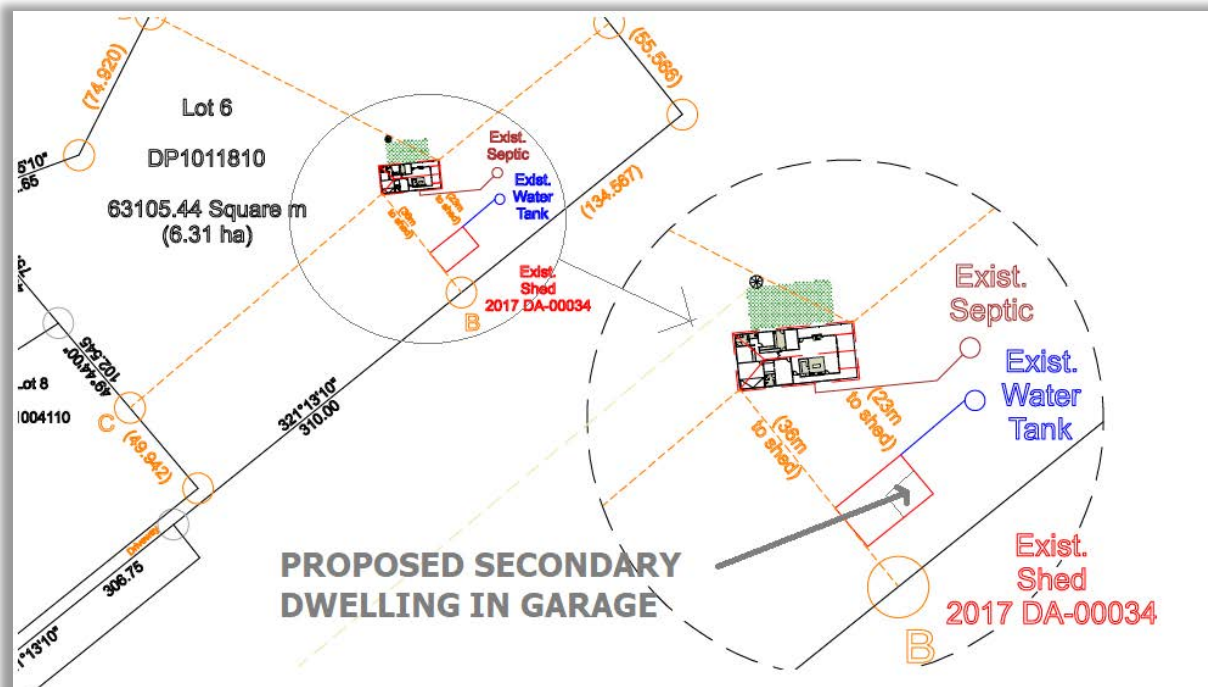


Statement of Environmental Effects & Information Package	
In Support of a Development Application – continued use	
Proposal	To seek continuing use of Temporary Accommodation in detached Shed as a Secondary Dwelling
Subject Land Address	Lot 44 DP 1296160
	No 96 Boundary Rd YOUNG 2594
Applicant/Owner	Mr Paul & Mrs Wendy Hobson
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA	Hilltops Council – former Young Shire Council area



Assisted by:



© NOV 2023



Craig Filmer – 18 Pineview Cct YOUNG 2594
Ph: 0466 722 869 E: Craig@DAbusters.com

8 August 2023

Director Planning

HILLTOPS Council

Locked Bag 5

YOUNG NSW 2594

Att: Manager Planning

Dear Sir/Madam,

**Re: Dev Appn (Change of Use) –Secondary Dwelling (Former approved temporary occupied Shed)
96 Boundary Road YOUNG 2594 –HOBSON (now Lot 44 DP 1296160)**

Please find attached to this application, the appropriate application formats for the above, along with all supporting documentation and plans. This document forms the Statement of Environmental Effects demonstrating compliance with Council's LEP, DCP and NSW Policy Environment.

My clients have an approved existing shed with reasonable amenities, recently used for the occupation of the shed temporarily during the build, now wishing to formalise this as a secondary dwelling for lawful ongoing use. As will be demonstrated, the shed with amenities was approved by Council and this is more a change of use than any compliance matter.

This development is permissible by virtue of the RU4 Land Use Table on the fringe of Young under the LEP. The development is very modest and is intended for the Owner to have a resident to move into in order to be near family whom occupy the existing dwelling, or a boarder or renter as low cost accommodation. The development amounts to not much more than a 1 bedroom flat within a large shed, being less than the 33% of Living Space of the now completed Principal Dwelling. The land has no environmental affectations under the LEP at the shed or its curtilage. The septic, fixtures and works were reviewed by Council on the site's journey.

This application is commended to you for consideration and approval. Whilst Mr & Mrs HOBSON will be the applicant, should any technical enquiry arise, please forward these to myself, the contact information is in the letterhead above.

A handwritten signature in black ink, appearing to read 'K. Filmer', is written over a horizontal line.

K Craig Filmer
B. App Sc (Env Health – Building Surveillance Major)
MAAC; MEHA; BPB-A1 Certifier (LG)
Development & Environmental Health Specialist

A. DESCRIPTION OF DEVELOPMENT:

Property address	Lot 44 DP 1296160, 96 Boundary Rd, Young	
Proposed structures	Recognise Temporary occupied garage as a Secondary Dwelling	
Nature of use (e.g. storage, parking, etc)	As per the definition in the LEP this is a “secondary”, permissible within the zone. The living area within the building is 8.1m long and approx. 7.9m wide and forms only part of the shed (63.99 sq.m). A further 6 square metres of Laundry Space exists yet the shed has a secure storage entry and WC not counted to the living space. Total Living Area – Secondary Dwelling = 69.99 square metres. The principal dwelling on this property is 1 storey and spacious and would comfortably be approx. 234.29 sq.m so it is again less than the 78.09666 sq.m this would derive.	
Particulars	Shown on plans	Description (provide written details if not clearly shown on plan)
Building materials (e.g. brick, hardiplank, colorbond, zincalume, etc)	Yes	Primary Dwelling – Primary Dwelling – see appended plans & consent Secondary Dwelling – within the detached shed covered by DA/CC 2017/DA-00034 which was originally approved with amenities and permitted to be temporarily occupied during the Principal Dwelling's build. Colorbond clad.
Colours	Yes	Colours – existing and approved
Demolition	No	Nil demolition to occur
Earthworks	Yes	Extent of earthworks – existing building.
Tree removal	No	No tree removal on site nor in position of dwelling
Wall and roof height	Yes	Secondary Dwelling inside Shed Shed 3m to eaves, 4.5m to ridge Occupiable section – ceiling heights at 2400mm min.
Floor area	Yes	Secondary Dwelling – 69.99 sq.m see above sq.m, Shed remainder 170.01 sq.m
Open space (m²)	N/A	Not applicable – large rural block > 6.6ha of vacant land
Landscaping (type and location)	No	Property established since principal dwelling occupied
Setbacks from each boundary	Yes	Battle Axe property North: 134m to bdy East: 12m South: 483m to Road West: 169.5m See site plan as attached to main drawing set.



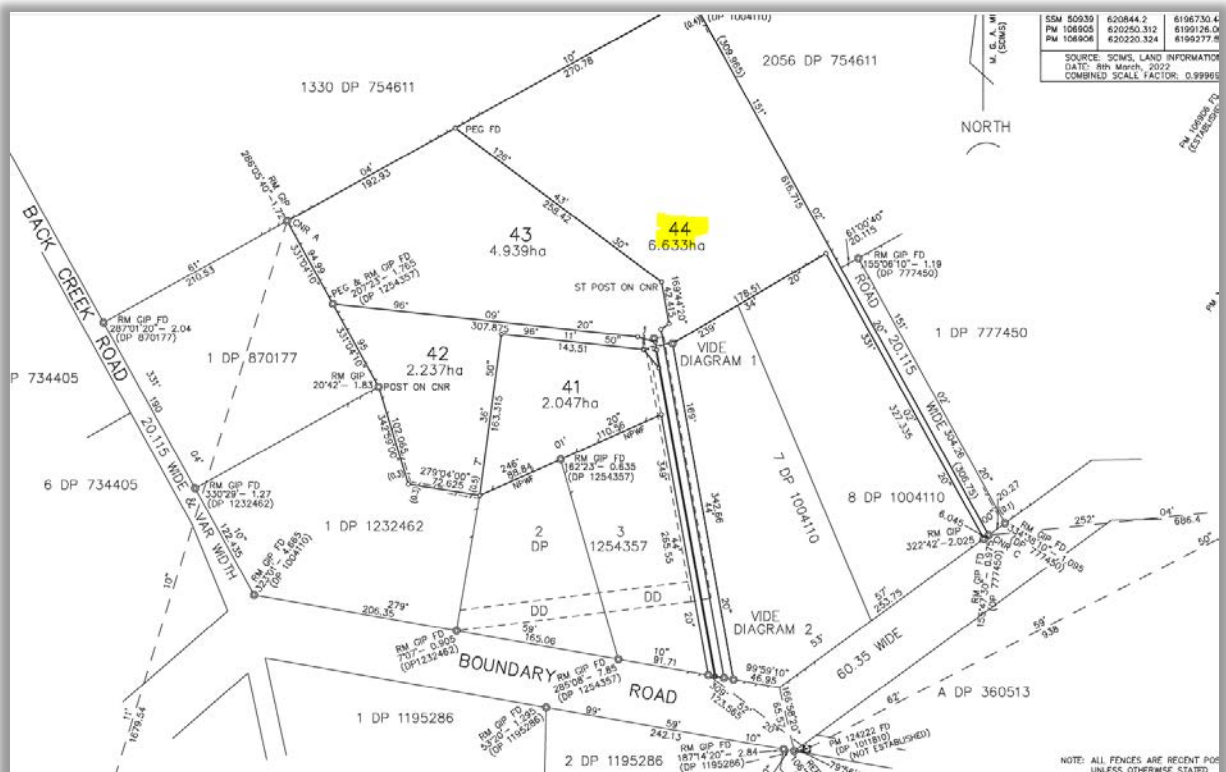
View from Boundary Rd – neighbours entry point



House and shed from 350m down RoW



House & shed from across neighbours paddock



Extract of Deposited Plan

B. SITE & LOCALITY DESCRIPTION:

The following details have been shown on the site plan,

- | | | | |
|--|--|---|---|
| ☒ site dimensions | ☒ site area | ☒ north point | ☒ scale |
| ☒ existing buildings | ☒ proposed buildings | ☒ easements | ☒ trees |

Issue

Details

Present use of the site

The current use of the land is rural residential with a house and agistment of some farm animals. The land was established by way of subdivision in its final form resolved in 2023 to owner preferred lot sizes being this lot at 6.6ha approx.



Google site image – as tagged

Past use/s of the site

The land has been used for mixed farming until recent subdivisions and erection of buildings.

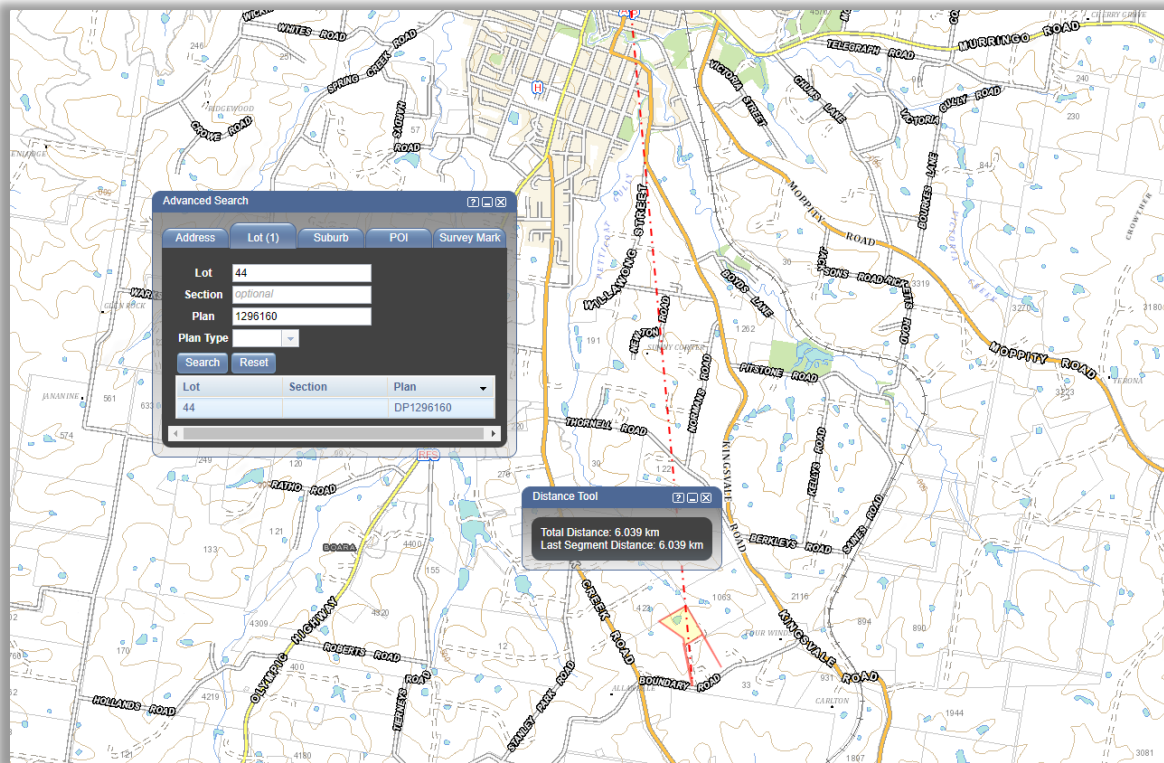
Describe any existing dwellings or built structures on the land (e.g. location, number, storeys, building material, etc)

There exists on the premises a spacious single storey 3 bedroom dwelling with spacious verandahs and outdoor living. As well a 4 berth detached garage exists that was well appointed with facilities at original build – see approved floor plan in appendices. The site is being improved with landscaping and treatments per recent aerial image above.

Describe the key physical features of the site (e.g. shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)

The site is located just over 6km from the Post Office in Young to the south on Boundary Rd just off Back Creek Road which is a primary thoroughfare to Harden and beyond. It is an irregular battle-axe shaped piece of land that is undulating generally sloping to the northwest, influenced by a fold in that direction and a dam structure on the NW of the site.

There is a neighbouring dwelling to the east (and associated buildings) and to the south on the same subdivision that this lot was created in, being on the frontage lot. The site of the building for the change of use to a proposed secondary dwelling is to the east of the main dwelling on relatively level land on the edge of the main dwelling's curtilage. .



Locality Map – 6km from PO to site direct line



Panorama at halfway along RoW



Principal dwelling & shed



View from Boundary Rd

Is the land classified as bushfire prone?
(www.rfs.nsw.gov.au)

No – checked at espatal planning & RFS web site checker

Locality characteristics

Describe the type and nature of adjacent land uses,

▪

Whilst the predominant land use in the area is rural and rural-residential, there is only a modest number of dwelling houses in close proximity to the subject site. These are a collection of dwellings, sheds and other historic structures but are all semi-rural uses adjacent Boundary Rd or Back Creek Rd and well away from this allotment. The land sits on the southern wider fringe of Young and adjoins several surrounding properties that are sparsely used agriculturally.

The land is off Boundary Rd which once formed the Shire Boundary between wider farmed lands to the south in Harden Shire and these larger lot rural residential cum horticultural lands of Young.



Figure – Settlement Pattern adjacent subject site (Google Aerial 2023)

B. Compliance with Planning Controls

Hilltops Local Environmental Plan 2022 (HLEP)

The zoning of the subject land is RU4 Primary Production Small Lots. This has been verified by an extract of Planning information from the NSW Planning Portal (copy in appendices). An extract from the LEP being the Land Use Table for RU4 is reproduced now:

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain areas of high conservation value vegetation.
- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Agricultural produce industries; Aquaculture; Bed and breakfast accommodation; Cellar door premises; Dual occupancies (attached); Dwelling houses; Farm buildings; Farm stay accommodation; Heliports; Intensive plant agriculture; Light industries; Plant nurseries; Restaurants or cafes; Roads; Roadside stalls; **Secondary dwellings**; Any other development not specified in item 2 or 4

4 Prohibited

Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Creative industries; Crematoria; Depots; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; High technology industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Intensive livestock agriculture; Jetties; Local distribution premises; Marinas; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wholesale supplies

The proposal meets the definition of “secondary dwelling” -

secondary dwelling means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Having regard to the land use table above for RU4 zoned land, this falls within the “permissible with consent” land uses – see highlighted term. By virtue of this, the use is permissible with consent.

Does the proposal satisfy the objectives of the zone ?: Yes – see assessment below

Objective	Response
• <i>To enable sustainable primary industry and other compatible land uses.</i>	Not inconsistent – does not detract from provision
• <i>To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</i>	Consistent – Whilst family use presently, secondary dwellings are considered affordable accommodation under Housing SEPP
• <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	Consistent – setbacks comply with DCP
• <i>To maintain areas of high conservation value vegetation.</i>	Not inconsistent – siting not on sensitive land areas identified
• <i>To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.</i>	Consistent – policy compliant
• <i>To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.</i>	Consistent – policy compliant
• <i>To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity.</i>	Consistent

Is the development permissible within the zone? : Yes as it fits the definition of secondary dwelling and associated LEP tests

The relevant sections of the LEP Compliance Table are now addressed below.

Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is consistent with the following aims of the LEP: (b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following— (i) the rural lifestyle and liveability of Hilltops communities, (ii) connected, safe and accessible communities, (iii) diverse and affordable housing options, (iv) timely and efficient provision of infrastructure, (v) sustainable building design and energy efficiency, (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— (i) social infrastructure that is appropriately planned and located in response to demand and demographic change,

Clause	Complies	Comments
		(ii) the protection and enhancement of cultural heritage values, (iii) land management practices that support sustainable outcomes, including water efficiency, (iv) the siting and arrangement of land uses for development in response to climate change, (v) the planning of development to manage emissions, (vi) planning decisions that recognise the basic needs and expectations of diverse community members, (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— (i) the avoidance of further development in areas with a high exposure to natural hazards, (ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity, (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, (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 The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.
1.4 Definitions	N/A	The proposed development is defined as a secondary dwelling which is in line with definition recreated above. See also 5.4 & 5.5 below for further controls.
1.9A Suspension of covenants, agreements and instruments	Yes	The restrictions as to user / covenants that apply to the site are being observed in the design and siting of this proposal.
2.2 Zoning	N/A	The site is zoned RU4 Primary Production Small Lots
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.
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	Complies	None provided for yet recent subdivision under prior planning instrument for the purpose - ok
4.1A Dual Occupancy Lot sizes	N/A	n/a
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought

Clause	Complies	Comments
5.4 – Other development standards	N/A	Secondary dwelling standards NOT in rural zones
5.5 – Secondary dwellings (rural zones)	Yes	Proposal less than 1/3 of principal dwelling living space Proposal is 23m from main dwelling at closest (<100m) so complies
5.10 Heritage Conservation	N/A	The allotment, its buildings, nor 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	RU4 zone in current and adjoining land. Neighbour near development does not farm actively – occasional lucerne crop. Dense tree screen to rear of shed/secondary dwelling site plus setback.
6.1 Earthworks	OK	Nil – existing structure
6.2 Essential Services	Complies	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— (a) the supply of water, available – connection to dwelling's water and tank reserve plus town retic water available (b) the supply of electricity, existing (c) the disposal and management of sewage, existing and approved (d) stormwater drainage or on-site conservation, existing top tank then to land (e) suitable road access existing  Existing RoW access
6.3 Terrestrial Biodiversity	OK	Site mapped this attribute in LEP – far edge of NE corner – not near existing building so N/A
6.4 Water - Riparian	N/A	Site not mapped this attribute in LEP
6.5 Water – Groundwater Vulnerability	N/A	Site not mapped this attribute in LEP
6.6 Salinity	N/A	Site not mapped this attribute in LEP

Clause	Complies	Comments
6.7 Highly Erodible Soils	N/A	Site not mapped this attribute in LEP
6.8 Drinking Water Catchments	N/A	Site not mapped this attribute in LEP
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	Site not mapped this attribute in LEP

A. Compliance with Planning Controls

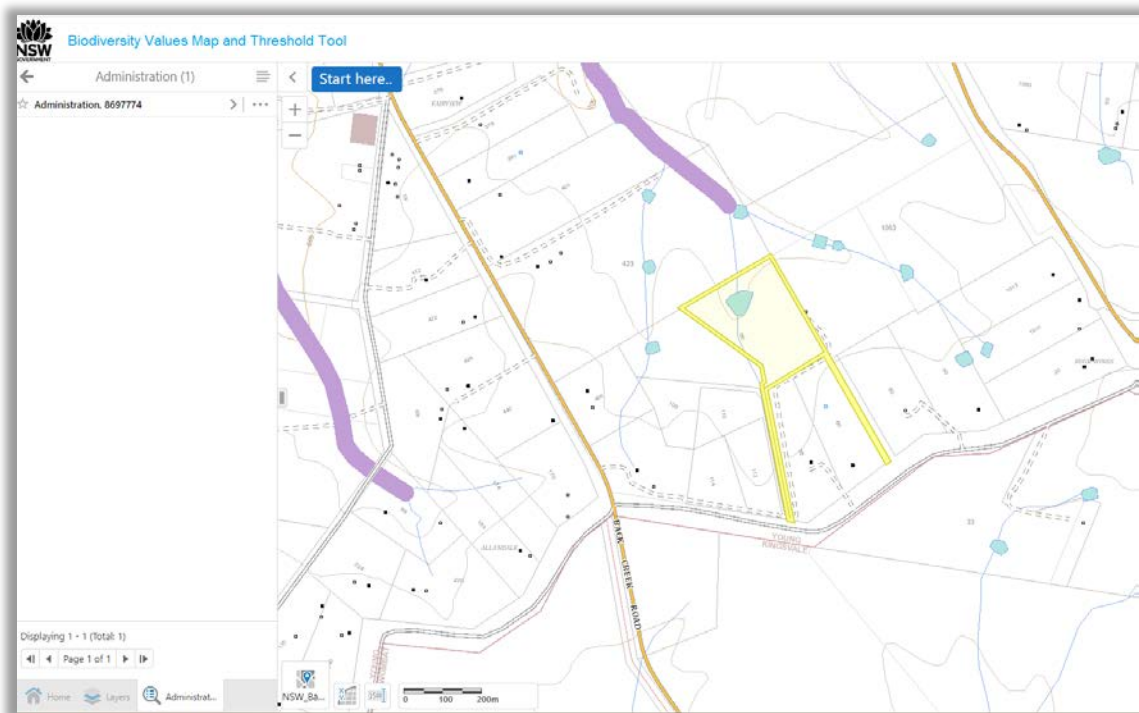
GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1.7 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 there are no trees and shrubs to be removed, 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 (the site is mapped as part high biodiversity value on the Biodiversity Values Map yet not at site, and the development does not 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)].
- Specific Map report attached



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 region 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 land is not mapped as bushfire prone so consideration of the requirements of Planning for Bush Fire Protection is not required.

4.36 Development that is State significant development

The development is not State significant development, as it is not identified in *State Environmental Planning Policy (State and Regional Development) 2011*.

4.46 Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses. The proposed dwelling is greater than 40 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: Allowable Clearing Area (pub. 21-10-2022) – ***see attached BMAT report – no thresholds exceeded***
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) – ***see attached BMAT report – no mapped lands impinged upon***
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004) – ***BASIX Report – prepared retrospectively and attached***
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) ***pathways not chosen – DA/CC proposed due to lot size in this zone***
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) –***applicable this site or development – reasons Council shall not refuse***
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) – ***not applicable this site or development***
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) – ***not applicable this site or development***
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) – ***permissible development per past DA approval and meeting DCP provisions.***
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) – ***not applicable this site or development***
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) – ***power available and no assets impinged upon***
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) – ***access onto road network existing***
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002) – ***not applicable this site or development***

DEVELOPMENT CONTROL PLAN/S

NO DCP Provisions apply to secondary dwellings (Young DCP 2011). Does **not meet the test for Multi Residential Development.**

D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

Construction – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction?

Comments

Existing appointed shed with facilities – no change except for use designation.

Context and setting – Will the development be ...

- visually prominent in the area? ☐ No – set well back
- out of character with the area? ☐ No – will look more like a studio to any party adjoining or in the distant public places adjacent.
- inconsistent with the streetscape? ☐ No – in keeping with the area – well landscaped allotment
- inconsistent with adjacent land uses? ☐ No – see above comment
- has a compliant vehicle access ☐ Yes – no change to current vehicle access via RoW to Boundary Rd – see site plan

Privacy - Will the development result in any ...

- privacy issues between adjoining properties, as a result of the placement of windows, decks,
 - ☐ No as the nearest other dwelling is > 300m+ away
- acoustic issues between adjoining properties as a result of the placement of outdoor areas,
 - ☐ No for the same reasons in previous answer

Overshadowing

- Will the development result in the overshadowing of adjoining properties, resulting in an adverse impact?
 - ☐ No there will be no adverse impact on solar access of this development or adjoining.

Views

- Will the development result in the loss of views enjoyed from neighbouring properties or nearby properties?
 - ☐ No views will not be lost as a result of this development

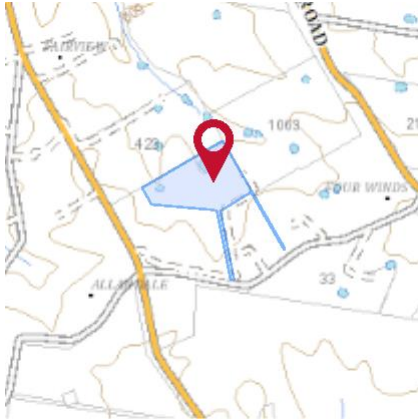
APPENDIX # 1

Planning Portal Report



Property Report

96 BOUNDARY ROAD YOUNG 2594



Property Details

Address: 96 BOUNDARY ROAD YOUNG 2594
Lot/Section 43/-/DP1296160 44/-/DP1296160
/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	RU4 - Primary Production Small Lots: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	2 ha
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

96 BOUNDARY ROAD 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)
- 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

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 # 2

Title & Deposited Plan



FOLIO: 44/1296160

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
8/11/2023	2:33 PM	2	20/9/2023

LAND

LOT 44 IN DEPOSITED PLAN 1296160
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP1296160

FIRST SCHEDULE

SIDNEY PAUL HOBSON
WENDY HOBSON
AS JOINT TENANTS

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1004110 RESTRICTION(S) ON THE USE OF LAND
- 3 DP1239458 EASEMENT FOR OVERHEAD POWER LINE(S) 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AS941513 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED OF THE PART FORMERLY IN 6/1011810
- 5 DP1254357 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (3) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1296160 RIGHT OF ACCESS 9 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1296160 EASEMENT FOR UNDERGROUND POWERLINES 1 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 AT454769 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

hobson

PRINTED ON 8/11/2023

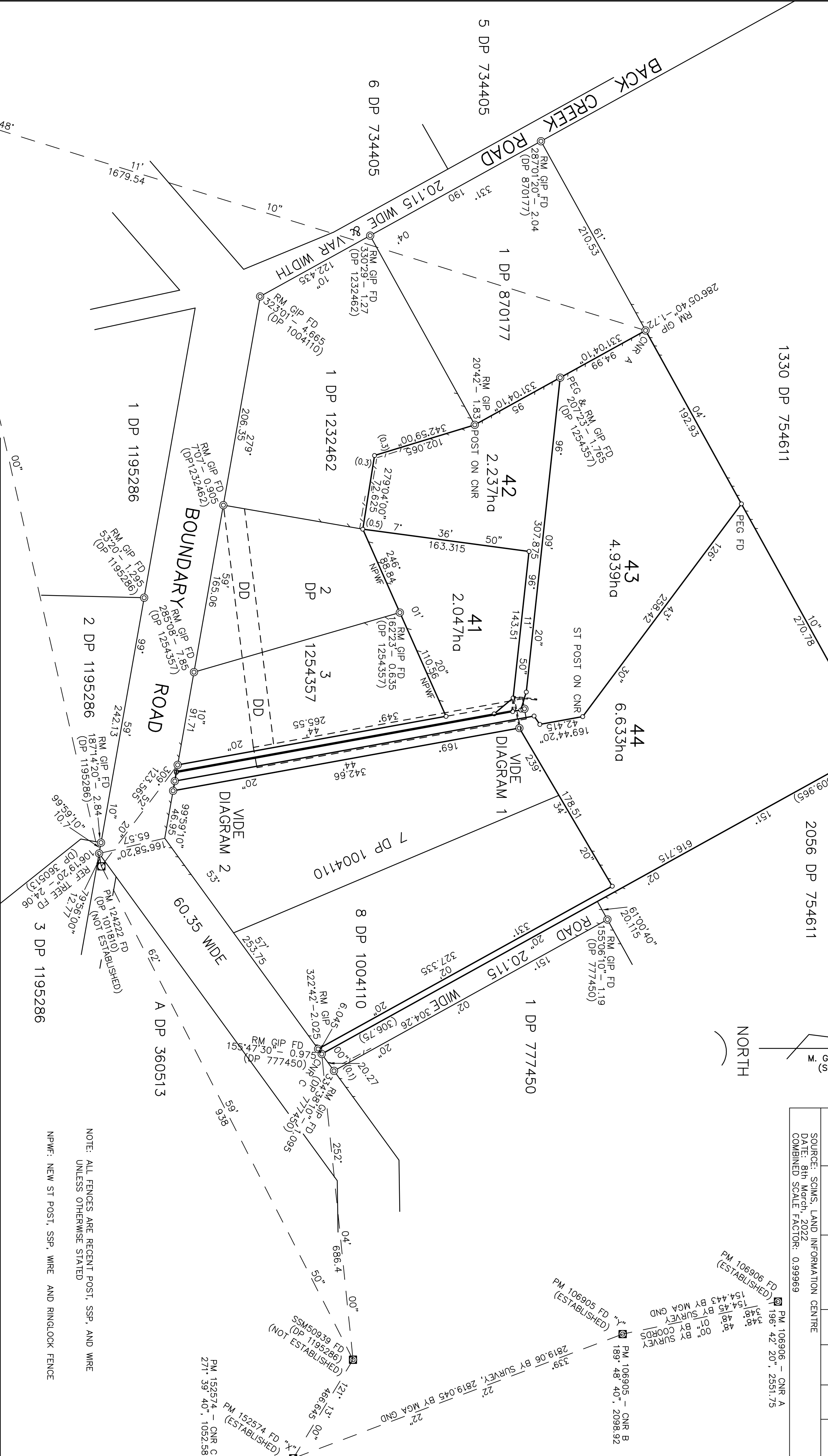


DD EASEMENT FOR OVERHEAD POWERLINES 20 WIDE (DP 1254357)

M.G.A. COORDINATES (G.D.A.2020)					
MARK	EASTINGS	NORTHINGS	ZONE	CLASS	PU
PM 124222	620008.7	6196304.6	55	E	FOUND
SSM 55124	618235.7	6195714.8	55	E	FOUND
PM 152574	621243.122	6196488.586	55	B	FOUND
SSM 50939	620844.2	6196730.4	55	E	FOUND
PM 106905	62050.312	6199126.088	55	C	FOUND
PM 106906	620220.324	6199277.543	55	C	FOUND
SOURCE: SCIMS, LAND INFORMATION CENTRE					
DATE: 8th March, 2022					
COMBINED SCALE FACTOR: 0.99969					

M. G. A. MERIDIAN (SCIMS)

NORTH



NOTE: ALL FENCES ARE RECENT POST, SSP, AND WIRE
UNLESS OTHERWISE STATED

NPWF: NEW ST POST, SSP, WIRE AND RINGLOCK FENCE

Surveyor: James Reginald McMahon
Date of Survey: 8th May, 2022
Surveyor's Ref: 19316

PLAN OF SUBDIVISION OF
LOT 4 DP 1254357 AND
LOTS 5 AND 6 DP 1011810

LGA: HILLTOPS
Locality: YOUNG
Subdivision No: SC2023/0007

Registered
12/09/2023

DP1296160

SSM 55124 FD
(DP 1195286)
(NOT ESTABLISHED)

10 20 30 40 50 60 70 Table of mm 100 110 120 130 140 150

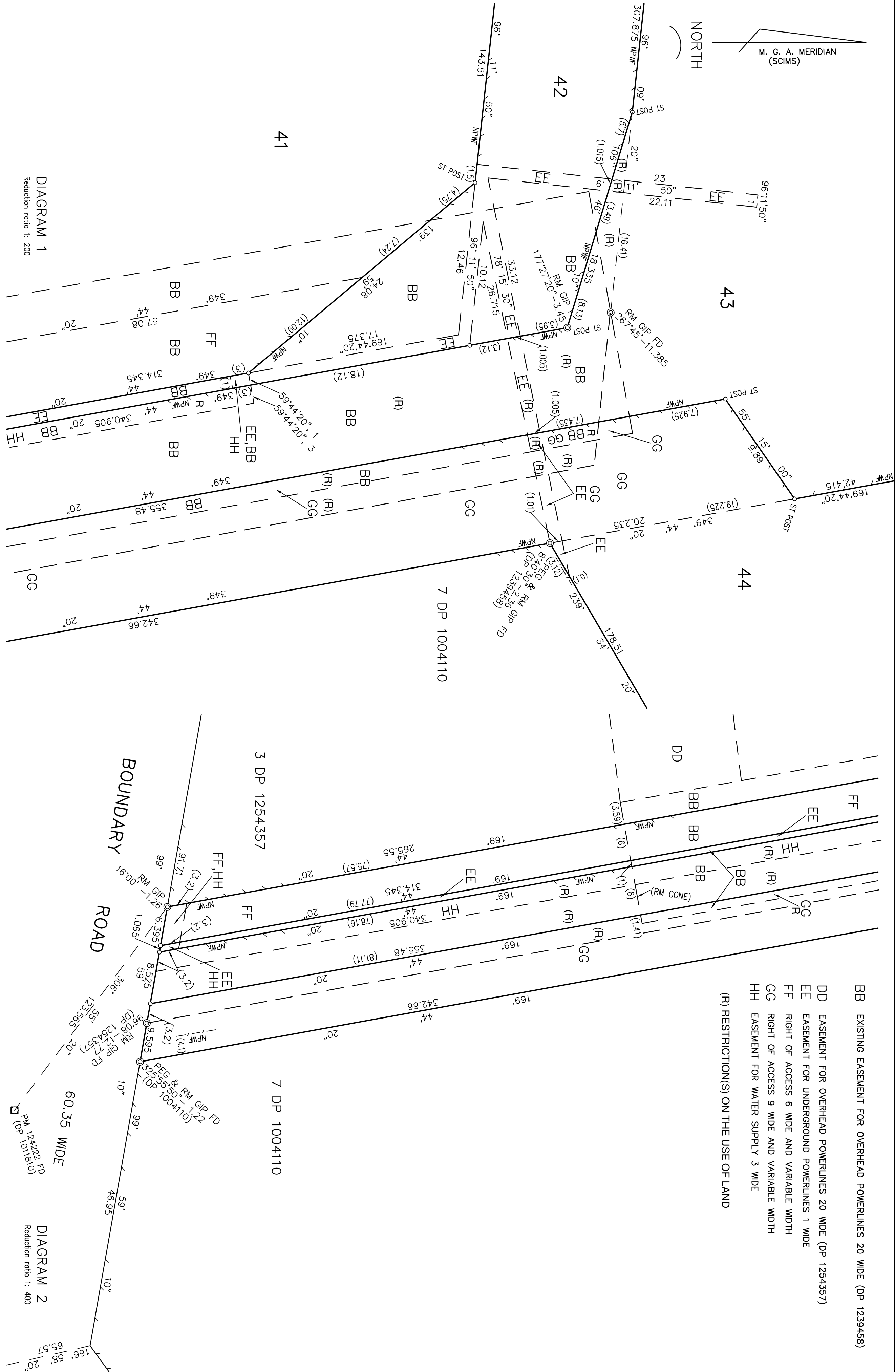


DIAGRAM 1
Reduction ratio 1: 200

DIAGRAM 2
Reduction ratio 1: 400

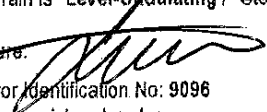
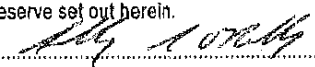
Surveyor: James Reginald McMahon
Date of Survey: 8th May, 2022
Surveyor's Ref: 19316

PLAN OF SUBDIVISION OF
LOT 4 DP 1254357 AND
LOTS 5 AND 6 DP 1011810

LGA: HILLTOPS
Locality: YOUNG
Subdivision No: SC2023/0007
Lengths are in metres. Reduction ratio 1: 2500



DP1296160

PLAN FORM 6 (2019)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
Registered:  12/09/2023 Title System: TORRENS		Office Use Only DP1296160	
PLAN OF SUBDIVISION OF LOT 4 DP1254357 AND LOTS 5 AND 6 DP1011810		LGA: HILLTOPS Locality: YOUNG Parish: YOUNG County: MONTEAGLE	
Survey Certificate I, James Reginald McMahon Of Allspec and Partners Pty Ltd a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 8th May 2022 , or *(b) The part of the land shown in the plan (*being/*excluding ** was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, 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 <i>Surveying and Spatial Information Regulation 2017</i>. Datum Line: 'X' - 'Y' Type: Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature:  Dated: 9-5-2022 Surveyor Identification No: 9096 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I, ANTHONY O'REILLY *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> 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: 15 JUNE 2023 Subdivision Certificate number: SC2023/0007 File number: DA2020/0261 *Strike through if inapplicable.	
Plans used in the preparation of survey/compilation. DP1254357 DP1011810 DP1239458		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: 19316		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 2 sheet(s)																										
Registered: 12/09/2023 Office Use Only PLAN OF SUBDIVISION OF LOT 4 DP1254357 AND LOTS 5 AND 6 DP1011810 Subdivision Certificate number: SC2023/0007 Date of Endorsement: 15/06/2023	DP1296160 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 1950 Conveyancing Act 1919 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.																									
Pursuant to Section 88B of the Conveyancing Act, 1919, as amended, it is intended to create -- 1. RIGHT OF ACCESS 6 WIDE AND ACCESS VARIABLE WIDTH (BB) 2. RIGHT OF ACCESS 9 WIDE AND ACCESS VARIABLE WIDTH (GG) 3. EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE (BB) 4. EASEMENT FOR WATER SUPPLY 3 WIDE (HH) AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ABN 11 005 357 522 by its Attorney under Power of Attorney Book No. 4465 No. 246 Pursuant to Section 88B of the Conveyancing Act, 1919, as amended, it is intended to release -- 1. EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE (DP 1239458) 2. RIGHT OF ACCESS 6 WIDE (DP 1011810) Sign..... Name..... PETER KOUKOURIZAKIS Acting/Manager Securities Witnessed by: Sign..... Name..... DAMIEN DAUNT 4/833 Collins Street, Docklands, 3008 SIDNEY PAUL HOBSON WENDY HOBSON																										
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"><thead><tr><th>Lot No</th><th>Street No</th><th>Street Name</th><th>Street Type</th><th>Locality</th></tr></thead><tbody><tr><td>41</td><td>110</td><td>Boundary</td><td>Road</td><td>Young</td></tr><tr><td>42</td><td>108</td><td>Boundary</td><td>Road</td><td>Young</td></tr><tr><td>43</td><td>104</td><td>Boundary</td><td>Road</td><td>Young</td></tr><tr><td>44</td><td>96</td><td>Boundary</td><td>Road</td><td>Young</td></tr></tbody></table>		Lot No	Street No	Street Name	Street Type	Locality	41	110	Boundary	Road	Young	42	108	Boundary	Road	Young	43	104	Boundary	Road	Young	44	96	Boundary	Road	Young
Lot No	Street No	Street Name	Street Type	Locality																						
41	110	Boundary	Road	Young																						
42	108	Boundary	Road	Young																						
43	104	Boundary	Road	Young																						
44	96	Boundary	Road	Young																						
If space is insufficient use additional annexure sheet																										
Surveyor's Reference: 19316																										

Instrument setting out terms of Easements or Profits `a Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B, Conveyancing Act, 1919

Lengths are in metres

(Sheet 1 of 5)

Plan DP1296160

Plan of Subdivision of Lot 5 Deposited
 Plan 1011810, Lot 6 Deposited Plan
 1011810 & Lot 4 Deposited Plan ~~1254357~~
 covered by Subdivision 1254357
 Certificate No SC 2023/0007
 Dated 15/06/2023

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

Sidney Paul Hobson & Wendy Hobson
 82 Boundary Road
 YOUNG NSW 2594

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit `a 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	Right of Access 6 Wide and Variable Width	Lot 41	Lot 42
2	Right of Access 9 Wide and Variable Width	Lot 44	Lot 43
3	Easement for Underground Powerlines 1 Wide	Lot 42 Lot 43 Lot 44	Essential Energy Essential Energy Essential Energy
4	Easement for Water Supply 3 Wide	Lot 41 Lot 42 Lot 43	42, 43 41 42, 41

Part 1A (Release)

Number of item shown in the intention panel on the plan	Identity of easement, profit `a prendre, restriction or positive covenant to be released and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Easement for Underground Powerlines 1 Wide (DP 1239458)	Lot 4 DP 1254357 Lot 5 DP 1011810	Essential Energy Essential Energy
2	Right of Access 6 Wide (DP1011810)	Lot 4 DP1254357 Lot 5 DP 1011810	Lot 5 DP 1011810 Lot 6 DP 1011810 Lot 4 DP 1254357 Lot 6 DP 1011810

[Handwritten signatures]

Instrument setting out terms of Easements or Profits 'a Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B, Conveyancing Act, 1919

Lengths are in metres

(Sheet 2 of 5)

Plan **DP1296160**

Plan of Subdivision of Lot 5 Deposited
Plan 1011810, Lot 6 Deposited Plan
1011810 & Lot 4 Deposited Plan ~~1254537~~
covered by Subdivision 1254357
Certificate No SC 2023/0007
Dated 15/06/2023

Part 2 (Terms)

TERMS OF EASEMENT FIRSTLY REFERRED TO IN ABOVEMENTIONED PLAN

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by that person, to go, pass and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof over that area designated FF on the Plan of Subdivision.

TERMS OF EASEMENT SECONDLY REFERRED TO IN ABOVEMENTIONED PLAN

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment, and every person authorised by that person, to go, pass and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof over that area designated GG on the Plan of Subdivision.

TERMS OF EASEMENT THIRDLY REFERRED TO IN ABOVEMENTIONED PLAN
Easement for underground power lines the terms of which are set out in Part B of Memorandum AG189384 as registered at NSW Land Registry Services.

COST TO RELEASE VARY OR MODIFY EASEMENTS FIRSTLY AND SECONDLY REFERRED TO IN ABOVEMENTIONED PLAN

Any release variation or modification of these easements shall be made and done in all respects at the cost and expense of the person or persons requesting the same.

NAME OF AUTHORITY OR AUTHORITIES EMPOWERED TO CONSENT TO THE RELEASE VARY OR MODIFY TERMS OF EASEMENT FIRSTLY AND SECONDLY REFERRED TO IN ABOVEMENTIONED PLAN

Hilltops Council



Instrument setting out terms of Easements or Profits 'a Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B, Conveyancing Act, 1919

Lengths are in metres

(Sheet 3 of 5)

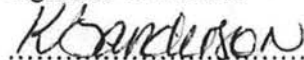
Plan DP1296160

Plan of Subdivision of Lot 5 Deposited
Plan 1011810, Lot 6 Deposited Plan
1011810 & Lot 4 Deposited Plan ~~1254537~~
covered by Subdivision 1254357
Certificate No SC 2023/0007
Dated 15/06/2023

I certify that **Sidney Paul Hobson**,
Registered Proprietor, with whom I
am personally acquainted or as to
whose identity I am otherwise satisfied,
signed this instrument in my presence

Certified correct for the purposes of the
Real Property Act 1900 by **Sidney Paul
Hobson**, Registered Proprietor

Signature of Witness

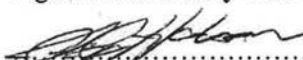


Name of Witness: KATHLEEN SANDERSON
LEGAL SECRETARY

Address of Witness: 79 LYNCH STREET
YOUNG NSW 2594

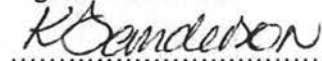
I certify that **Wendy Hobson**,
Registered Proprietor, with whom I
am personally acquainted or as to
whose identity I am otherwise satisfied,
signed this instrument in my presence

Signature of Sidney Paul Hobson



Certified correct for the purposes of the
Real Property Act 1900 by **Wendy
Hobson**, Registered Proprietor

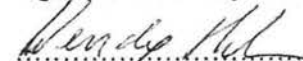
Signature of Witness



Name of Witness: KATHLEEN SANDERSON
LEGAL SECRETARY

Address of Witness: 79 LYNCH STREET
YOUNG NSW 2594

Signature of Wendy Hobson



Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B, Conveyancing Act, 1919

Lengths are in metres

(Sheet 4 of 5)

Plan **DP1296160**

Plan of Subdivision of Lot 5 Deposited
Plan 1011810, Lot 6 Deposited Plan
1011810 & Lot 4 Deposited Plan ~~1254537~~
covered by Subdivision 1254357
Certificate No SC 2023/0007
Dated 15/01/2023

EXECUTED

Executed on behalf of HILLTOPS COUNCIL, ABN 92 613 026 544, by the authorised persons whose signatures appear below

Signature	)		Signature	)	
Name	)	Arthur O'Reilly	Name	)	
Office Held	)	General Manager	Office Held	)	

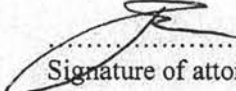
EXECUTED BY ESSENTIAL ENERGY

by its duly appointed attorney under power of attorney Book 4745 No. 85 in the presence of:


.....
Signature of witness

Melinda White
.....
Name of witness

8 Buller Street
Port Macquarie
.....
Address of witness


.....
Signature of attorney

Martin English
Head of Legal
.....
Name and title of attorney

**Instrument setting out terms of Easements
and Positive Covenant intended to be created pursuant to
Section 88B Conveyancing Act 1919.**

(Sheet 5 of 5 sheets)

Plan:

DP1296160

Plan of Subdivision of Lot 5 Deposited Plan 1011810, Lot 6
Deposited Plan 1011810 & Lot 4 Deposited Plan ~~1254357~~
covered by Subdivision Certificate No SC2023/0007 1254357
Dated 15/06/2023

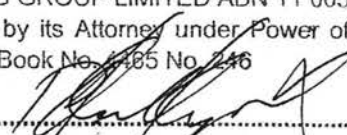
Local Government Area of Hilltops
Parish of Young, County of Monteagle

**Full Name and Address
Of the Owner/s of the Land:**

**Sidney Paul Hobson & Wendy Hobson
82 Boundary Road
Young, NSW, 2594**

MORTGAGEE (AS941513)

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED ABN 11 005
357 522 by its Attorney under Power of
Attorney Book No. 485 No. 246

Sign.....

Name.....*PETER KOZLOVSKAS*

Acting/Manager Securities

Witnessed by:

Sign.....

Name.....*DAMIEN DAUNT*

4/833 Collins Street, Docklands, 3008

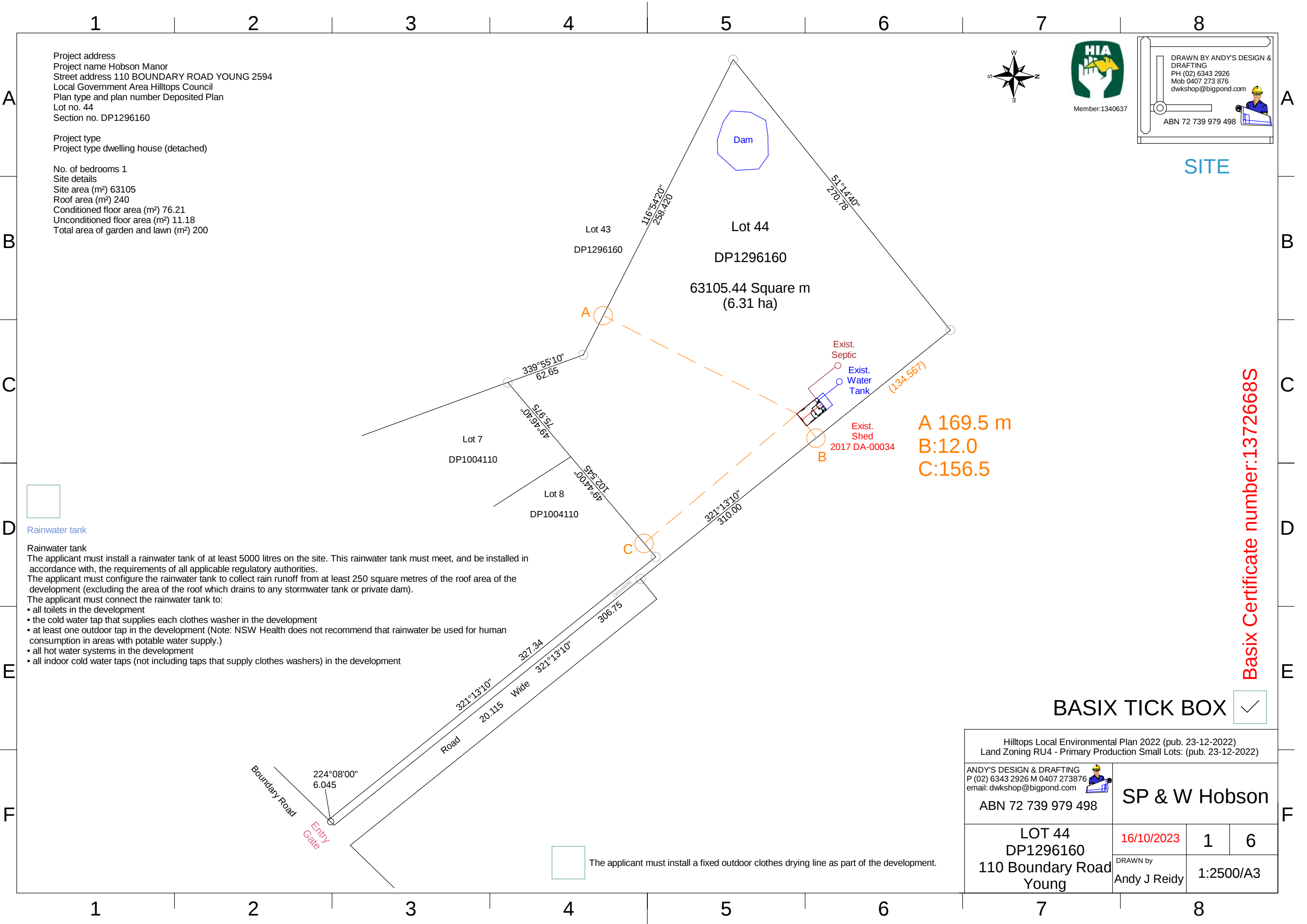
REGISTERED:



12/09/2023

APPENDIX # 3

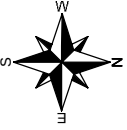
Plans of Development



Project address
Project name Hobson Manor
Street address 110 BOUNDARY ROAD YOUNG 2594
Local Government Area Hilltops Council
Plan type and plan number Deposited Plan
Lot no. 44
Section no. DP1296160

Project type
Project type dwelling house (detached)

No. of bedrooms 1
Site details
Site area (m²) 63105
Roof area (m²) 240
Conditioned floor area (m²) 76.21
Unconditioned floor area (m²) 11.18
Total area of garden and lawn (m²) 200



DRAWN BY ANDY'S DESIGN & DRAFTING
PH (02) 6343 2926
Mob 0407 273 876
dwkshop@bigpond.com

ABN 72 739 979 498

SITE

Lot 44
DP1296160
63105.44 Square m
(6.31 ha)

Lot 43
DP1296160

Lot 7
DP1004110

Lot 8
DP1004110

Exist. Septic
Exist. Water Tank
Exist. Shed
2017 DA-00034

A 169.5 m
B:12.0
C:156.5



Rainwater tank
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rain runoff from at least 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).
The applicant must connect the rainwater tank to:
• all toilets in the development
• the cold water tap that supplies each clothes washer in the development
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)
• all hot water systems in the development
• all indoor cold water taps (not including taps that supply clothes washers) in the development

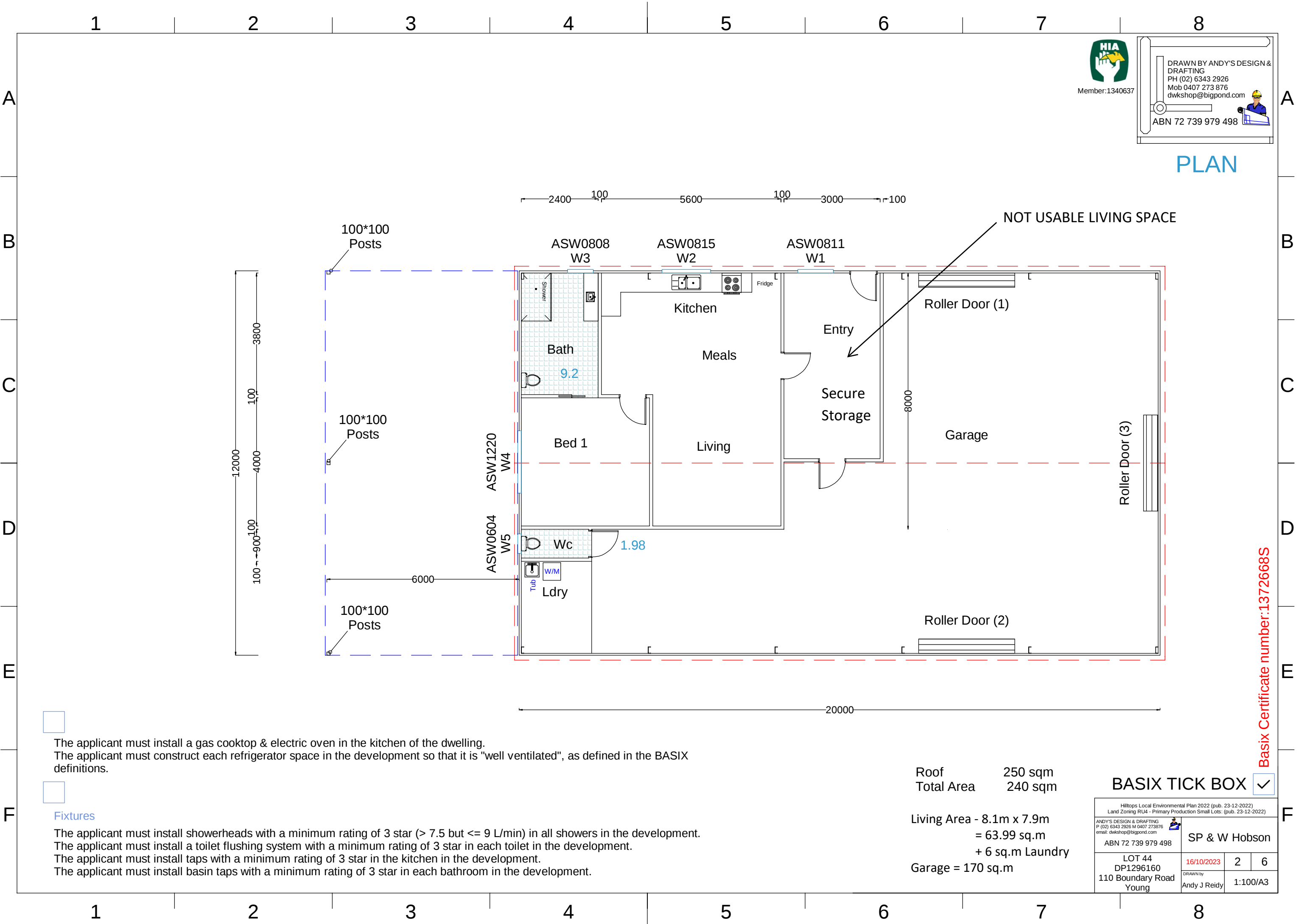


The applicant must install a fixed outdoor clothes drying line as part of the development.

BASIX TICK BOX



Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) Land Zoning RU4 - Primary Production Small Lots: (pub. 23-12-2022)			
ANDY'S DESIGN & DRAFTING P (02) 6343 2926 M 0407 273876 email: dwkshop@bigpond.com		SP & W Hobson	
ABN 72 739 979 498			
LOT 44 DP1296160 110 Boundary Road Young	16/10/2023	1	6
	DRAWN by Andy J Reidy	1:2500/A3	



DRAWN BY ANDY'S DESIGN & DRAFTING
PH (02) 6343 2926
Mob 0407 273 876
dwkshop@bigpond.com
ABN 72 739 979 498

PLAN

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

Fixtures
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.

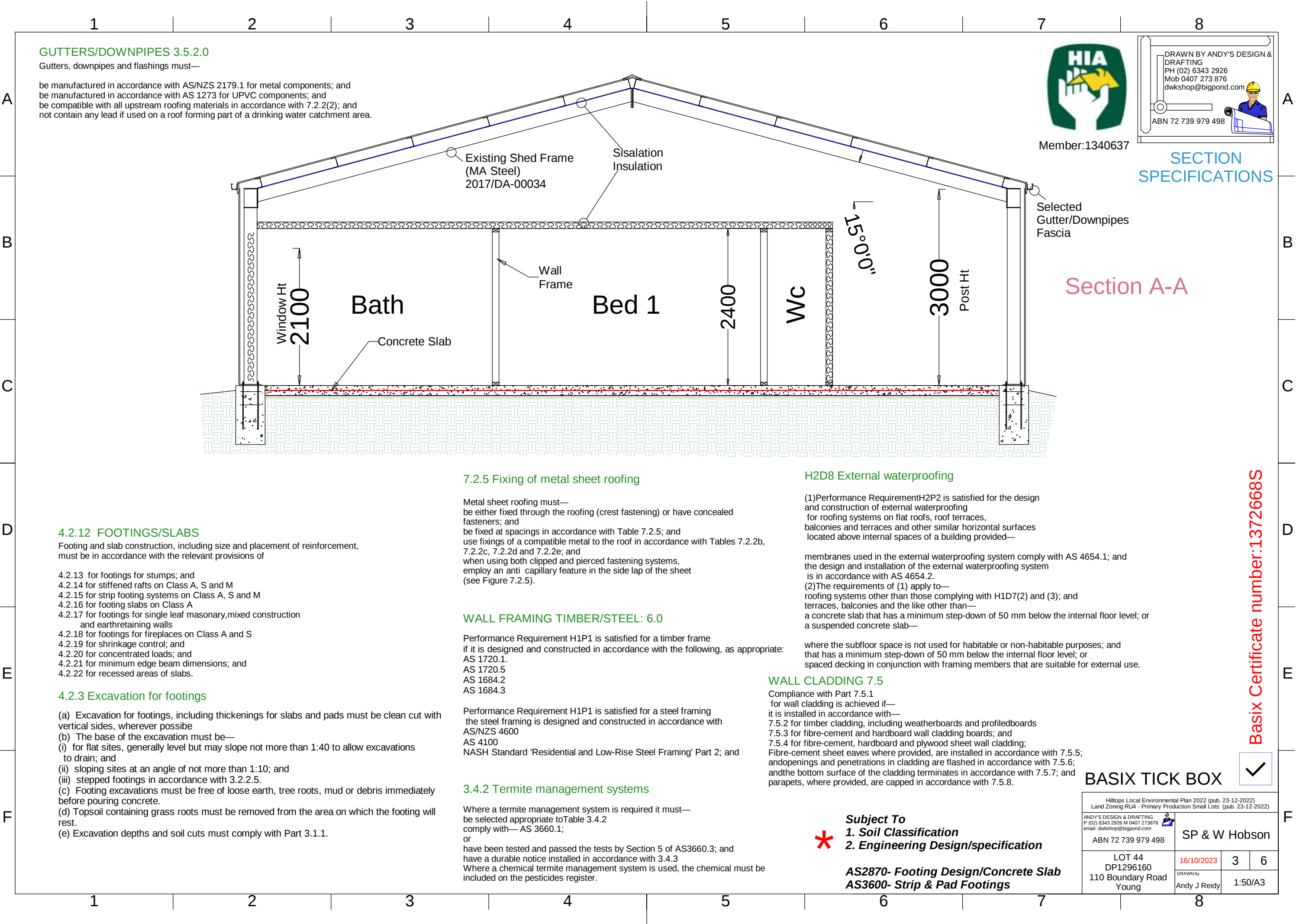
Roof 250 sqm
Total Area 240 sqm

Living Area - 8.1m x 7.9m
= 63.99 sq.m
+ 6 sq.m Laundry
Garage = 170 sq.m

BASIX TICK BOX ☒

Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) Land Zoning RU4 - Primary Production Small Lots: (pub. 23-12-2022)			
ANDY'S DESIGN & DRAFTING P (02) 6343 2926 M 0407 273876 email: dwkshop@bigpond.com ABN 72 739 979 498		SP & W Hobson	
LOT 44 DP1296160 110 Boundary Road Young	16/10/2023	2	6
	DRAWN by Andy J Reidy	1:100/A3	

Basix Certificate number:1372668S



GUTTERS/DOWNPIPES 3.5.2.0

Gutters, downpipes and flashings must—
be manufactured in accordance with AS/NZS 2179.1 for metal components; and
be manufactured in accordance with AS 1273 for UPVC components; and
be compatible with all upstream roofing materials in accordance with 7.2.2(2); and
not contain any lead if used on a roof forming part of a drinking water catchment area.



Member:1340637

DRAWN BY ANDY'S DESIGN & DRAFTING
PH (02) 6343 2926
Mob 0407 273 876
dwkshop@bigpond.com
ABN 72 739 979 498

SECTION SPECIFICATIONS

Section A-A

4.2.12 FOOTINGS/SLABS

Footing and slab construction, including size and placement of reinforcement, must be in accordance with the relevant provisions of

- 4.2.13 for footings for stumps; and
- 4.2.14 for stiffened rafts on Class A, S and M
- 4.2.15 for strip footing systems on Class A, S and M
- 4.2.16 for footing slabs on Class A
- 4.2.17 for footings for single leaf masonry,mixed construction and earthretaining walls
- 4.2.18 for footings for fireplaces on Class A and S
- 4.2.19 for shrinkage control; and
- 4.2.20 for concentrated loads; and
- 4.2.21 for minimum edge beam dimensions; and
- 4.2.22 for recessed areas of slabs.

4.2.3 Excavation for footings

- (a) Excavation for footings, including thickenings for slabs and pads must be clean cut with vertical sides, wherever possible
- (b) The base of the excavation must be—
 - (i) for flat sites, generally level but may slope not more than 1:40 to allow excavations to drain; and
 - (ii) sloping sites at an angle of not more than 1:10; and
 - (iii) stepped footings in accordance with 3.2.2.5.
- (c) Footing excavations must be free of loose earth, tree roots, mud or debris immediately before pouring concrete.
- (d) Topsoil containing grass roots must be removed from the area on which the footing will rest.
- (e) Excavation depths and soil cuts must comply with Part 3.1.1.

7.2.5 Fixing of metal sheet roofing

Metal sheet roofing must—
be either fixed through the roofing (crest fastening) or have concealed fasteners; and
be fixed at spacings in accordance with Table 7.2.5; and
use fixings of a compatible metal to the roof in accordance with Tables 7.2.2b, 7.2.2c, 7.2.2d and 7.2.2e; and
when using both clipped and pierced fastening systems, employ an anti capillary feature in the side lap of the sheet (see Figure 7.2.5).

WALL FRAMING TIMBER/STEEL: 6.0

Performance Requirement H1P1 is satisfied for a timber frame if it is designed and constructed in accordance with the following, as appropriate:
AS 1720.1.
AS 1720.5
AS 1684.2
AS 1684.3

Performance Requirement H1P1 is satisfied for a steel framing the steel framing is designed and constructed in accordance with AS/NZS 4600
AS 4100
NASH Standard 'Residential and Low-Rise Steel Framing' Part 2; and

3.4.2 Termite management systems

Where a termite management system is required it must—
be selected appropriate toTable 3.4.2
comply with— AS 3660.1;
or
have been tested and passed the tests by Section 5 of AS3660.3; and
have a durable notice installed in accordance with 3.4.3
Where a chemical termite management system is used, the chemical must be included on the pesticides register.

H2D8 External waterproofing

(1)Performance RequirementH2P2 is satisfied for the design and construction of external waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building provided—

membranes used in the external waterproofing system comply with AS 4654.1; and
the design and installation of the external waterproofing system is in accordance with AS 4654.2.
(2)The requirements of (1) apply to—
roofing systems other than those complying with H1D7(2) and (3); and
terraces, balconies and the like other than—
a concrete slab that has a minimum step-down of 50 mm below the internal floor level; or
a suspended concrete slab—

where the subfloor space is not used for habitable or non-habitable purposes; and
that has a minimum step-down of 50 mm below the internal floor level; or
spaced decking in conjunction with framing members that are suitable for external use.

WALL CLADDING 7.5

Compliance with Part 7.5.1 for wall cladding is achieved if—
it is installed in accordance with—
7.5.2 for timber cladding, including weatherboards and profiledboards
7.5.3 for fibre-cement and hardboard wall cladding boards; and
7.5.4 for fibre-cement, hardboard and plywood sheet wall cladding;
Fibre-cement sheet eaves where provided, are installed in accordance with 7.5.5;
andopenings and penetrations in cladding are flashed in accordance with 7.5.6;
andthe bottom surface of the cladding terminates in accordance with 7.5.7; and
parapets, where provided, are capped in accordance with 7.5.8.

- Subject To
- 1. Soil Classification
- 2. Engineering Design/specification

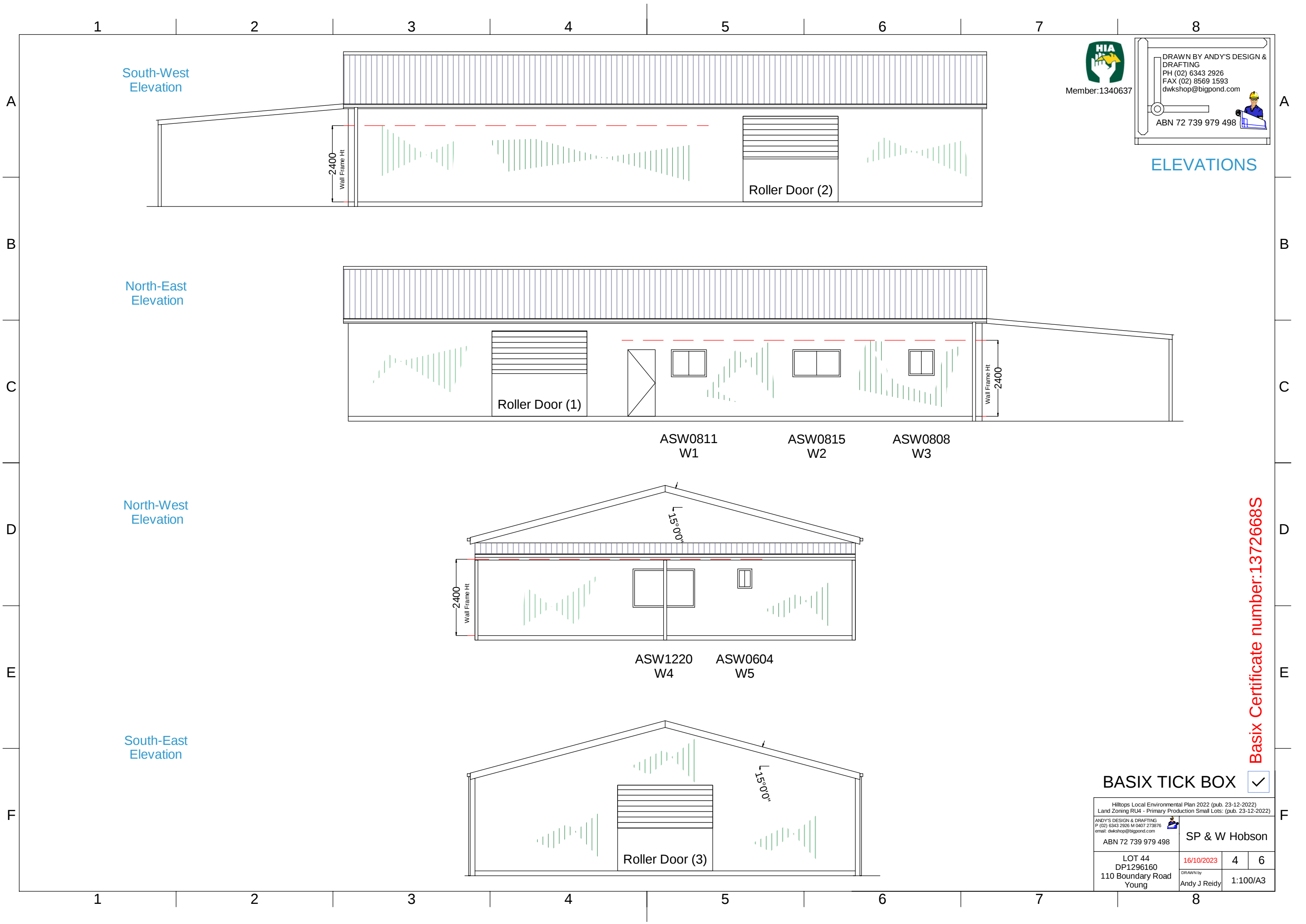
AS2870- Footing Design/Concrete Slab
AS3600- Strip & Pad Footings

BASIX TICK BOX

Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) Land Zoning RU4 - Primary Production Small Lots: (pub. 23-12-2022)			
ANDY'S DESIGN & DRAFTING P (02) 6343 2926 M 0407 273876 email: dwkshop@bigpond.com ABN 72 739 979 498	SP & W Hobson		
LOT 44 DP1296160 110 Boundary Road Young	16/10/2023	3	6
DRAWN by Andy J Reidy	1:50/A3		

Basix Certificate number:1372668S





DRAWN BY ANDY'S DESIGN & DRAFTING
PH (02) 6343 2926
FAX (02) 8569 1593
dwkshop@bigpond.com
ABN 72 739 979 498

ELEVATIONS

Basix Certificate number:1372668S

BASIX TICK BOX ☒

Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) Land Zoning RU4 - Primary Production Small Lots: (pub. 23-12-2022)			
ANDY'S DESIGN & DRAFTING P (02) 6343 2926 M 0407 273876 email: dwkshop@bigpond.com ABN 72 739 979 498		SP & W Hobson	
LOT 44 DP1296160 110 Boundary Road Young	16/10/2023 DRAWN by Andy J Reidy	4	6 1:100/A3

A

B

C

D

E

F

1

2

3

4

5

6

7

8

☐

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric boosted solar.

☐

Cooling

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0

☐

Heating

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0

☐

Artificial lighting

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emittingdiode (LED) lamps.

☐

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a

Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a

Laundry: natural ventilation only, or no laundry; Operation control: n/a

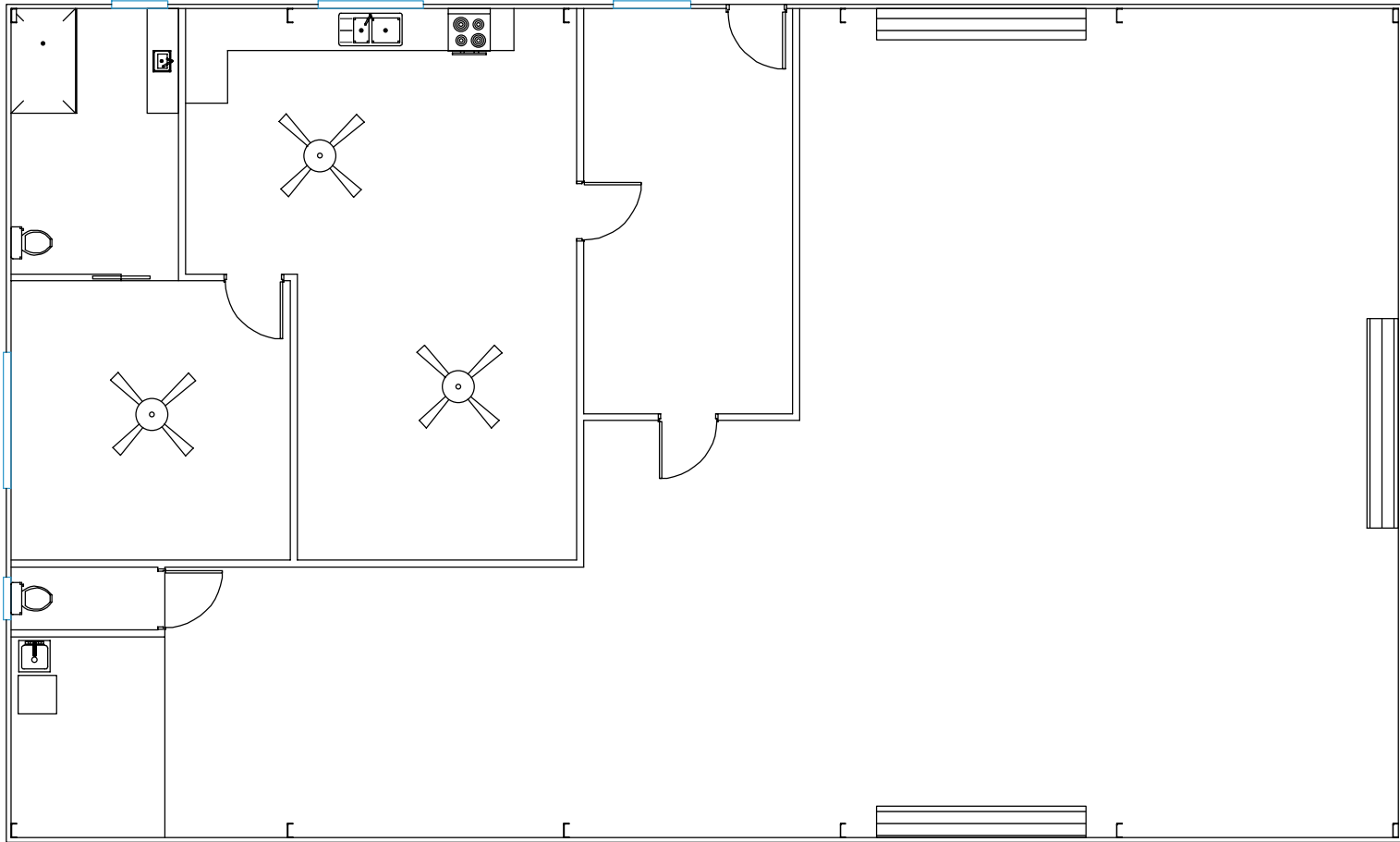
☐

Ceiling Fans

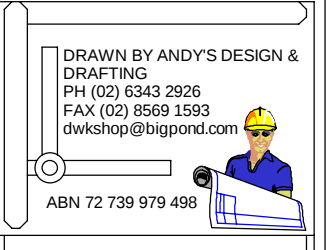
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.

The applicant must install at least one ceiling fan in each bedroom.

- The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .



Member:1340637



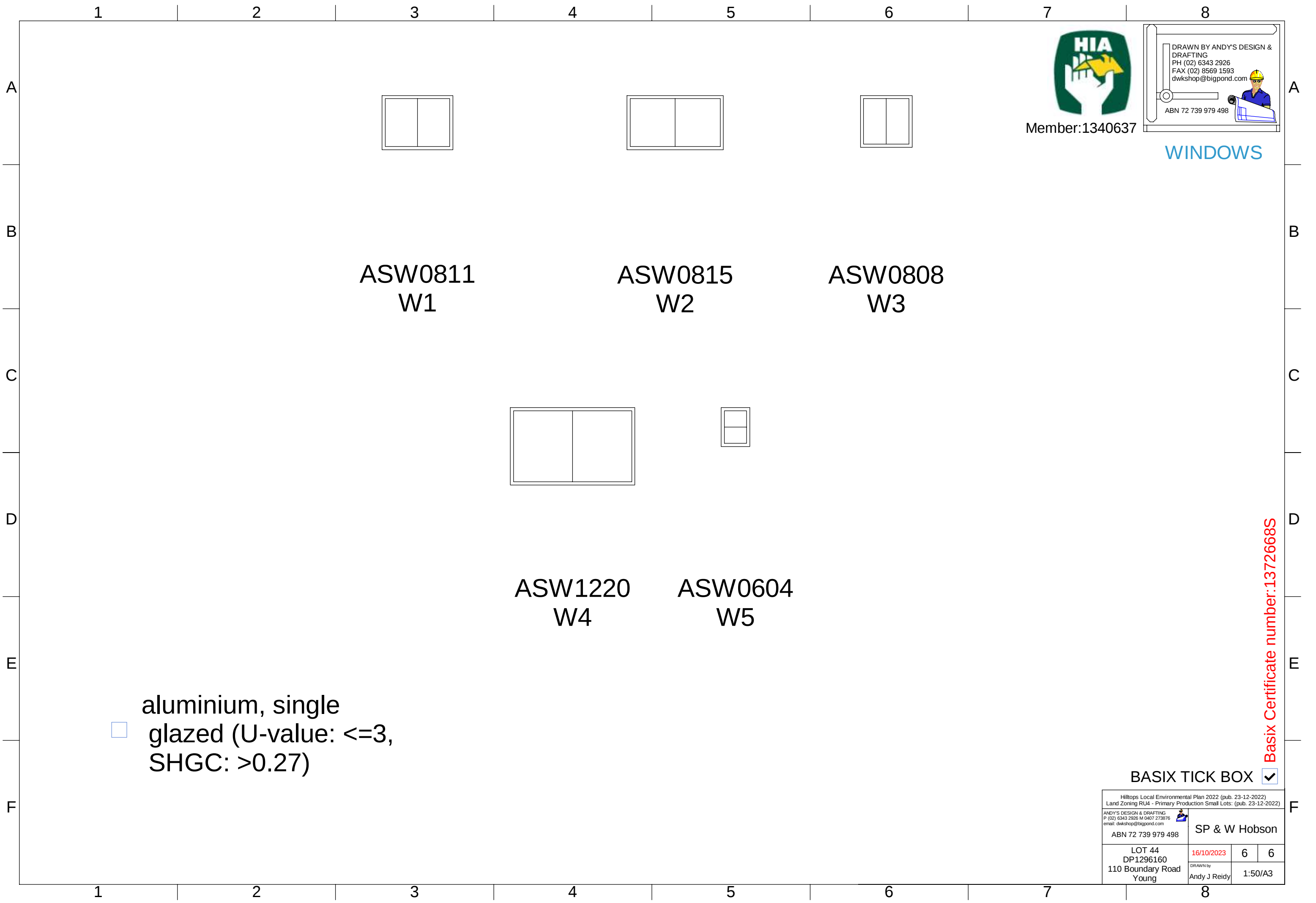
ELECTRICAL
Basix

Electrical Schedule	
Smoke Detector (hard wired)	
Light Switch (Single)	
Light Switch (Double)	
Light Switch (Triple)	
GPO Outlet (Double)	
GPO Outlet (Quad)	
Light	
Fluoro Light	
Exhaust Fan	
Hot Water System	

BASIX TICK BOX ☒

Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) Land Zoning RU4 - Primary Production Small Lots: (pub. 23-12-2022)			
ANDY'S DESIGN & DRAFTING P (02) 6343 2926 M 0407 273876 email: dwkshop@bigpond.com	SP & W Hobson		
ABN 72 739 979 498			
LOT 44 DP1296160 110 Boundary Road Young	16/10/2023	5	6
DRAWN by Andy J Reidy	Draft		

Basix Certificate number:1372668S



Member:1340637

DRAWN BY ANDY'S DESIGN & DRAFTING
PH (02) 6343 2926
FAX (02) 8569 1593
dwkshop@bigpond.com
ABN 72 739 979 498

WINDOWS

BASIX TICK BOX ☒

Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) Land Zoning RU4 - Primary Production Small Lots: (pub. 23-12-2022)			
ANDY'S DESIGN & DRAFTING P (02) 6343 2926 M 0407 273876 email: dwkshop@bigpond.com ABN 72 739 979 498	SP & W Hobson		
LOT 44 DP1296160 110 Boundary Road Young	16/10/2023	6	6
DRAWN by Andy J Reidy	1:50/A3		

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1372668S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Saturday, 14 October 2023

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary

Project name	Hobson Manor
Street address	110 BOUNDARY ROAD YOUNG 2594
Local Government Area	Hilltops Council
Plan type and plan number	Deposited Plan
Lot no.	44
Section no.	DP1296160
Project type	dwelling house (detached)
No. of bedrooms	1

Project score

Water	✓ 51	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 69	Target 59
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: Andys Design & Drafting Workshop

ABN (if applicable): 72739979498

Description of project

Project address	
Project name	Hobson Manor
Street address	110 BOUNDARY ROAD YOUNG 2594
Local Government Area	Hilltops Council
Plan type and plan number	Deposited Plan
Lot no.	44
Section no.	DP1296160
Project type	
Project type	dwelling house (detached)
No. of bedrooms	1
Site details	
Site area (m ²)	63105
Roof area (m ²)	240
Conditioned floor area (m ²)	76.21
Unconditioned floor area (m ²)	11.18
Total area of garden and lawn (m ²)	200

Assessor details and thermal loads			
Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/ m².year)	n/a		
Area adjusted heating load (MJ/ m².year)	n/a		
Project score			
Water		51	Target 40
Thermal Performance		Pass	Target Pass
Energy		69	Target 59
Materials		-100	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: - all toilets in the development - the cold water tap that supplies each clothes washer in the development - at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) - all hot water systems in the development		✓ ✓ ✓ ✓	✓ ✓ ✓ ✓

Water Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

- all indoor cold water taps (not including taps that supply clothes washers) in the development



Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
DIY			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground.	87.39	nil;not specified	nil	
garage floor - concrete slab on ground.	152.61	not specified	nil	
external wall: framed (metal clad); frame: light steel frame.	240	3.50 (or 4.00 including construction) with one of the measures to address thermal bridging;fibreglass batts or roll + reflective foil in the cavity	• Install reflective foil outside the frame to create a minimum 20 mm reflective airspace between frame and veneer, or • Install continuous insulation layer with at least R0.3 on the inside or outside of the frame	wall colour: Medium (solar absorptance 0.48-0.7)

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
external wall: framed (metal clad); frame: light steel frame.	240	3.50 (or 4.00 including construction) with one of the measures to address thermal bridging;fibreglass batts or roll + reflective foil in the cavity	• Install reflective foil outside the frame to create a minimum 20 mm reflective airspace between frame and veneer, or • Install continuous insulation layer with at least R0.3 on the inside or outside of the frame	wall colour: Medium (solar absorptance 0.48-0.7)
external wall: framed (metal clad); frame: timber - H2 treated softwood.	240	3.50 (or 4.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external wall: framed (metal clad); frame: timber - H2 treated softwood.	240	3.50 (or 4.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	87	1.08 (or 1.50 including construction);fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	87	fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	87	fibreglass batts or roll	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, light steel frame.	240	ceiling: 7.8 (up), roof: foil/sarking with one of the measures to address thermal bridging;ceiling: fibreglass batts or roll; roof: foil/sarking.	• Install additional R0.5 (up) (or R8.3 (up) including the additional insulation), or • Install continuous ceiling insulation layer with at least R0.13 above or below the ceiling joists or the bottom chords of the trusses, or • Install two layers of insulation immediately on top of each other, with the top layer of at least R0.5 oriented to cover the ceiling joists or bottom chords of the trusses	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.48-0.59); 1.5 to $\leq$ 2.0% of ceiling area uninsulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Note • Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
The applicant must install at least one ceiling fan in each bedroom.	✓	✓	✓
The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.	✓	✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W01	NE	850.00	1100.00	aluminium, single glazed (U-value: <=3, SHGC: >0.27)	none	not overshadowed
W02	NE	850.00	1500.00	aluminium, single glazed (U-value: <=3, SHGC: >0.27)	none	not overshadowed

Glazed window/door no.	Orientation	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W03	NE	850.00	850.00	aluminium, single glazed (U-value: ≤ 3 , SHGC: >0.27)	none	not overshadowed
Roller Door 1	NE	2700.00	3000.00	aluminium, single glazed (U-value: ≤ 2.5 , SHGC: >0.18)	none	not overshadowed
W04	NW	1200.00	2000.00	aluminium, single glazed (U-value: ≤ 3 , SHGC: >0.27)	pergola (fixed battens) 6000 mm, 200 mm above head of window or glazed door	not overshadowed
W05	NW	600.00	450.00	aluminium, single glazed (U-value: ≤ 3 , SHGC: >0.27)	pergola (fixed battens) 6000 mm, 200 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric boosted solar.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

APPENDIX # 4

AHIMS & BMAT REPORTS

Kenneth Filmer

Date: 03 November 2023

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

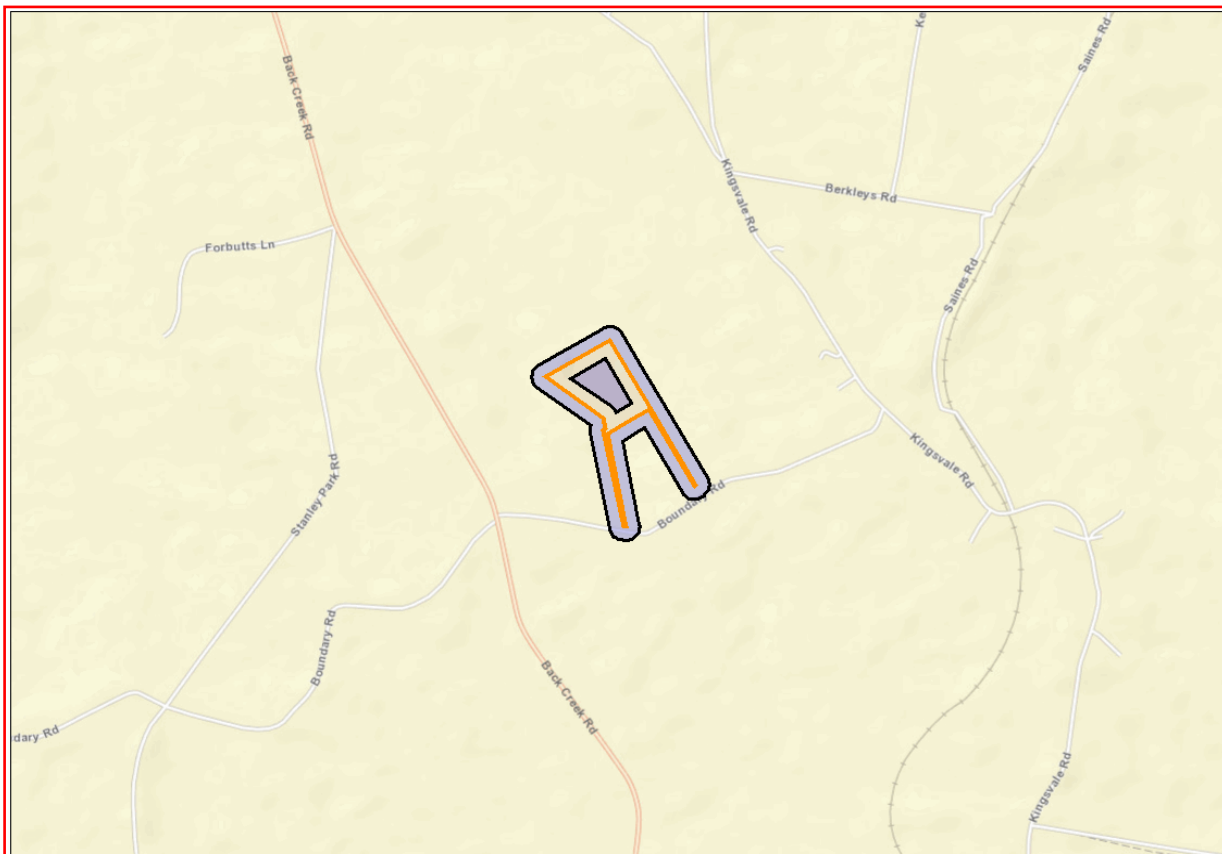
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 44, DP:DP1296160, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 03 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.

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 2:00 PM
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	3,950.8 sqm
6	Native Vegetation Area Clearing Estimate (NVACE)	0.0 sqm
7	Method for determining Minimum Lot Size	LEP
8	Minimum Lot Size (10,000sqm = 1ha)	20,000 sqm
9	Area Clearing Threshold (10,000sqm = 1ha)	5,000 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.

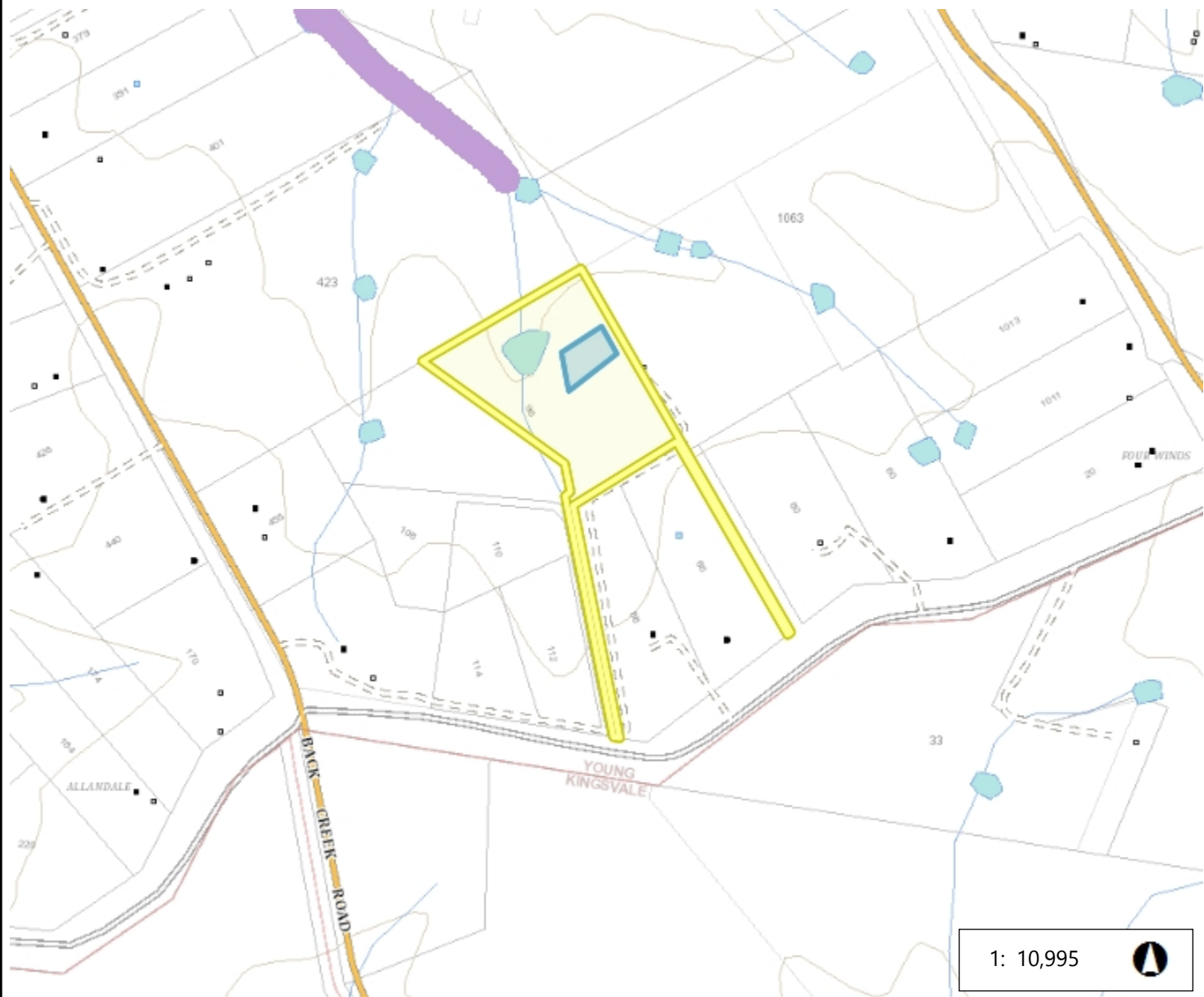
Signature: _____

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

Date: _____

08/11/2023 02:00 PM

Biodiversity Values Map



558.6 0 279.28 558.6 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 02:00 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

PRIOR APPROVAL INFO

Paul & Wendy Hobson
PO Box 831
YOUNG NSW 2594

Our Ref: F14.00/BT:LM/252050

Contact: Brian Tredinnick

**NOTICE TO THE APPLICANT OF DETERMINATION OF A DEVELOPMENT
APPLICATION**

issued under Section 81(1)(a) of the
Environmental Planning & Assessment Act, 1979,

DEVELOPMENT CONSENT No: 2017/DA-00034 REV01

APPLICANT: Paul & Wendy Hobson

APPLICANT'S ADDRESS: PO Box 831
YOUNG NSW 2594

LAND TO BE DEVELOPED: Lot 6 DP 1011810
96 Boundary Road
Young NSW 2594

APPROVED DEVELOPMENT: Ancillary Development – Shed/Workshop with Amenities

PROPOSED MODIFICATION: Change to floor plan

DETERMINATION DATE: 5 October 2017

BCA BUILDING CLASSIFICATION: 10(a)

DETERMINATION: Consent granted subject to the conditions described
below.

APPROVED DEVELOPMENT

Conditions of Consent:

- 1 The development shall be generally in accordance with the supporting documentation, including, but not limited to, the following:

Architectural (or Design) Drawings prepared by the applicant.			
-	-	Floor Plan	Undated

and as modified by any conditions of this consent.

2. All conditions and details as provided for by Development Consent 2017/DA-00034 dated 27 March 2017 shall remain in force and be applicable.

ADVICE TO APPLICANT

NOTE: You are advised to read these notes in addition to the Conditions of your consent.

1. Section 97 of the Environmental Planning and Assessment Act confers on the applicant who is not satisfied with determination of the consent authority a right of appeal to the Land and Environment Court exercisable within 6 months of receipt of this notice.
2. Any person who contravenes this notice of determination of the abovementioned development application shall be guilty of a breach of the Environmental Planning Assessment Act, 1979, and shall be liable to a monetary penalty and for a restraining order which may be imposed by the Land Environment Court.

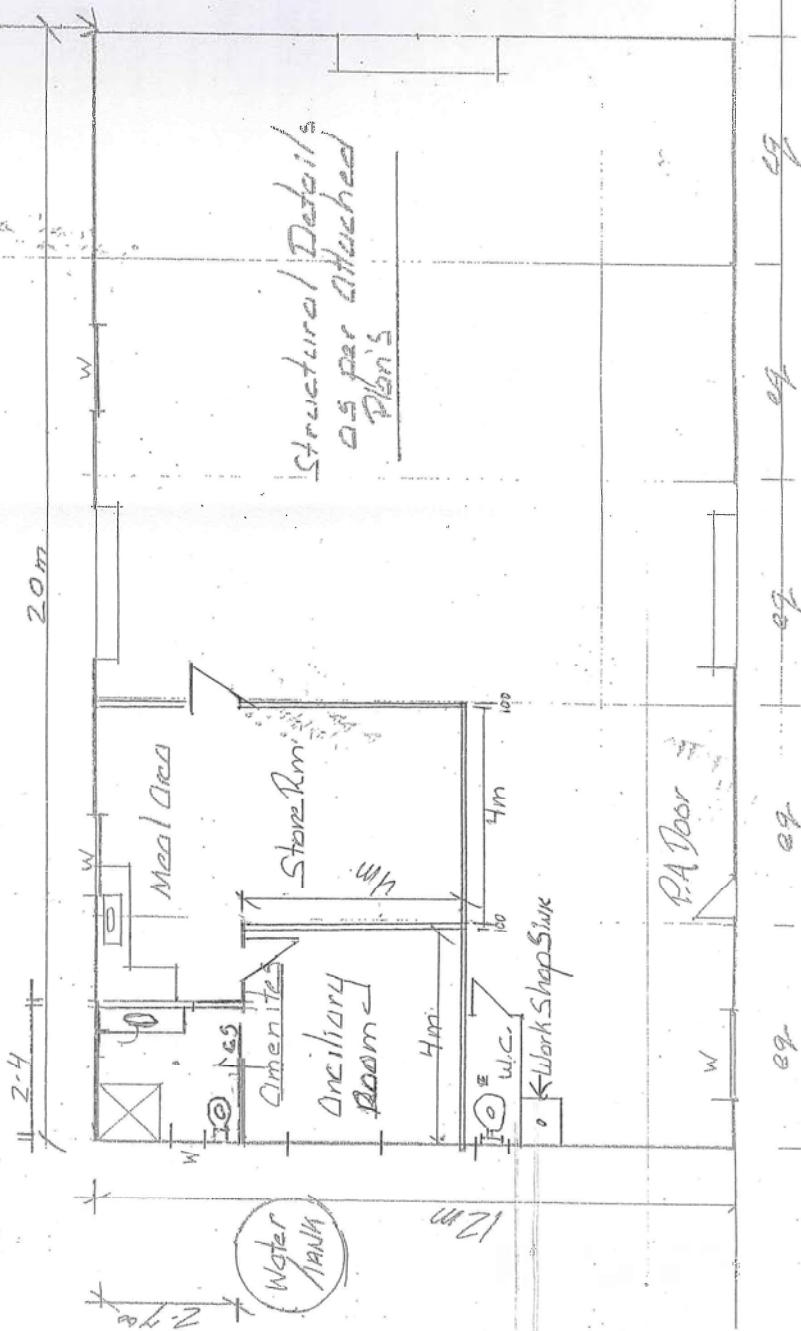
Signed on behalf of Hilltops Council:



SHARON LANGMAN
DIRECTOR – SUSTAINABLE GROWTH

Double Row of Trees

7m



Floor Plan Storage Shed

APPROVED
Environmental Planning & Assessment Act, 1979
App. No. 2017 / DA - 00034 - REV01
There are the plans / specifications referred to in the above consent / certificate.
Signed: [Signature] Date: 5 OCT. 2017

Paul & Wendy Hobson
PO Box 831
YOUNG NSW 2594

Contact: Chris Maloney

FINAL OCCUPATION CERTIFICATE No. 2017/FOC-00034

issued under Section 109C(1)(c) and 109H of the *Environmental Planning & Assessment Act, 1979*

APPLICANT NAME & ADDRESS: Paul & Wendy Hobson
PO Box 831
YOUNG NSW 2594

LAND DEVELOPED: Lot 6 DP 1011810 96 Boundary Rd YOUNG NSW 2594

DEVELOPMENT: Ancillary Development -Shed/Workshop with Amenities

The building shall **not** be used for habitable purposes, without prior approval of Council in writing.

BUILDING CLASSIFICATION: 10a

DEVELOPMENT CONSENT No: 2017/DA-00034

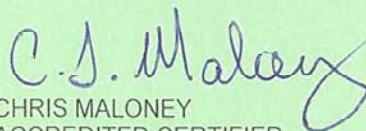
CONSTRUCTION CERTIFICATE No. 2017/CC-00034

PRINCIPAL CERTIFYING AUTHORITY Hilltops Council

DATE OF CERTIFICATE: 7 September 2020

CERTIFICATION: Hilltops Council hereby certifies that:

- (i) a current development consent or complying development certificate is in force for the building, and
- (ii) if any building work has been carried out, a current construction certificate (or complying development certificate) has been issued with respect to the plans and specifications for the building, and
- (ii) the building is suitable for occupation or use in accordance with its classification under the *Building Code of Australia*, and
- (iv) a fire safety certificate has been issued for the building (where appropriate), and
- (v) a report from the Fire Commissioner has been considered (if required).


CHRIS MALONEY
ACCREDITED CERTIFIER
BPB1456

F14.00/BT:LM/238042-01

Mr P & Mrs W Hobson
PO Box 831
YOUNG NSW 2594

Brian Tredinnick

**NOTICE TO THE APPLICANT OF DETERMINATION OF A DEVELOPMENT
APPLICATION**

issued under Section 81(1)(a) of the
Environmental Planning & Assessment Act, 1979,

DEVELOPMENT CONSENT No: 2017/DA-00034

APPLICANT: Mr P & Mrs W Hobson

APPLICANT'S ADDRESS: PO Box 831
YOUNG NSW 2594

LAND TO BE DEVELOPED: Lot 6 DP 1011810
96 Boundary Road, Young

PROPOSED DEVELOPMENT: Ancillary Development –Shed/Workshop with Amenities

DETERMINATION DATE: 27 March 2017

BCA BUILDING CLASSIFICATION: 10a – Outbuilding

DETERMINATION: *Consent granted subject to the conditions described below.*

CONSENT TO OPERATE FROM: 27 March 2017

CONSENT TO LAPSE ON: 27 March 2022

MAILING ADDRESS

Locked Bag 5,
Young NSW 2594
www.hilltops.nsw.gov.au

BOOROWA OFFICE

6-8 Market Street,
Boorowa NSW 2586
P 02 6380 2000

HARDEN OFFICE

3 East Street,
Harden NSW 2587
P 02 6386 0100

YOUNG OFFICE

189 Boorowa Street,
Young NSW 2594
P 02 6380 1200



F 02 6380 1299

E mail@hilltops.nsw.gov.au



APPROVED DEVELOPMENT

GENERAL

- 1 The development shall be generally in accordance with the supporting documentation, including, but not limited to, the following:

Architectural (or Design) Drawings prepared by xxx.			
Drawing No.	Revision/ Issue	Name of Plan	Date
-	-	Site Plan	-
-		Floor Plan	-
-	-	Drainage Plan	-

and as modified by any conditions of this consent.

- 2 No departure from the approved plans and specifications shall be made unless the prior approval of Council has been obtained in writing.
- 3 The development shall be carried out in conformity with the provisions of the Environmental Planning and Assessment Act, 1979, and the regulations made thereunder, in accordance with the plans and specifications approved by Council.
- 4 The builder shall maintain on the site, at all times a legible copy of the following:
- Development Consent including plans and related documentation;
 - Construction Certificate including plans, specifications and certificates;
- 5 No residential occupation of the building shall be permitted unless separate written consent for such residential occupation has been issued by Council.

SIGNS

- 6 No more than two signs shall be erected at the front of the site to display the following details. At least one of these signs shall have the following minimum information:
- the name of the Principal Certifying Authority, their address and telephone number;
 - the name of the person in charge of the work site and telephone number at which that person may be contacted during work hours;
 - that unauthorised entry to the work site is prohibited;

and both signs shall be maintained to a tidy and legible standard at all times and must be removed when the work has been completed.

INSPECTION/CERTIFICATION

- 7 Prior to commencement of work, the person having the benefit of the Development Consent:
- (a) shall appoint a Principal Certifying Authority (PCA) and
 - (b) shall ensure a Construction Certificate is issued by the PCA;

-
- (c) shall notify Council of their intention to commence the site works (at least 2 days notice is required).
- 8 The Principal Certifying Authority shall determine the inspections and compliance certificate that are required.
- 9 Where Hilltops Council **is** nominated as the Principal Certifying Authority, the following requirements shall be satisfied before works commence:
- The Principal Certifying Authority Service Agreement shall be completed and signed by the applicant; and
 - Terms and conditions of the principal certifying Authority Service agreement shall be satisfied.
- 10 Where Hilltops Council **is not** the Principal Certifying Authority, the following requirements shall be satisfied before works commence:
- Principal Certifying Authority name address and registration details excluding registration with the Building Professionals Board shall be submitted to Council and;
 - A Construction Certificate shall be registered with Council.

SITE PREPARATION

- 11 The applicant shall ensure that any cut or fill on site is appropriately graded, drained, retained and vegetation commenced.
- 12 Retaining walls greater than 1 metre in height shall be designed by a suitably qualified practising and insured Structural Engineer. The design shall be submitted to and permission to proceed granted by Council prior to work commencing.
- 13 It is a prescribed condition of this consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- (a) Protect and support the adjoining premises from possible damage from the excavation; and
 - (b) Where necessary, underpin the adjoining premises to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given written consent to this condition not applying.

Erosion Control

- 14 Erosion and sedimentation control measures shall be implemented on the site prior to work commencing.

Stormwater Drainage

- 15 Stormwater from roof and hardstand areas shall be conveyed at least 3m clear of the building and disposed of without causing erosion or nuisance to adjoining premises. This shall include stormwater overflow from any tank or collection system.

SEPTIC

- 16 An onsite sewer management system (septic tank) application and design shall be submitted to and approved by Council **prior to the external drainage inspection being booked.**

Change of Use

- 17 Premises shall not be used or adapted so as to be capable of being used as a residential flat building without the prior written approval of Council.
- 18 The structure shall not subsequently be enclosed without the prior written consent of Council being obtained.

NUISANCE & AMENITY

Hours of Construction

- 19 For reasons of residential amenity in the neighbourhood, work on the project shall be limited to the following hours:
- (i) Monday to Friday - 7:00 am to 6:00 pm
 - (ii) Saturday - 8:00 am to 5:00 pm
 - (iii) No work to be carried out on Sunday/Public Holidays, without the prior written consent of Council.

REASONS FOR CONDITIONS

The reason for the imposition of the above consent conditions is as follows:-

1. To achieve the objectives of *section 5(a) of the Environmental Planning and Assessment Act 1979*, having regard to the relevant matters for consideration contained in *section 79C of the Act and the Environmental Planning Instruments* applying to the land.
2. To ensure compliance with the *Building Code of Australia*, to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety, health and amenity, for the benefit of the community now and in the future.
3. To confirm the details of the application and plans submitted by the applicant;
4. To ensure compliance with relevant planning controls;
5. To ensure that appropriate environmental protection measures are in place;
6. To ensure the development complies with the requirements of Council policies.
7. To ensure that works do not interfere with reasonable amenity expectations of residents and the community;

SECTION 68 LOCAL GOVERNMENT ACT, 1993 APPROVALS

The above consent includes the following approvals under *section 78A(5) of the Environmental Planning and Assessment Act 1979 and section 68 of the Local Government Act 1993*:

- Carrying out stormwater drainage work

ADVICE TO APPLICANT

- 1 The above consent is not an approval to commence work or to carry out any structural work. A Construction Certificate must be obtained before any work is carried out to implement the above consent. Also the applicant is not relieved of any obligation to obtain an approval required under any other Act.
- 2 This Notice of Determination does not remove the applicant's obligation to obtain approvals required by any other legislation.
- 3 *Section 97 of the Environmental Planning and Assessment Act 1979* confers on the applicant who is not satisfied with determination of the consent authority a right of appeal to the Land and Environment Court exercisable within 6 months of receipt of this notice.
- 4 Any person who contravenes this Notice of Determination of the above consent shall be guilty of a breach of the *Environmental Planning and Assessment Act, 1979*, and shall be liable to a monetary penalty and/or a restraining order which may be imposed by the Land and Environment Court.
- 5 The applicant should be aware of the provisions of the *Disability Discrimination Act 1992*. This Act imposes responsibilities additional to planning legislation.
- 6 Prior to commencing works on site, Telstra's "Dial Before You Dig" should be contacted by phoning 1100 (follow the prompts) and provide the following details:
 - Street name and number;
 - Side of street (north side, east or west);
 - Distance to nearest cross street
- 7 *Section 82A of the Environmental Planning and Assessment Act 1979* confers on the applicant the right to request Council to conduct a Review of this Notice of Determination within 6 months of receipt of this notice.

Signed on behalf of Hilltops Council:

SHARON LANGMAN
DIRECTOR SUSTAINABLE GROWTH



ABN 33 984 256 429

Paul & Wendy Hobson
PO Box 831
YOUNG NSW 2594

Our Ref: 14/BT:LM/238042

Contact: B Tredinnick

CONSTRUCTION CERTIFICATE No. 2017/CC-00034

issued under Section 109C(1)(b), 81A(2), 81A(4) and 81A(5) of the
*Environmental Planning & Assessment Act, 1979, and also section 147(1)(e) of the Environmental
Planning and Assessment Regulation 2000*

APPLICANT & ADDRESS: Paul & Wendy Hobson
PO Box 831
YOUNG NSW 2594

LAND TO BE DEVELOPED: Lot 6 DP 1011810
96 Boundary Rd
YOUNG NSW 2594

APPROVED DEVELOPMENT: Shed/Workshop - colorbond, with amenities

DEVELOPMENT CONSENT No: 2017/DA-00034

DATE OF DEVELOPMENT CONSENT: 27 Mar 2017

BCA BUILDING CLASSIFICATION: 10a

CERTIFYING AUTHORITY: Hilltops Council

DATE OF CERTIFICATE: 27 March 2017

CERTIFICATION: Hilltops Council certifies that work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of this Regulation as are referred to in section 81A (5) of the Act.

SHARON LANGMAN
DIRECTOR
SUSTAINABLE GROWTH

CHRIS MALONEY
ACCREDITED CERTIFIER

MAILING ADDRESS

Locked Bag 5,
Young NSW 2594
www.hilltops.nsw.gov.au

BOOROWA OFFICE

6-8 Market Street,
Boorowa NSW 2586
P 02 6380 2000

HARDEN OFFICE

3 East Street,
Harden NSW 2587
P 02 6386 0100

YOUNG OFFICE

189 Boorowa Street,
Young NSW 2594
P 02 6380 1200



F 02 6380 1299

E mail@hilltops.nsw.gov.au

