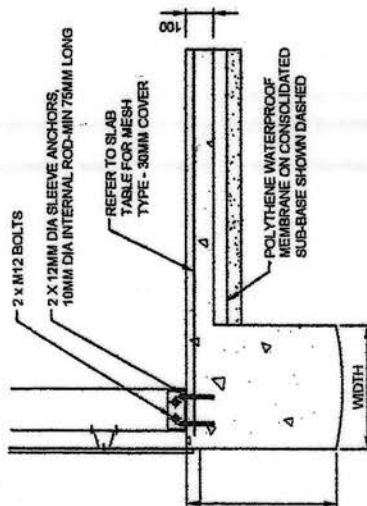
DATE 05-08-2022
JOB NO. 2718988076
SHEET 4 of 6

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL (100mm MINIMUM CONCRETE SLAB INCLUDED)

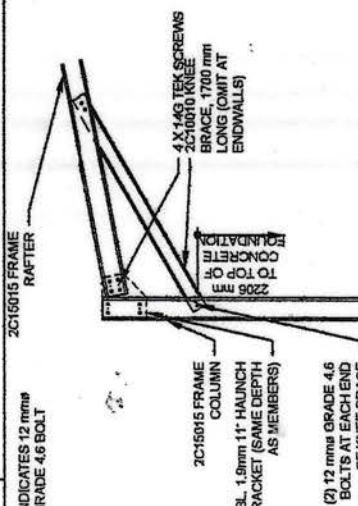
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (840mm thickness not included)
	MESH REINFORCING	TRENCH MESH	DEPTH	WIDTH
A, S, & M	SL72	—	450 x 400	—
M-D	SL82	L11TM3	—	300
H TO H-D	SL82	L11TM3	—	300
E TO E-D	SL82	L11TM4	—	400
(DROP EDGE BEAM R STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450#	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER, REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

STRENGTH: 25MPa



SLAB DETAIL



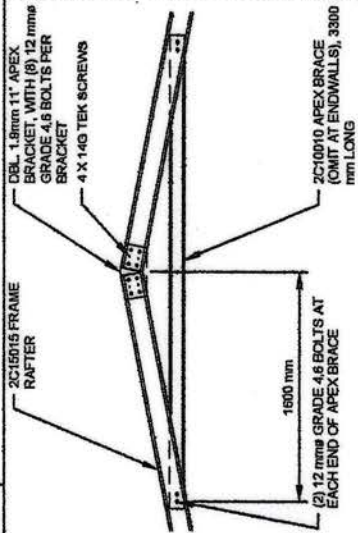
NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

HAUNCH CONNECTION

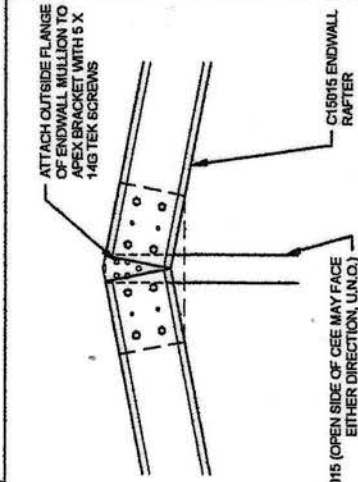
APEX CONNECTION

NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

GIRT CONNECTION



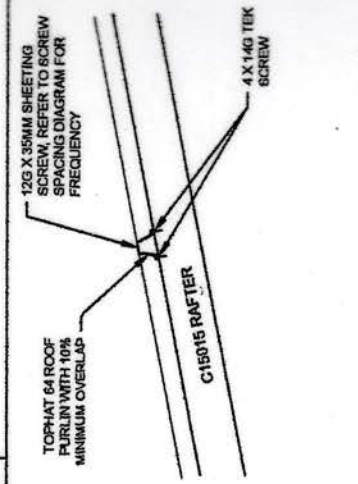
TOP HAT CONNECTION



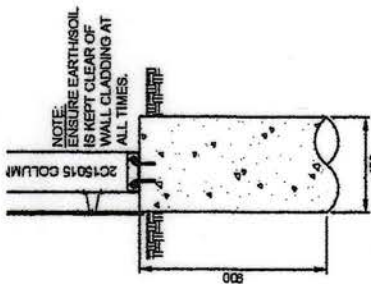
NOTE: SEE DETAIL L/R FOR ENDWALL MULLION BASE CONNECTION

ENDWALL MULLION TO RAFTER PEAK CONDITION

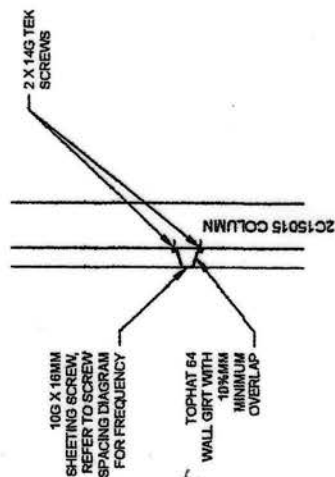
EAVE CONNECTION



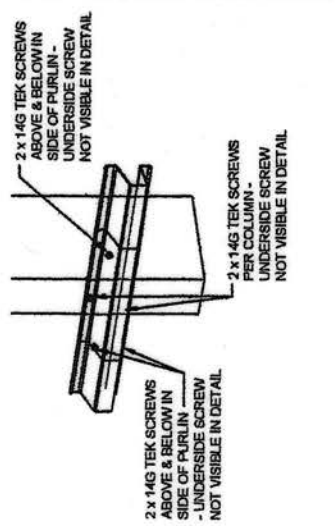
PURLIN CONNECTION



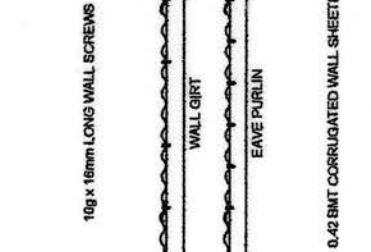
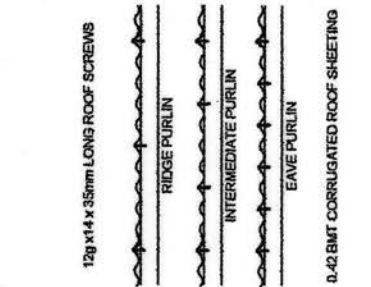
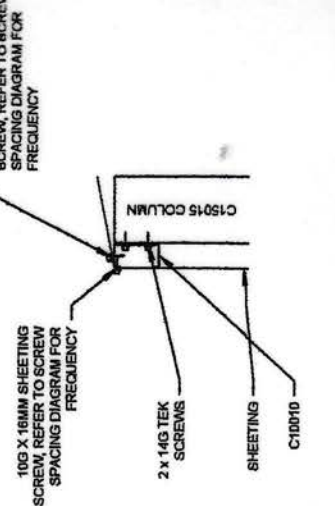
ALTERNATE PIER DETAIL

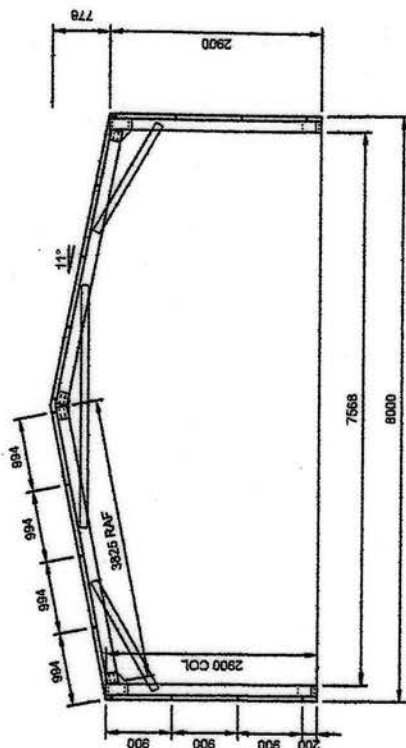


ROOF SHEETING



WALL SHEETING





TYP. FRAME CROSS-SECTION

FRAMES 2, 3

SCALE: 1:75

1
6

SIDE DOOR HEADER AND JAMB	FLYBRACE			
CORNER COLUMN BASE	INTERNAL COLUMN BASE	ENDWALL MULLION BASE	M	ENDWALL GIRT BRACKET

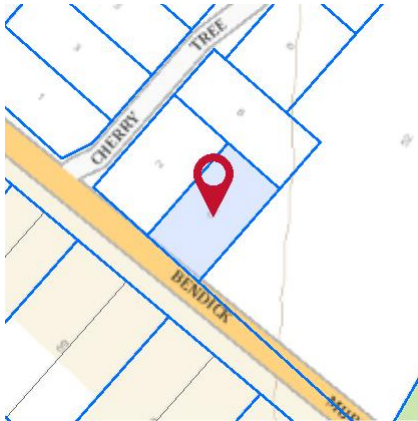
SECTION 4

PLANNING PORTAL REPORT



Property Report

62 BENDICK MURRELL ROAD BENDICK MURRELL
2803



Property Details

Address: 62 BENDICK MURRELL ROAD BENDICK MURRELL 2803
Lot/Section /Plan No: 14/-/DP1258905
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	RU5 - Village: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	2000 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Terrestrial Biodiversity	Biodiversity

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

62 BENDICK MURRELL ROAD BENDICK MURRELL
2803

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

Other matters affecting the property

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

Local Aboriginal Land Council

COWRA

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)

SECTION 5
TITLE & DEPOSITED PLAN



FOLIO: 14/1258905

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
7/11/2023	2:39 PM	3	4/10/2023

LAND

LOT 14 IN DEPOSITED PLAN 1258905
AT BENDICK MURRELL
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF WAMBANUMBA COUNTY OF MONTEAGLE
TITLE DIAGRAM DP1258905

FIRST SCHEDULE

ANNETTE ELIZABETH GENGE
RAYMOND ROY GENGE
AS JOINT TENANTS (T AT106431)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 2 DP1258905 POSITIVE COVENANT REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
- 3 DP1258905 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT
- 4 DP1258905 POSITIVE COVENANT REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

GENGE

PRINTED ON 7/11/2023



COORDINATE SCHEDULE				
MARK	MGA CO-ORDINATES	CLASS	ORDER	METHOD
PM162261	63587	NORTHING	U	FOUND
SM159674	631861	U	U	FOUND
DATE OF SCMS COORDINATES	15.10.2018	MGA ZONE	55	MGA DATUM

1A - 8' 122° 01' 50" 378.96 BY DP1229055 & BY ME

- EASEMENT FOR DRAINAGE OF WATER S WIDE
 - BUILDING ENVELOPE
 - EFFLUENT DISPOSAL AREA
- SEE SHEET 2 FOR EASEMENT DETAILS

TABLE OF REFERENCE MARKS			
LINE	BEARING	DISTANCE	FROM
A	321°39'	2.845	RM GP PLACED
B	16°18'	1.18	RM GP PLACED
C	32°38'	1.345	RM GP PLACED
D	208°49'	0.985	RM GP PLACED
E	26°47'	0.635	RM GP PLACED
F	148°59'	2.37	RM GP PLACED
G	177°21'	1.085	RM GP PLACED
H	123°05'	0.64	RM GP PLACED
I	30°28'	1.255	RM GP PLACED

20	30	40	50	60	70	80	90	100	110	120	130	140	150
Table of mm													

Surveyor: BRIDGET HELEN WRIGHT
Date of Survey: 18 OCTOBER 2018
Surveyor's Ref: 2265 DP2/A

PLAN OF SUBDIVISION OF LOT 1 DP1229055

LOA: HILLTOPS
Locality: BENDICK MURRELL
Reduction Ratio: 1:1500
Lengths are in metres

Registered
22.11.2019

DP1258905

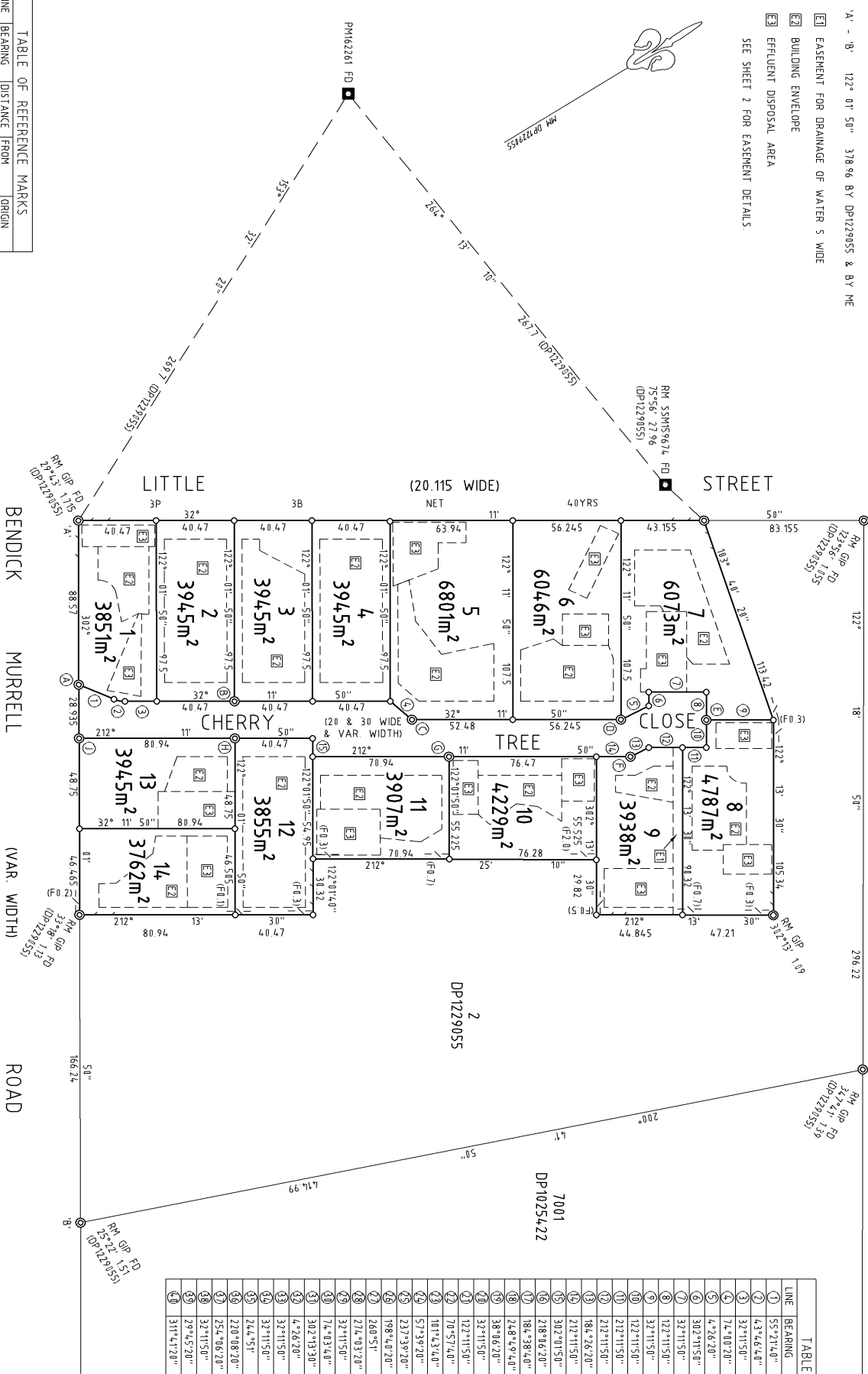


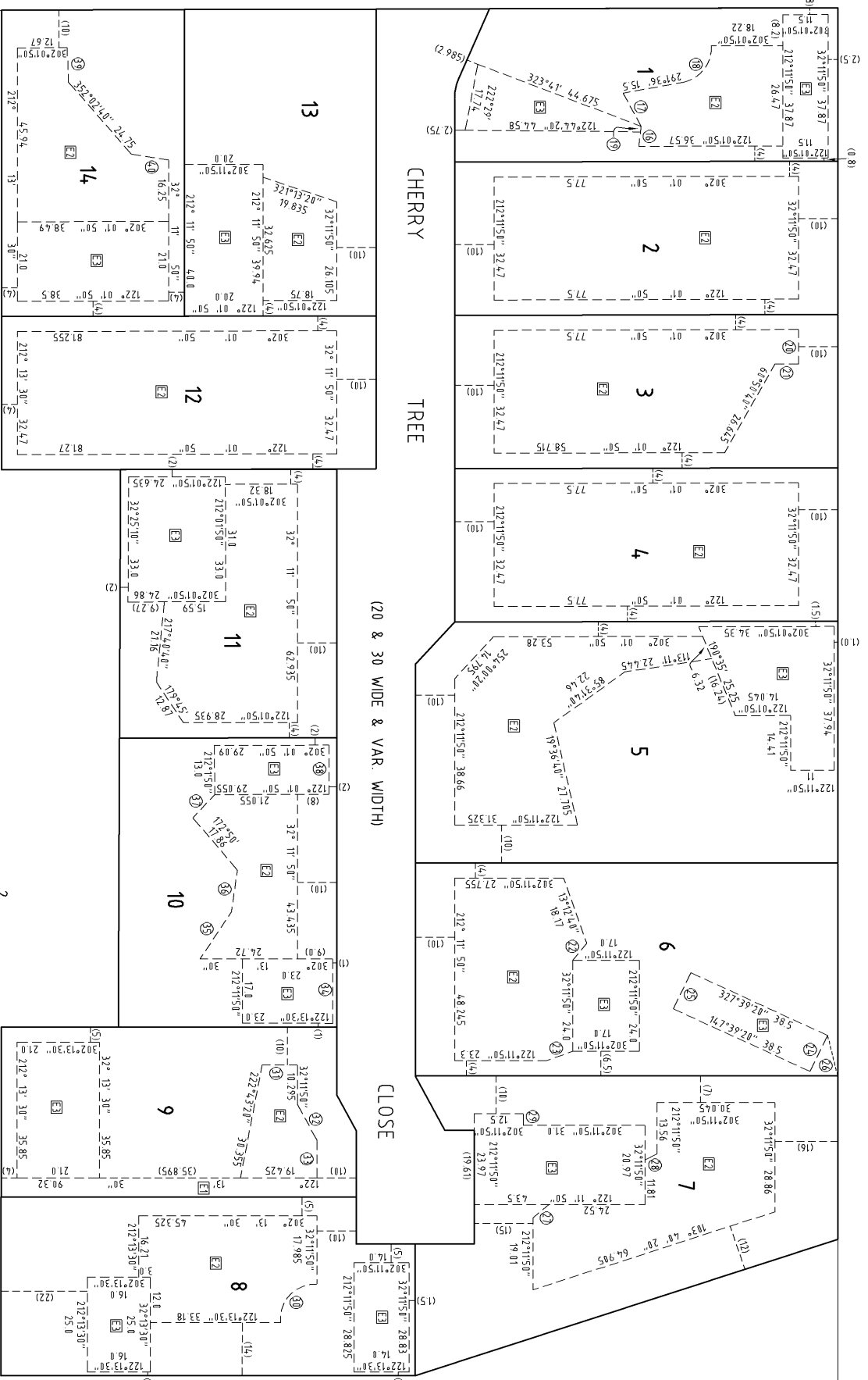
TABLE OF SHORT LINES			
LINE	BEARING	DISTANCE	ARC
1	55°21'40"	19.745	14.5
2	43°26'40"	5.82	5.86
3	32°11'50"	16.64	14.5
4	74°00'20"	15.0	14.5
5	4°26'20"	16.225	14.5
6	302°11'50"	7.4	14.5
7	32°11'50"	30.0	14.5
8	122°11'50"	15.0	14.5
9	32°11'50"	34.835	14.5
10	122°11'50"	15.0	14.5
11	212°11'50"	12.385	14.5
12	212°11'50"	17.615	14.5
13	184°26'20"	10.64	14.5
14	212°11'50"	17.815	14.5
15	302°11'50"	10.0	14.5
16	218°16'20"	5.375	14.5
17	184°26'20"	9.865	14.5
18	248°49'40"	11.935	13.05
19	38°06'20"	1.525	9.0
20	32°11'50"	9.14	9.0
21	122°11'50"	6.81	9.0
22	70°57'40"	5.85	9.0
23	10°43'40"	7.15	9.0
24	57°39'20"	10.5	9.0
25	237°39'20"	10.5	9.0
26	198°40'20"	11.005	9.0
27	260°51'	5.305	9.0
28	274°03'20"	3.4	9.0
29	32°11'50"	3.8	9.0
30	74°03'40"	13.725	15.61
31	302°13'30"	8.92	9.0
32	4°26'20"	10.64	9.0
33	32°11'50"	10.14	9.0
34	32°11'50"	17.0	9.0
35	244°51'	14.805	9.0
36	220°08'20"	11.005	9.0
37	254°06'20"	8.19	9.0
38	32°11'50"	13.0	9.0
39	29°45'20"	9.12	9.0
40	311°41'20"	9.58	9.0

LITTLE

(20.115 WIDE)

STREET

DP1229055



ROAD

(VAR. WIDTH)

MURRELL

BENDICK

CHERRY

TREE

(20 & 30 WIDE & VAR. WIDTH)

CLOSE

2
DP1229055

- [E] EASEMENT FOR DRAINAGE OF WATER 5 WIDE
 [E] BUILDING ENVELOPE
 [E] EFFLUENT DISPOSAL AREA

SEE SHEET 1 FOR TABLE OF SHORT LINES.

Surveyor: BRIDGET HELEN WRIGHT
 Date of Survey: 18 OCTOBER 2018
 Surveyor's Ref: 2265_DP2/A

PLAN OF SUBDIVISION OF LOT 1 DP1229055

LGA: HILLTOPS
 Locality: BENDICK MURRELL
 Reduction Ratio: 1:750
 Lengths are in metres.


Registered

22.11.2019

DP1258905

20 30 40 50 60 70 80 90 100 110 120 130 140 150

Table of mm

PLAN FORM 6 (2018)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)	
Registered: 22.11.2019 		Title System: TORRENS		DP1258905	
PLAN OF SUBDIVISION OF LOT 1 DP1229055		Locality: BENDICK MURRELL Parish: WAMBANUMBA County: MONTAGLE		LGA: HILLTOPS	
Survey Certificate I, BRIDGET HELEN WRIGHT of DPS, YASS NSW 2582 a surveyor registered under the Surveying and Spatial Information Act 2002, certify that: (a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 18 OCTOBER 2018, or (b) The part of the land shown in the plan (*being/*excluding * was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on,..... the part not surveyed was compiled in accordance with that Regulation, or (c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. The terrain is *Level-Undulating / *Steep-Mountainous. Signature: _____ Dated: 30/4/19 Surveyor Identification No: 8727 Surveyor registered under the Surveying and Spatial Information Act 2002 Plans used in the preparation of survey/compilation. DP1229055		Subdivision Certificate I, John O'SLAND *Authorised Person/*General Manager/*Accredited Officer, certify that the provisions of section 6.15 Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: _____ Accreditation number: _____ Consent Authority: HILLTOPS Council Date of endorsement: 5/11/2019 Subdivision Certificate number: SC2019/0006 File number: DP 2013/DA-51 *Strike through if inapplicable.		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO DEDICATE THE ROAD MARKED CHERRY TREE CLOSE TO THE PUBLIC AS PUBLIC ROAD. Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	
Office Use Only		Office Use Only		Office Use Only	

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

Office Use Only

22.11.2019



Registered:

PLAN OF SUBDIVISION OF LOT 1 DP1229055

Subdivision Certificate number: SC 2019/0004
Date of Endorsement: 5/11/2019

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

DP1258905

Office Use Only

Lot	Street number	Street name	Street type	Locality
1	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
2	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
3	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
4	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
5	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
6	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
7	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
8	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
9	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
10	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
11	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
12	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
13	N/A	CHERRY TREE	CLOSE	BENDICK MURRELL
14	N/A	BENDICK MURRELL	ROAD	BENDICK MURRELL

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:


1. EASEMENT FOR DRAINAGE OF WATER 5 WIDE
2. RESTRICTION ON THE USE OF LAND
3. RESTRICTION ON THE USE OF LAND
4. POSITIVE COVENANT
5. RESTRICTION ON THE USE OF LAND
6. POSITIVE COVENANT

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2265_DP2

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only	Registered:  22.11.2019	PLAN OF SUBDIVISION OF LOT 1 DP1229055	Subdivision Certificate number: Date of Endorsement: 5/11/2019
Office Use Only	This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) SSI Regulation 2017• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919• Signatures and seals- see 195D Conveyancing Act 1919• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		

DP1258905

Office Use Only

22.11.2019



Registered:

PLAN OF SUBDIVISION OF LOT 1 DP1229055

Subdivision Certificate number:

Date of Endorsement: 5/11/2019

MAUREEN ANNE PARRIS

MAUREEN ANNE PARRIS

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2265_DP2

**Instrument setting out terms of Easements and Restrictions as to User intended to be
created pursuant to Section 88B Conveyancing Act 1919**

ePlan

(Sheet 1 of 3 Sheets)

Plan **DP1258905**

Plan of Subdivision of Lot 1 DP 1229055 covered
by Subdivision Certificate No.
dated

**Full name and address
of the owners of the land:**

Maureen Anne Parris of 52 Bendick Murrell
Road, Bendick Murrell NSW 2803

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Easement for Drainage of Water 5 wide	Lot 9	Hilltops Council
2	Restriction on the Use of Land	Lots 1 – 7	Hilltops Council
3	Restriction on the Use of Land	Lots 7 & 8	Hilltops Council
4	Positive Covenant	All Lots	Hilltops Council
5	Restriction on the Use of Land	All Lots	Hilltops Council
6	Positive Covenant	Lots 1, 5-11, 13 & 14	Hilltops Council

**Instrument setting out terms of Easements and Restrictions as to User intended to be
created pursuant to Section 88B Conveyancing Act 1919**

ePlan

(Sheet 2 of 3 Sheets)

Plan **DP1258905**

Plan of Subdivision of Lot 1 DP 1229055 covered
by Subdivision Certificate No.
dated

Part 2 (Terms)

Terms of Restriction on the Use of Land secondly referred to in the abovementioned plan
Access to and from Little Street is prohibited.

Terms of Restrictions on the Use of Land thirdly referred to in the abovementioned plan
All lots burdened are prohibited from erecting a dwelling house within 60 metres of the
northern boundary of Lot 2 DP 1229055.

Terms of Positive Covenant fourthly referred to in the abovementioned plan
All lots shall have an on-site water storage in accordance with Section 2.10 and Appendix E of
the Young DCP if reticulated water supply is not connected. All effluent systems shall be an
aerated wastewater treatment system.

Terms of Restriction on the Use of Land fifthly referred to in the abovementioned plan
No permanent or temporary dwellings and/or outbuildings shall be erected outside the area
marked "E2" on the Deposited Plan. No trees are to be removed on the burdened lots except
where previously authorised in Development Consent 2013/DA-005A held on file at Hilltops
Council. No further subdivision of the burdened lots is permitted.

Terms of Positive Covenant sixthly referred to in the abovementioned plan
The disposal of all effluent shall be within the designated effluent disposal area marked "E3"
on the Deposited Plan.

The Authority to have the power to vary, modify or release of items referred to in the
abovementioned plan is Hilltops Council.

SIGNED in my presence by)
MAUREEN ANNE PARRIS who)
is personally known to me:)



Maureen Anne Parris

Signature of Witness:



Full Name of Witness:

ELIZABETH TRITSCHLER

Address of Witness:

10 CRAEO ST, YASS NSW

Instrument setting out terms of Easements and Restrictions as to User intended to be
created pursuant to Section 88B Conveyancing Act 1919

ePlan

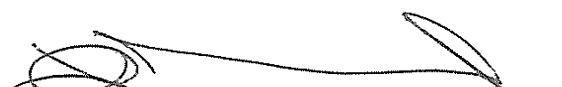
(Sheet 3 of 3 Sheets)


Plan **DP1258905**

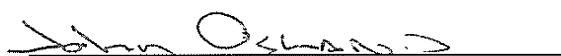
Plan of Subdivision of Lot 1 DP 1229055 covered
by Subdivision Certificate No.
dated


Executed by HILLTOPS COUNCIL by its
authorised delegate pursuant to Section
377 of the Local Government Act 1993 in
the presence:

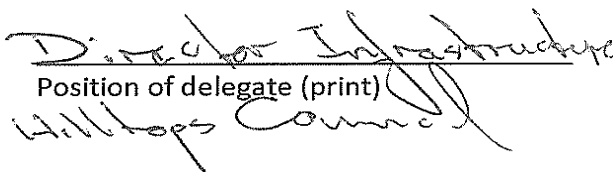
I certify that I am an eligible witness, have
known the delegate for 12 months and that
the delegate signed in my presence:

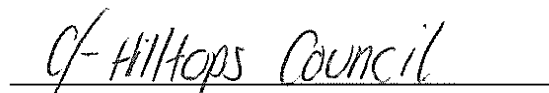

Signature of delegate


Signature of witness


Name of delegate (print)


Name of witness (print)


Position of delegate (print)


Address of witness (print)

REGISTERED



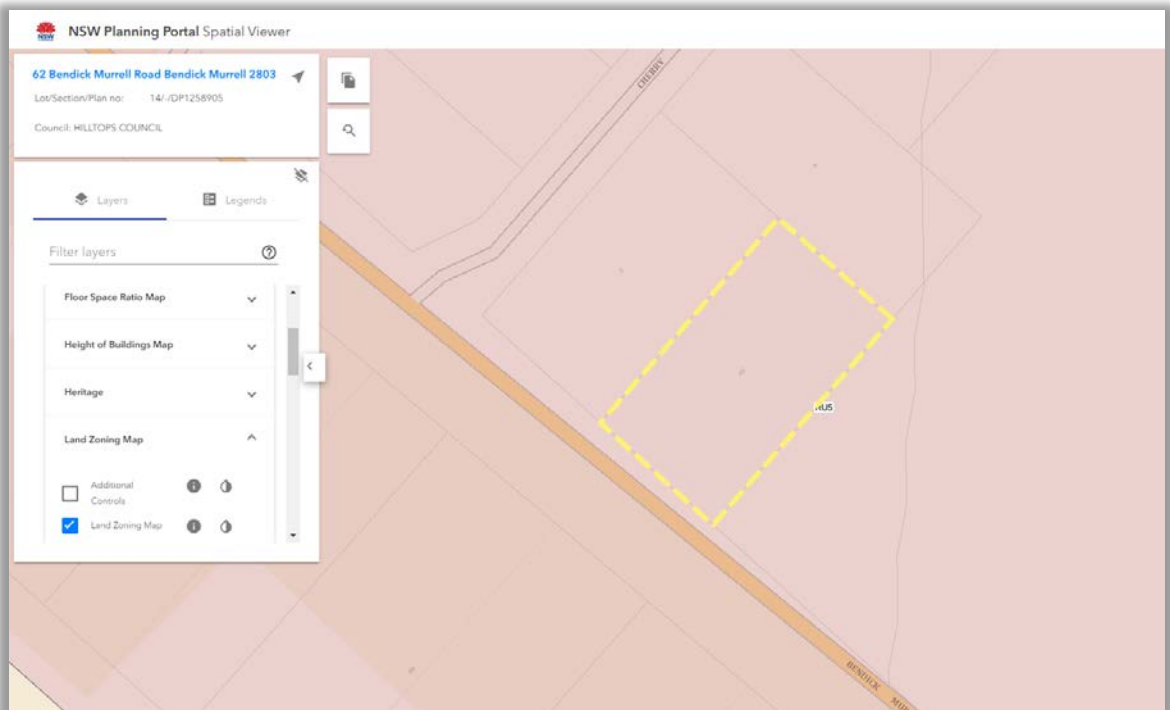
22.11.2019

SECTION 6

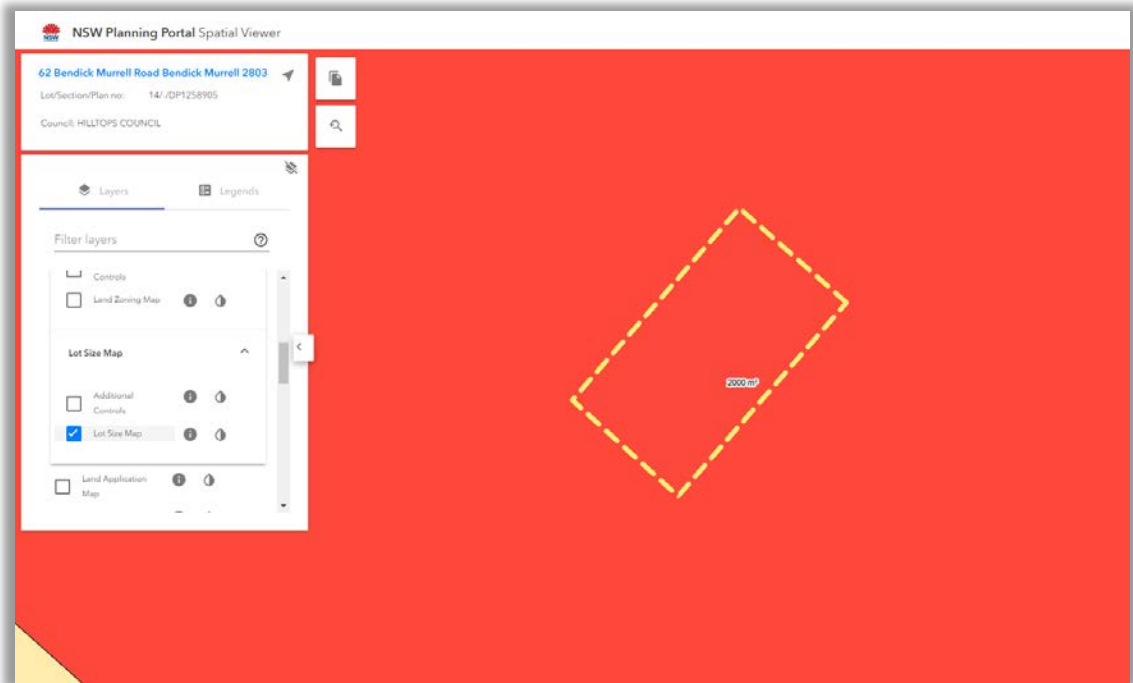
SITE PHOTOGRAPHS & OTHER PLANNING INFO



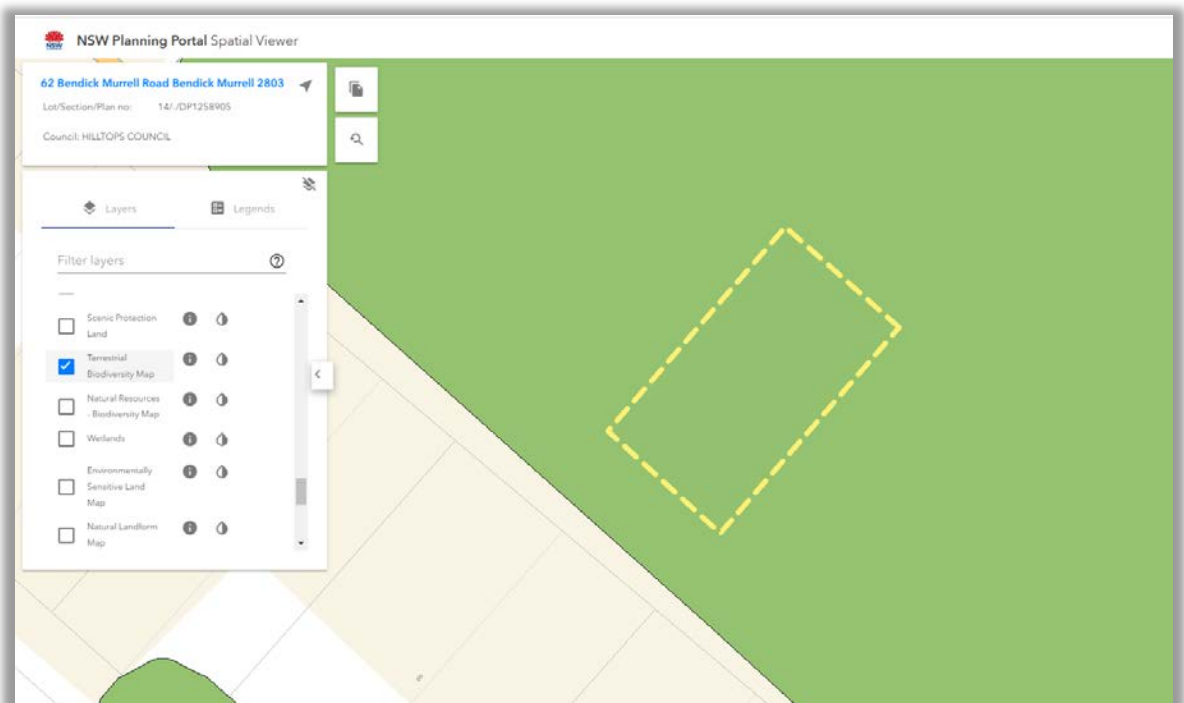
SIX NSW Topographic map of area



Land zoning map – HILLTOPS LEP 2022



Dwelling Lot Size Map



Natural Resource Sensitivity (Biodiversity)

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 a consent authority 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 or not 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		08/11/2023 8:55 AM
Biodiversity Values (BV) Map Threshold - Results Summary		
1	Does the development Footprint intersect with BV mapping?	no
2	Was ALL of the BV Mapping within the development footprinted added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
3	Date of expiry of dark purple 90 day mapping*	N/A
4	Is the Biodiversity Values Map threshold exceeded?	no
Area Clearing Threshold - Results Summary		
5	Size of the development or clearing footprint	673.9 sqm
6	Native Vegetation Area Clearing Estimate (NVACE)	659.5 sqm
7	Method for determining Minimum Lot Size	LEP
8	Minimum Lot Size (10,000sqm = 1ha)	2,000 sqm
9	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
10	Is the Area Clearing Threshold exceeded?	no
Is the proposed development assessed above the Biodiversity Offsets Schema (BOS) threshold? Exceeding the BOS threshold will require completion of a Biodiversity Development Assessment Report (BDAR). More details provided on page 2.		no

What do I do with this report?

- If the result above indicates a BDAR is required, a Biodiversity Development Assessment Report may be required with your development application. Go to <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor> to access a list of accredited assessors. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR.
- If the result above indicates a BDAR is not required, you have not exceeded the BOS threshold. This report can be provided to Council to support your development application. You may still require a permit from your local council. Review the development control plan and consult with council. You may still 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. You may also be required to review the area where no vegetation mapping is available.
- If all Biodiversity Values mapping within your development footprint are less than 90 days old, i.e. mapping is displayed as dark purple on the 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 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 disagree with the NVACE result for Line Item 6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared) you can undertake a self-assessment. For more information about this refer to the Guide for reviewing BMAT Tool area clearing threshold results.

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.

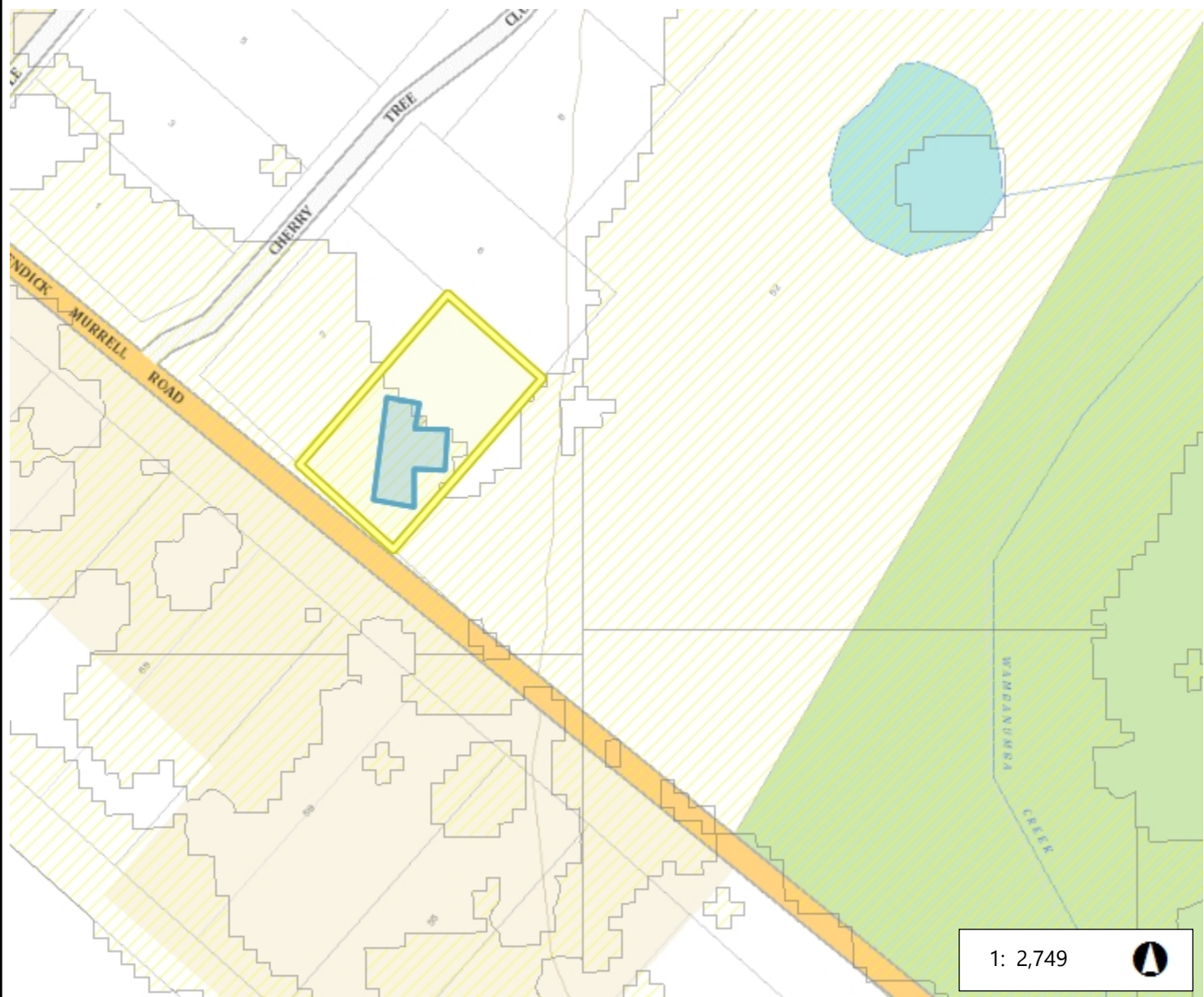
Signature: _____

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

Date: _____

08/11/2023 08:55 AM





Biodiversity Values Map



139.6 0 69.82 139.6 Metres

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

08/11/2023 08:55 AM

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.

Kenneth Filmer

Date: 08 November 2023

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

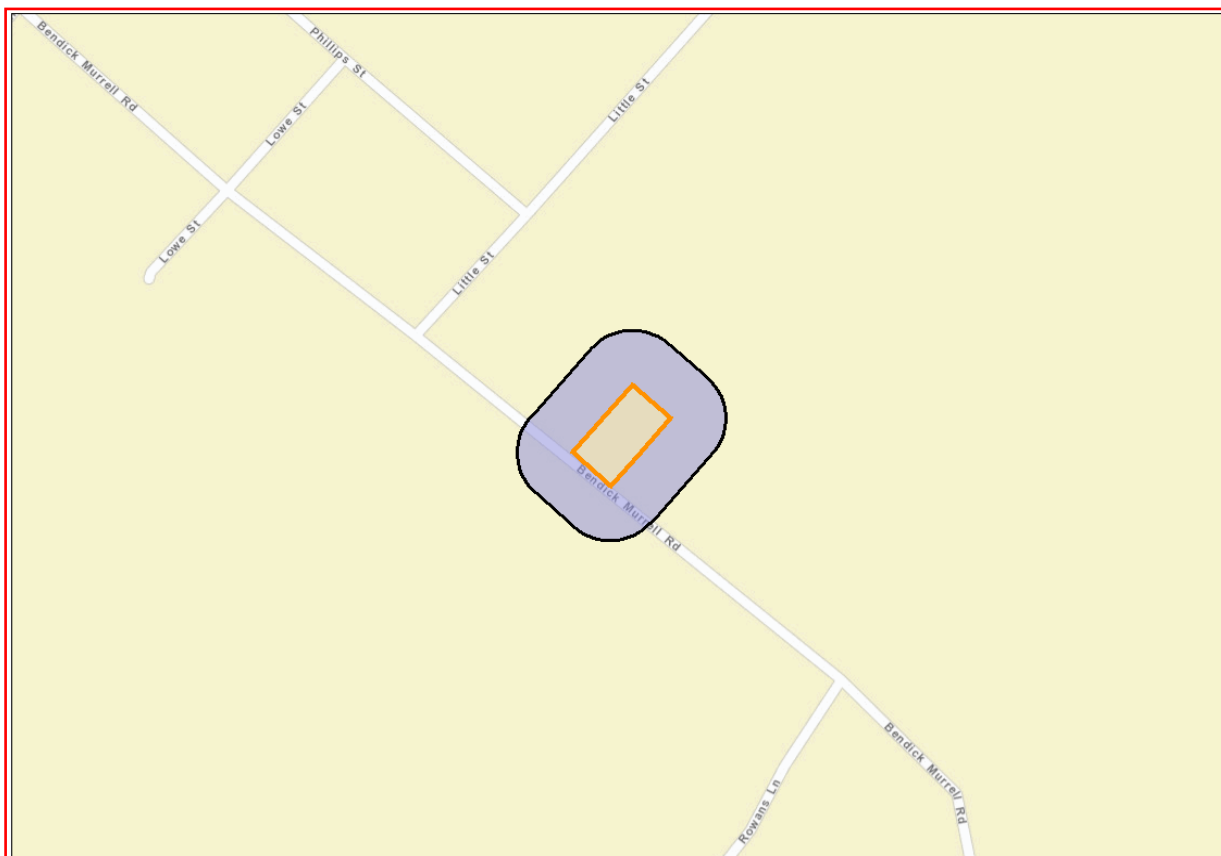
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 14, DP:DP1258905, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 08 November 2023.

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 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.

Any enquiries – Contact Craig
As authorized by Owner/Applicant

