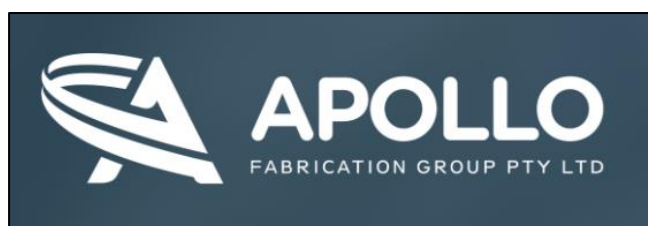


Statement of Environmental Effects & DA Package		
In Support of a Development Application		
Proposal		General Industrial Use of Land – Steel, products external storage – holding yard
Subject Land and address		Lot 102 DP 857042 180 Milvale Rd (also rated to Rockdale Rd) YOUNG NSW 2594
Applicant		Mr Caleb Jackson
Owner		Mr Caleb Jackson for Jackson Property Assets Pty Ltd PO BOX 1539 YOUNG 2594 Ph: 0407 026 507
Application prepared by		DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA		Hilltops Council



DA assisted by:



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A. The Site and Area

The Site

The address and lot details:

Lot 102 DP 857042, No 180 Milvale Rd Young

What is the present and past use of the site:

The site is a large irregular shaped lot which is presently vacant and has been used variously by previous owners for casual industrial storage or parking of equipment and other times to agist stock. The land has not been built on since subdivision in 1995. At that time the land was divided to provide land for South West Tractors adjacent.

Has your site ever been occupied by a potentially contaminating activity (e.g. workshop, service station, land filling, lead paint removal, termite treatment)

None known – prior uses from approval were semi rural in nature as this was moreover rural town fringe prior to the 1990's.

If so provide details of that activity

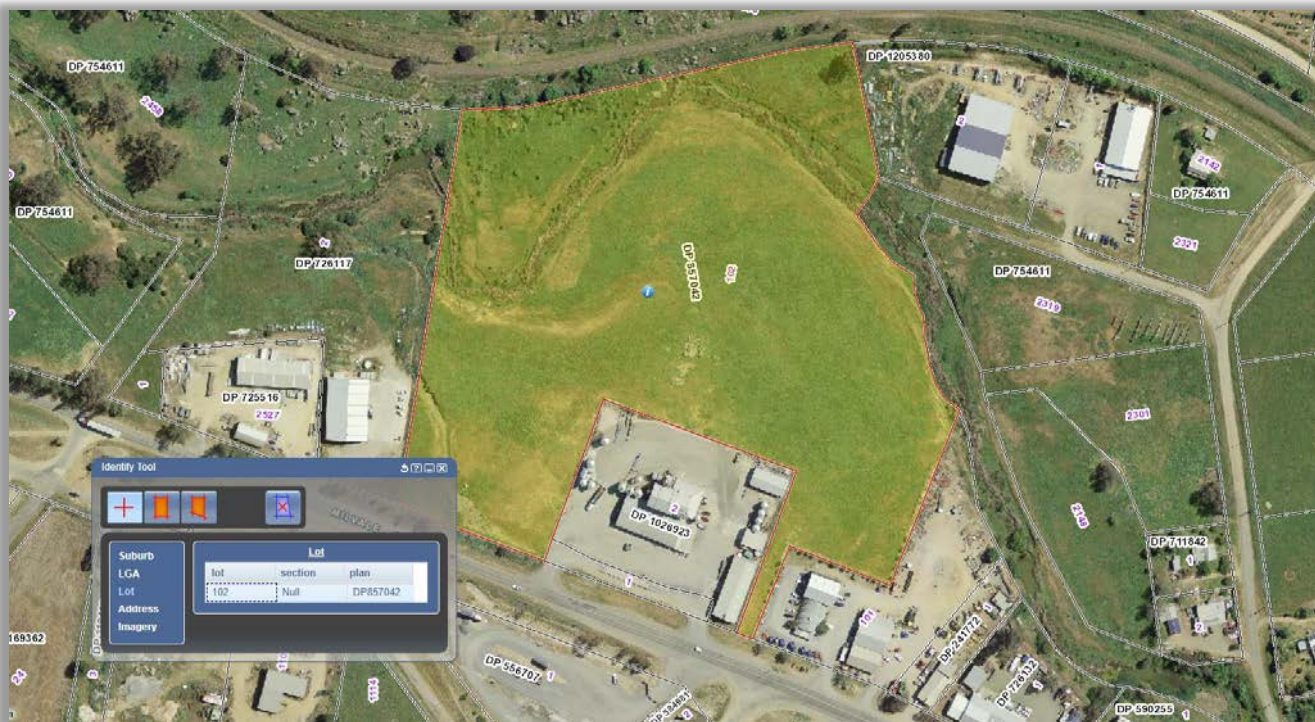
No contaminating use known.

What is the area of your site (m²)?:

The whole allotment is 6.839ha with some 1.35ha prepared for use as a stable storage platform.

If applicable, describe the existing commercial premises on the land, the existing building(s) on the site, the use of any existing buildings, the building(s) location on the site, number of storeys and building materials:

Land is vacant



Wider view of lot set in its locality – SIX Maps circa 2012
Occasionally grazed or used to park vehicles on



Recent Google Image of site circa 2024

The land is in the Industrial section of Town (zoned and characterised by the development around) and is between and within other industrial development and uses. Nearby we have a Seed Technology business and public weighbridge, Tractor Sales & Servicing business, and Auto Electrician, Metal Fabricators (multiple) and also silage and rural products distribution businesses.



***Eastern half of site from access handle presently
DA Busters site pic***



***View to western part of prepared site from access handle
DA Busters site pic***



***View back to Milvale Rd on smaller frontage handle
Between Sth West Tractors & SeedTech
DA Busters site pic***

If there is an existing building on the site how does it address the street and is there laneway access?

The site is vacant save for some South West Tractors parked vehicles presently

The Site Context

How would you describe the area (residential, commercial, mixed, etc):

The area is within the Industrial precinct of Young in a wide swathe of land used historically for agricultural purposes by former long term owner Mary Rowan. Mrs Rowan grazed stock and improved paddocks for livestock as a small but working farm despite being zoned for industrial purposes since the 1993 Rural LEP of the former Burrangong Shire – fringe of Young Lands.

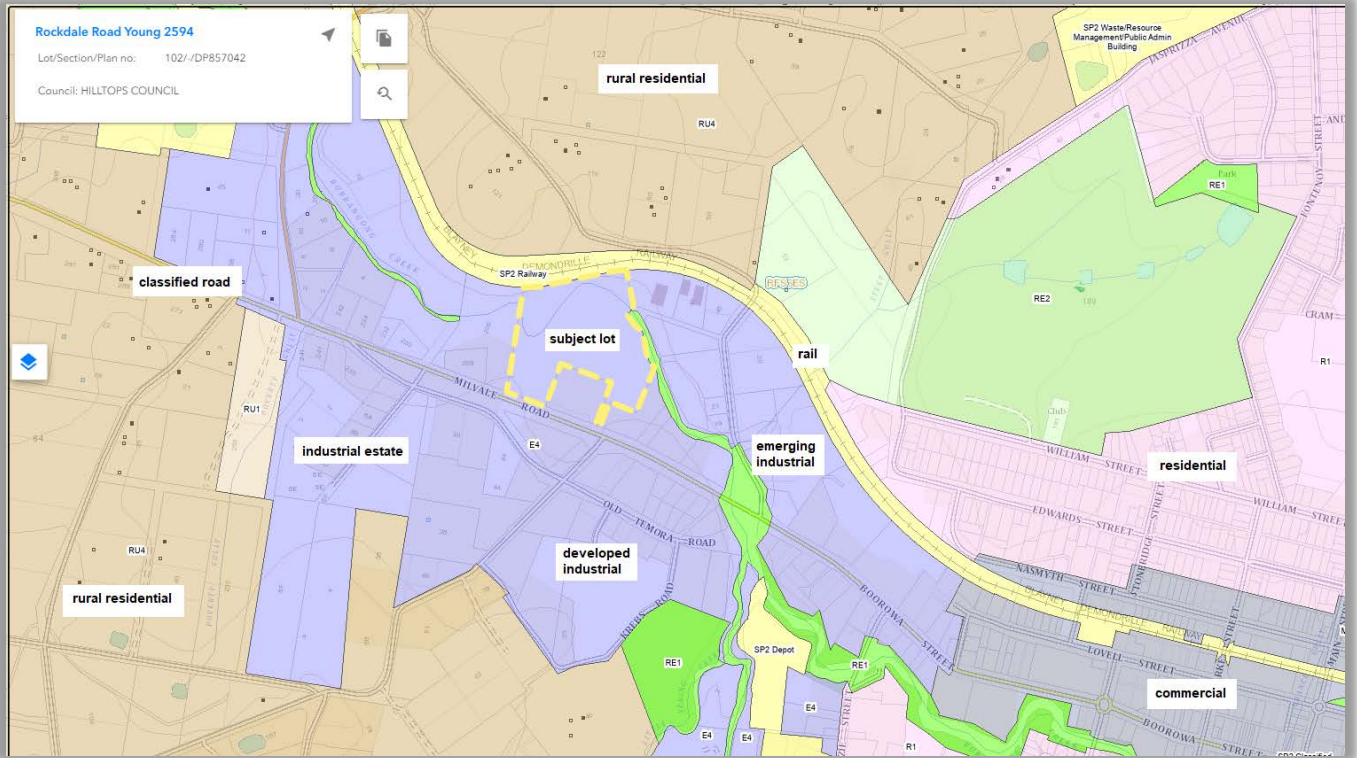
Since Mrs Rowan's passing her land is being slowly divested and developed with this larger allotment being central to the holding. To Milvale Rd frontages there are known industrial developments of age and standing (Seed Tech, South West Tractors, Optimum Silos, Reveg Services).

To the East is Dunn's Auto Electrics, Integrity Metal Solutions and Kennards Fabric Warehouse. To the North and NorthEast is Allied Grain Silo's, Crutcher Industrial Estate under development and other Rowan allotments under offer.

To the south across Milvale Rd are Carruthers Tractors & Machinery, Ag support yards, Wal's Motor Garage, Causes Earthmoving, MBS Building Supplies and the Stephens Road Estate as well as the very established Old Temora Rd area.



Aerial analysis of locality



Zone analysis of locality



View from site gate back to Town – established industrial area

B. The Proposed Development

The development proposed can best be summarised as;

- Gravelled levelled area for on-ground storage of steel and associated products
- Loading and unloading of product ready for production or sale – allied to Apollo Fabrications business at Telegraph Road – unable to utilise yard adjacent that site presently

The proposal would involve the possibility of up to 10 – 15 truck movements per week to the site, being to deliver steel from suppliers, or deliver part/finished jobs until market required, or to ferry steel top the plant to work on across town. Storage would be in an orderly job lot arrangement or rows and alleys so that clear catalogue of stock was known and order kept. Turnover and turnaround of product does not warrant covered storage at this time.

The type of businesses

Storage – outside on a broad gravelled deck, external and uncovered in an orderly manner.

The number of staff and expected number of customers

At best on site would be one (1) truck driver and potentially one Manitou/forklift operator if not on the sully truck with hiab style crane. They would be on site for max 30 minutes at a time to load or unload desired product to a semi trailer or other rigid work vehicle.

The hours of trade

It is expected that the businesses will operate within the outside range of

Mon to Friday	-	7.00am to 6.00pm
Saturdays	-	7.00am to 4.00pm
Sundays/P Hols	-	no trade (visit/use site in emergency)

Occasional movements outside these hours dependent on job lot delivery on contract.

The plant machinery and production processes and noise control

All activities and machinery operated would need to be noise rated, so as to not cause amenity loss during business or after hours. Staff are skilled in loading, unloading, set down and pick up etc and it is not expected that this would involve noise to any great extent. EPA Industrial Noise Policy would apply as within an industrial estate yet residential receptors (at closest) some 250m+ away.

Does your proposal require?

- | | | |
|---|--|----|
| - | An Integrated Development application? | No |
| - | Concurrence or referral to another state authority? | No |
| - | Assessment under the Threatened Species Legislation? | No |

NO Construction is proposed. The former farmed and disturbed lands have been scraped, stockpiled top soil for later restoration or site improvements, and gravel sealed across approx. 1.3ha of site (see photos above and within). Sedimentation and erosion control has been utilised and regrowth to edge margins already occurring.

Describe the extent of any demolition proposed:

No demolition required – area on site is vacant.

Describe the parking, loading and access provisions included as part of the proposal

(include details such as frequency of truck movements and size of vehicles

Sought directly from Directors of Apollo -

- **What are we storing** - Industrial storage specifically steel items including loaded and unloaded trailers and trucks - max 10 – 15 trailers / trucks
- **when will we go to site** - mostly during normal working hours 7am to 6pm although from time to time trucks will leave and or return from the site overnight - occasionally truck may need to be loaded or unloaded overnight also
- **what sized vehicles** - Max simi trailer - I doubt a B double will ever be required
- **what is being stored** - Industrial storage specifically steel items including loaded and unloaded trailers and trucks - max 10 to 15 per week
- **hours of use** - mostly during normal working hours 7am to 6pm although from time to time trucks will leave and or return from the site overnight - occasionally trucks may need to be loaded or unloaded overnight also
- **standard of turning areas** - there will be ample room for turning on the site for trucks meaning a drive in and drive out scenario see attached
- **site security** - the site is already secure with and farm fence and lockable gate
- **any enhancements** - as discussed the site is already enhanced with the topsoil and grass etc being removed and granite compacted base 50/ 100mm installed for all weather access including the driveway
- **any matter you think important in day to day operations of the site or stuff neighbours might notice about how you use the site.** - this site will be used for a overflow option for Apollo fabrication including a location for loaded and unloaded trucks - the use will be minimal (overall - some busy periods obviously} but I would say 10 to 15 movement (truck) per week overall

Describe how your proposal addresses the needs of people with walking difficulties or sensory impairments, wheelchair users and people with young children including parking, access and toilet facilities.

No structures proposed – site only worked by heavy vehicle operator/s

If any trees are to be removed, or impacted upon, describe the trees (species if known and (approximate height):

No tree removal required – vacant site presently.

If any earthwork is proposed (including excavation or fill) describe same.

Primarily only scalping for site and 100mm levelled and compacted gravel for site storage area only. Top soil retained, sed/erosion measures in place and to be maintained.

C. 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 will be no native tree to be removed, there are no threatened ecological communities on the site of the shed, 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 in that the development is NOT on mapped lands but despite exceeding the gross maximum 0.5ha threshold for this allotment, were it native vegetation, however it is not. The land is within an Industrial zone in an exempt urban setting so does not qualify (is exempted) under the Biodiversity Conservation Act as the lands in question are not on LLS affected NVR Mapped areas – see Appendix.*
- *The matter was referred to an environmental lawyer for interpretation whom is familiar with the site and the following response was received;*

Under section 6.3 of the Biodiversity Conservation Act 2016 (BC Act) an assessment and offset under the biodiversity scheme is triggered if there are actions that will impact the clearing of native vegetation or loss of habitat OR if an impact listed in the Biodiversity Conservation Regulation 2017 (BC Reg) (see clause 6.1) arises. We are of the view that section 6.3 of the BC Act is not triggered.

Clause 7.2 of the BC Reg relates to the clearing of land that exceeds certain thresholds. The BMAT initially prepared by your town planner erroneously states that around 13,771m² of native vegetation will be cleared. As this exceeds the area clearing threshold of 5,000m² this generated a 'trigger' for a BDAR under the BC Act. As there is only minor clearing taking place (limited to grass clearing) vastly under 5,000m² then clause 7.2 of the BC Reg also does not trigger an assessment and offset under the biodiversity scheme.

Clause 7.3 of the BC Reg relates to clearing on land within the Biodiversity Values Map. The Rockdale Road site is not on the Biodiversity Values Map and accordingly clause 7.3 of the BC Reg also does not trigger an assessment and offset under the biodiversity scheme.

- *The site has been urbanised and heavily worked as both industrial ancillary lands and even farmed by past owners so chances of native vegetation on this site are minimal.*
- *the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)] – exemption mapping in appendices.*

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. No works are or have been within 40 metres of a watercourse.

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) **clearing area threshold exceeded - urban disturbed lands and mapped outside of NR area so exempted & ok**
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) **not mapped land so OK**
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) **was not exempt nor was complying route taken**
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) **not applicable**
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) **not applicable**
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) **not applicable**
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) **not applicable**
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) **not applicable**
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) **no impact**
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022) **not applicable**
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) **not applicable**
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002) **not applicable**

LOCAL ENVIRONMENTAL PLAN

The Hilltops Local Environmental Plan 2022 (HLEP) and Young Development Control Plan 2011 (YDCP) provide the key local planning controls for development within the Shire of Hilltops. It is necessary for each application to consider the relevant controls within these documents to enable Council to complete its assessment of your application.

Hilltops Local Environmental Plan 2022

What is the zoning of your land: E4 – General Industrial

Does your proposal satisfy the zone objectives: Yes

Zone E4 General Industrial	
1 Objectives of zone	
• To provide a range of industrial, warehouse, logistics and related land uses.	Consistent – available site space for storage/ancillary uses
• To ensure the efficient and viable use of land for industrial uses.	Consistent – appropriate siting and use of land until buildings or industry proposed
• To minimise any adverse effect of industry on other land uses.	Consistent – complimentary to uses in Town – working complimentary with owners other business
• To encourage employment opportunities.	Consistent – available for new or upsizing businesses
• To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.	N/A – uses per land use table in LEP being planned for
• To provide fully serviced industrial lots linked to town water and sewer networks.	Consistent – serviced

Is your development permissible within the zone? : **Yes –**

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Note— General industries are a type of industry—see the definition of that term in this Dictionary

industry means any of the following—

(a) general industry,

(b) heavy industry,

(c) light industry,

but does not include—

(d) rural industry, or

(e) extractive industry, or

(f) mining.

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To provide fully serviced industrial lots linked to town water and sewer networks.

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Roads; Rural supplies; School-based child care; Shops; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations; Home occupations (sex services); Marinas; Mooring pens; Moorings; Registered clubs; Residential accommodation; Tourist and visitor accommodation; Water recreation structures

The LEP Compliance Table below provides a summary of the relevant standards.

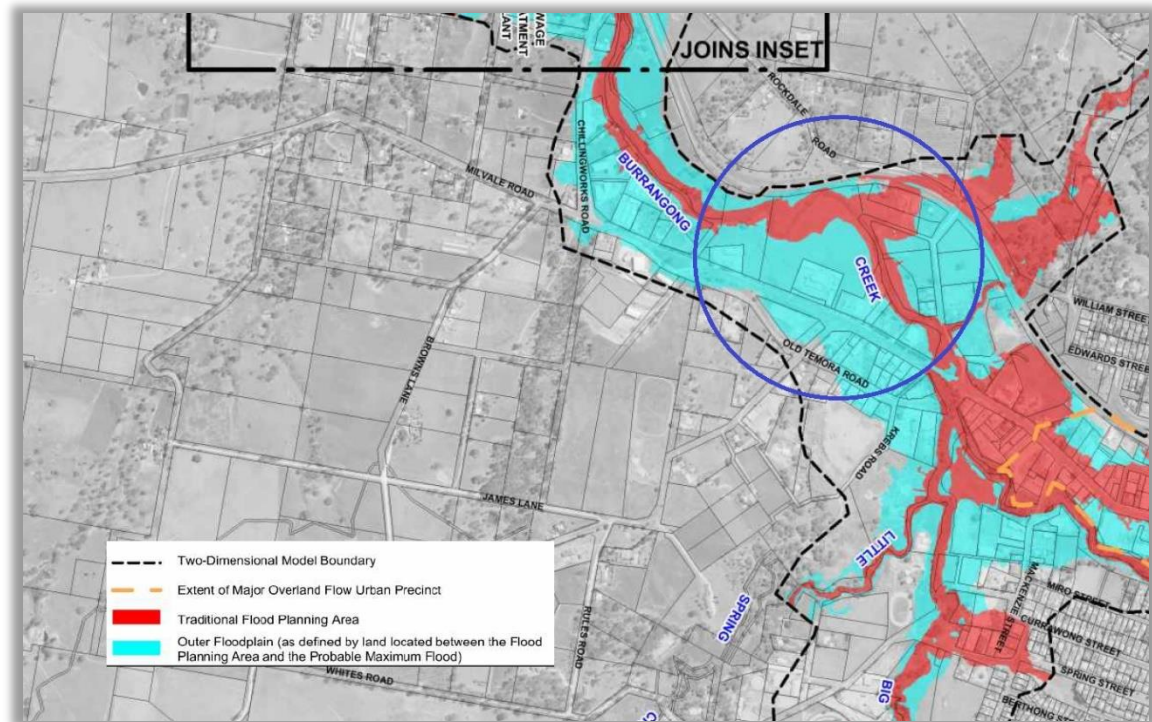
Clause	Complies	Comments
1.2 Aims of plan	Yes	<p>The development is consistent with the following aims of the LEP:</p> <p>(a) to advance the environmental, economic and social goals of Hilltops,</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <p>(i) the rural lifestyle and liveability of Hilltops communities,</p> <p>(ii) connected, safe and accessible communities,</p> <p>(iii) diverse and affordable housing options,</p> <p>(iv) timely and efficient provision of infrastructure,</p> <p>(v) sustainable building design and energy efficiency,</p> <p>(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—</p> <p>(i) social infrastructure that is appropriately planned and located in response to demand and demographic change,</p> <p>(ii) the protection and enhancement of cultural heritage values,</p> <p>(iii) land management practices that support sustainable outcomes, including water efficiency,</p> <p>(iv) the siting and arrangement of land uses for development in response to climate change,</p> <p>(v) the planning of development to manage emissions,</p> <p>(vi) planning decisions that recognise the basic needs and expectations of diverse community members,</p> <p>(d) to facilitate a strong and diverse economy by providing a range of services and opportunities for residents and investors, including by providing for the following—</p> <p>(i) the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time,</p> <p>(ii) accessibility to expand markets for economic activity,</p> <p>(iii) economic activity, value adding opportunities and job creation,</p>

Clause	Complies	Comments
		<p>(iv) long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact,</p> <p>(v) major infrastructure projects,</p> <p>(vi) innovative renewable energy projects,</p> <p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <p>(i) the avoidance of further development in areas with a high exposure to natural hazards,</p> <p>(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,</p> <p>(iii) the retention and protection of remnant vegetation,</p> <p>(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,</p> <p>(v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality,</p> <p>(vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems</p> <p>The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.</p>
1.4 Definitions	N/A	The proposed development is defined as a <i>general industrial</i> , as defined above. Note: As no building is proposed this is moreover a land use DA
1.9A Suspension of covenants, agreements and instruments	Yes	No restrictions as to user / covenants apply to the site. There is only a note about minerals etc
2.2 Zoning	N/A	The site is zoned E4 General Industrial
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	No lot size min in LEP industrial uses
4.1A Dual Occupancy Lot sizes	Complies	n/a
4.2A Dwellings in RU1, RU4 & C3	Lot sizes	n/a
4.6 Exceptions to development standards	N/A	Development types are permissible so no variation sought
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	Not subdividing further

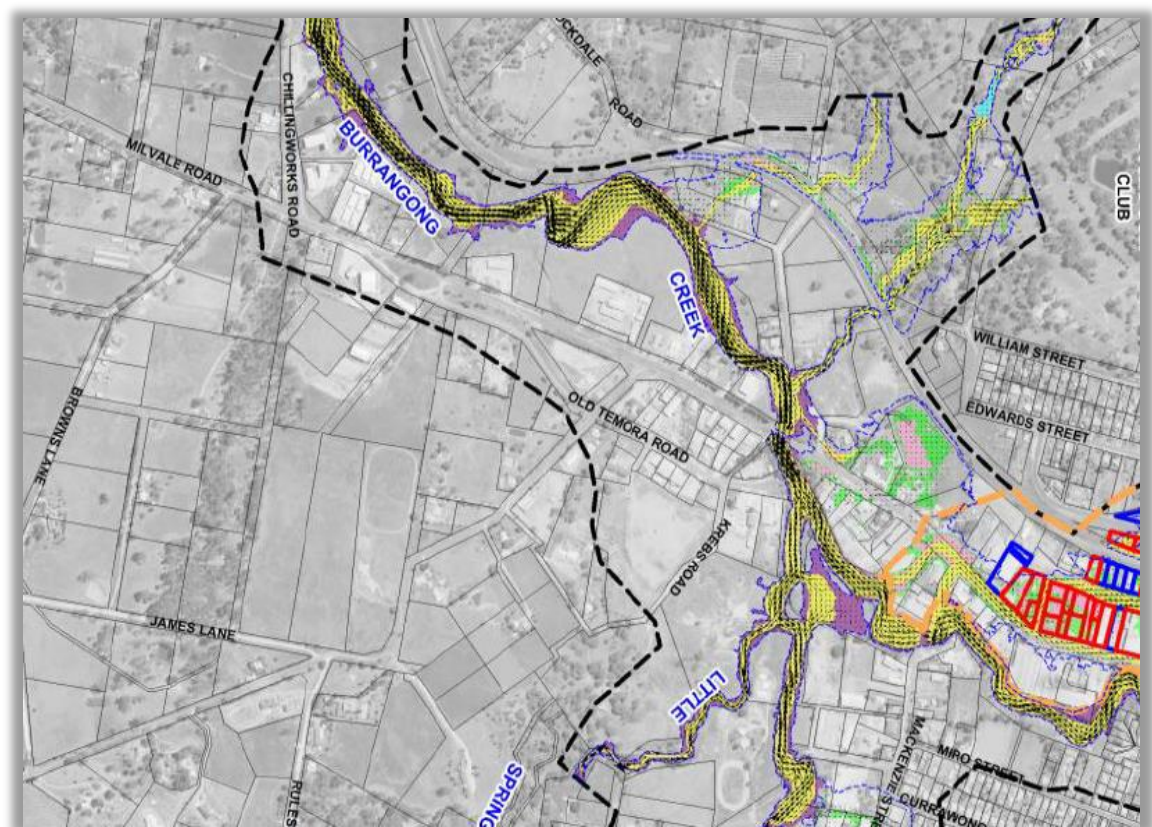
Clause	Complies	Comments
6.1 Earthworks	N/A	No extensive earthworks
6.2 Essential Services	Work reqd to comply	Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, available to site – meter connected but use not required (b) the supply of electricity, available to site – services across land yet power not required nor impacted (c) the disposal and management of sewage, available to site – not required (d) stormwater drainage or on-site conservation, see site design and controls in place (e) suitable road access – existing street access to site utilised
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	Yes	Not mapped as affected
6.6 Salinity	N/A	Not mapped as affected
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Does not exist
Schedule 1 – Item 4 Additional Permitted Uses	N/A	Not relevant this site

Flood Planning

The land is marked as being outside the immediate Flood Planning Area and in Flood Storage.



Flood Planning Level Map (Lyll Flood Study/Policy – Vol 2 Fig 1.1 Sheet 1 of 2)



Flood Storage at best – utilised area
Note – no buildings

Flood Plan Policy Vol 1 Annexure 2.2 Applies yet little or no controls where a building not being proposed.
 Heavy item storage only – at least 2 escape points to Milvale Rd exist.

Young Development Control Plan 2011 (YDCP)

The Compliance Table below provides a summary of the relevant controls. Please refer to the YDCP if you require clarification of the control. +

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
Food Premises – Additional Provisions These controls apply to a food premises in any zone.		
	Where a kiosk is proposed in conjunction with an industry the following controls apply: <ul style="list-style-type: none"> • Food preparation and storage to enable easy cleaning; • Food premises should comply with the Australian Standard for Food Premises (AS 4674); • Provide customer sanitary facilities as per BCA; • Comply with Council's Trade waste Policy. 	No kiosk or food preparation anticipated
Heritage Conservation Area Provisions These controls apply to a development in any zone affected by a heritage item or conservation zone.		
	Any development of a heritage item should be in accordance with the guidelines from the Heritage Office: Design in Context: Guidelines for infill development in Historic Environment.	No heritage item on the property and premises not identified in SHR, SHI or LEP
	Provide a heritage impact statement for development adjacent to a heritage item.	n/a
Enterprise Corridor (B6) and Business Park (B7) Zones – Additional Provisions - These controls apply to industrial development in (B6) and (B7) zones.		
	<ul style="list-style-type: none"> • Site signage (other than on a building) to be consolidated into a single pylon sign contained within the site; • Avoid direct access from the Olympic Highway; • Access and egress to the site to be in a forward direction; • Access, parking and signage to comply with RTA standards (referral to RTA required); • Any façades visible from the Olympic Highway to be constructed of brick, decorative masonry, glass or other quality materials; 	Not B6 or B7 zone

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> Maximum floor space ratio (FSR) of 0.5:1; Parking to be available which is visible from the street frontage Including in front of the building; Existing canopy trees to be protected and incorporated into site landscaping; Landscaping to be provided over at least 50% of land between the building and the Olympic Highway including canopy trees; Buildings to be set back at least 15m from the Olympic Highway street frontage and 5m from any side boundary; 	
Industrial Development - These controls apply to industrial development in any zone.		
Servicing	<ul style="list-style-type: none"> All industrial allotments to be serviced by underground electricity, water, sewer and telecommunications in accordance with the relevant authorities' requirements and relevant Australian Standards; Development to provide a rainwater tank to amenities; Separate occupancies to have separate sanitary and stormwater drainage lines; Developments comply with Council's trade waste policy. 	<p>Available to site yet not required this development.</p> <p>No building proposed</p> <p>No building proposed</p> <p>No discharge likely</p>
Access and Parking	<ul style="list-style-type: none"> Access aisles, manoeuvring areas and parking should be in accordance with Council's <u>Engineering Guidelines for Subdivision and Development</u>; 	Only delivery or loading vehicle at site. Large open site regardless

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> Access driveways within the road reserve to be constructed of concrete; Kerb and guttering and footpath to be provided to all road frontages of the development, Customer and visitor parking to be clearly signed and is located at the front of the development, towards the primary street frontage. Vehicle access and egress is to be in a forward direction. Appropriate separation is provided between customers / visitors and the operational areas of the site. A clearly identified point of customer/visitor entry is provided; 	<p>Existing long standing site access – upgrade not required</p> <p>Only accessway to street adjacent used area</p> <p>No customers</p> <p>Complies</p> <p>No customers to site</p> <p>N/A</p>
Setbacks	<ul style="list-style-type: none"> Minimum front setback of 15 m (from a classified road frontage) and a setback of at least 6 m is provided from any other road; Minimum setback to rear boundary of at least 5 m (unless the building is constructed to the boundary); 	<p>No building</p> <p>No building – use of site set back 50m plus from front of site</p>
Buffers	<p>Buildings adjoining non-industrial development:</p> <ul style="list-style-type: none"> To be set back a minimum of 10 m from the property boundary; Do not have a wall height exceeding 8m; Do not produce any additional overshadowing of the adjoining property between the hours of 9am-3pm on the 21st June. 	<p>The nearest non industrial development (different zone) is 250+m away.</p> <p>No impact expected as only load or unload which closer businesses to the receptor already do</p>

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
Noise and Vibration	<ul style="list-style-type: none"> • Building design and machinery to minimise any noise emissions; • If possible, locate machinery within buildings or other acoustic treatment structures; • Openings to the building which are usually open during operations should be directed away from sensitive receivers such as residential housing; • Building design and machinery installation to prevent vibration transmission to adjoining properties or public areas; • The operating noise level of plant and equipment should not exceed 5dBA above the background noise level when measured from the property boundary. 	<p>Load/unload of single truck at max 30min intervals = n/a</p> <p>Open site well setback from receptors</p> <p>No building</p> <p>No building</p> <p>Roadworthy machinery use only</p>
General Design	<ul style="list-style-type: none"> • The majority of offices and/or customer areas and/or staff facilities to be located to address the primary road frontage and to be located in a part of the building that does not exceed one storey in height. 	No buildings
Façade Treatment	<ul style="list-style-type: none"> • The front façade of the building to be constructed from: <ul style="list-style-type: none"> - face brick or decorative masonry block; or - timber panelling, pre-coloured metal cladding, and glazing in conjunction with at least 30% of brick or masonry block. 	<p>No buildings</p> <p>Organised, orderly, and well laid out site proposed</p>
Landscaping and Fencing	<ul style="list-style-type: none"> • Landscaping to be selected from schedule of tree species. <u>Refer to Appendix G of this DCP;</u> • Landscaping to be provided to the primary street frontage(s) and to occupy 20% of the front building setback; 	<p>Not considered necessary</p> <p>No structures to mask.</p> <p>Fencing will be unchanged – secure</p>

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> Vegetation to be planted should be a mixture of semi-mature species and seedlings/tube stock; Canopy trees to be provided on properties located on classified roads between the front boundary and the building line; Fencing to be of a uniform colour and material along all common boundaries; Solid fencing should be no more than 1.8m above the finished ground level; Maximum fence height of 2.4m Additional fencing, screen walls or screen vegetation to be provided to conceal unsightly areas from neighbour or public view; Fencing to a street or other public place is of open and durable construction. 	No tree removal
Signage:	<ul style="list-style-type: none"> Signage to be located to show business names but without detracting from the appearance of the area or causing issues for adjoining properties, road users, or others in the surrounding area. 	No signage
Village Development – Zone RU5 These controls apply to light industrial development in the RU5 zone.		
	<ul style="list-style-type: none"> Commercial or industrial uses to be constructed with pre-painted metal with unpainted metal type finishes avoided. All-weather parking areas to be provided; Where there is no sewer available, the development is to comply with Council's Policy with respect to the <u>On-Site Management of waste disposal</u>. Properties with an area of less than 1ha to provide geotechnical information showing the feasibility of on-site management; Where no reticulated water supply is available, roof areas and tanks to be provided. 	Not RU5

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
Car parking and Vehicle Access – these controls show the required parking rate for any industrial development		
Parking Rates	<u>Warehouse / Distribution Centre</u> – 1 space / 100m ² of gross leasable area <u>Office Premises</u> - 1 space / 50m ² of gross leasable area <u>Business Premises</u> – 1 space / 35m ² of gross leasable area <u>Industries</u> – 1 space / 2 staff employed or 1 space / 100m ² of gross leasable area	Parking not required – industrial storage
	<ul style="list-style-type: none"> • Car parking to be provided on the site of the development; • Vehicles enter and leave the site in a forward direction; • All parking spaces to be marked by lines or spaces; • The layout and dimensions of car parking areas are in accordance with <u>Figures 4.1 and 4.2 of this DCP</u>; • All car parking and internal road areas to be paved in bitumen seal coat, asphaltic or bituminous concrete, cement concrete, concrete paving blocks, or brick paving blocks; • Free and uninterrupted access to car parking areas is maintained at all times. 	N/A
General Provisions for Car Parking Areas – these controls apply to industrial premises required to provide a car parking area.		
	<ul style="list-style-type: none"> • Car parking areas to comply with Australian Standard AS2890; • Pedestrian access to within the car parking area to be separated from vehicular traffic; • Any blind aisles to be: less than 15m in length; a minimum of 6.5 metres wide; clear of all 	N/A

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
	<p>obstructions; and provided with a manoeuvring area at the blind end of the aisle.</p> <ul style="list-style-type: none"> • Separation of entry and exits points; • Entry to and exit from the site to be in a forward direction; • Holding areas have a maximum grade of 5% for a minimum distance of 6 metres behind the road boundary; • All car parking areas to be sealed, graded and drained; • The maximum acceptable grade for sloping parking (including access aisles) is 10%; • The minimum clear head room for undercover parking is 2.3 metre for passenger vehicles or 4.6 metres where other vehicles will access the parking area; • For required turning circle dimensions refer to <u>Appendix F of the YDCP</u>; • Where 15 or more spaces provided at least 30% of spaces to be shaded; • For driveway types and the design of access points refer to <u>Tables 4.2, 4.3 and 4.4 in the YDCP</u>. 	
Development Requiring Tree Removal or Lopping - These controls apply to commercial development in all zones other than RU1 and RU3.		
	<p>Designated trees should be protected and retained where possible.</p> <p>Designated trees are defined within Section 4.3.1 of the YDCP</p>	No tree removal proposed
	<ul style="list-style-type: none"> • Where a designated tree is removed it should be replaced by at least 2 trees local to the area of a similar size at maturity; 	Not applicable – see above.

Compliance Table for YDCP 2011		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> Work should not occur within the drip line of a retained tree unless an arborist report has been prepared. 	

D. Assessment of Likely Impacts of Development

Construction Impacts

Will your proposal impact upon any trees, or have any impact on the soil or site drainage patterns during construction?

Negligible impact – work exists and was generally unnoticed

If so, what measure will be taken to minimise that impact?

Levelling and gravelled area protected from a sed/erosion control perspective. Survey plans document same

General Accessibility

Will your proposal adequately provide easy access and useable areas for everyone in accordance with the Commonwealth Disability Discrimination Act 1991?

N/A – industrial storage area by ambulant truck and heavy plant operators – no buildings proposed

Privacy

Will your proposal result in the loss of visual or acoustic privacy to any neighbouring land use? ***No***

If so, what measure will be taken to minimise that loss? ***Not immediately adjacent adjoining development.***

Views

Will your proposal result in the loss of views to any neighbouring land use? ***No (building away from neighbours)***

Overshadowing

Will your proposal result in any additional overshadowing to a neighbouring land use? ***No***

Economic and Social Impacts

Will your proposal result in any social and economic impacts within the locality? ***Yes (positive) – additional commercial and industrial lands in use.***

Drainage

What are the proposed methods of disposing of stormwater from the site and are any new easements required?

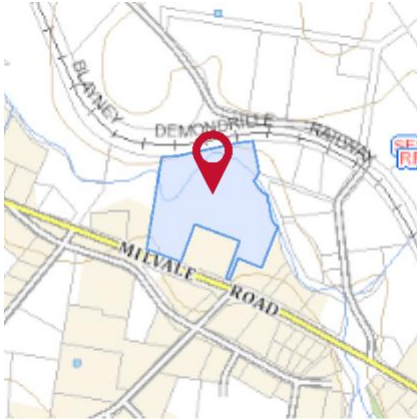
Stormwaters sed/erosion controlled.

NSW E-PLANNING SPATIAL PORTAL REPORT



Property Report

ROCKDALE ROAD YOUNG 2594



Property Details

Address: ROCKDALE ROAD YOUNG 2594
Lot/Section 102/-/DP857042
/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	E4 - General Industrial: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

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



Property Report

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

Other matters affecting the property

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

1.5 m Buffer around Classified Roads	Classified Road Adjacent
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 RESTRICTIONS



FOLIO: 102/857042

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
30/5/2024	12:37 PM	4	6/3/2023

LAND

LOT 102 IN DEPOSITED PLAN 857042
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP857042

FIRST SCHEDULE

JACKSON PROPERTY ASSETS PTY LIMITED (T AS905015)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 PROVISIONS OF S. 235A CROWN LANDS CONSOLIDATION ACT 1913 AS TO
BOUNDARIES TO RIVERS AND LAKES

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PLAN FORM 2
SIGNATURE AND SEALS ONLY.

Handwritten signature/initials

Crown Lands Office Approval

PLAN APPROVED
Land Officer
Paper No.
Field Book
Page

Council's Certificate

I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(c) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
have been complied with by the applicant in relation to the proposed "new road", "subdivision" or "consolidation" of the land.

Subdivision No.
Date
Signature: General Manager/Authorised Person
Council File No.

* This plan is a certificate to be delivered, when the application is only for a consolidated lot of the carrying of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Water Board Corporation Ltd.
† Details if applicable

SCHEDULE OF SHORT & CURVED BOUNDARIES

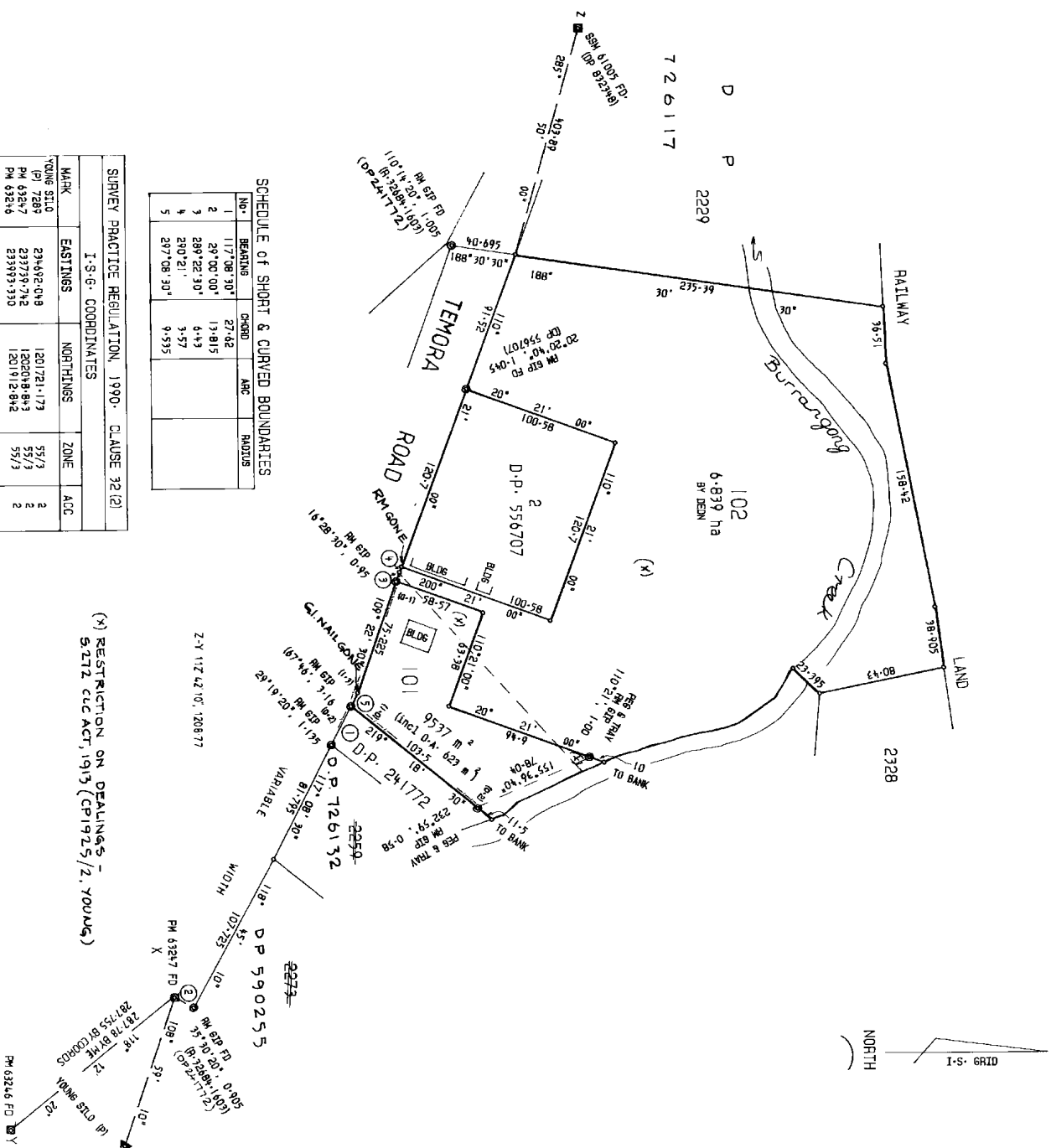
NO.	BEARING	CORNER	ARC	RADIUS
1	117°08'30"	27.42		
2	29°00'00"	13.815		
3	289°22'30"	4.43		
4	210°21'	3.57		
5	277°08'30"	9.555		

SURVEY PRACTICE REGULATION, 1990. CLAUSE 32(2)

I-S-G- COORDINATES

MARK	EASTINGS	NORTHINGS	ZONE	ACC
YOUNG STD				
IP 7285	234482.048	1201721.173	55/3	2
PM 33247	233735.742	1202048.843	55/3	2
PM 33246	233735.330	1201912.842	55/3	2

SOURCE: SURVEY CONTROL INFORMATION SYSTEM
DEPT. OF C.A.L.M. 22ND MARCH, 1995
COMBINED SCALE FACTOR 0.99992



(*) RESTRICTION ON DEALINGS -
S.172 C.L.C. ACT, 1915 (CP1925/2, YOUNG)

SURVEY REFERENCE: 8186

MPO

WARNING: CHEATING OR FOLDING WILL LEAD TO REJECTION

DP 857042

Registered: 18.3.1996
CA No 11/1995 OF 23.1.1996.

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: P2800 - 8

Land Plan: DP 556707

Land Plan: DP 601764

PLAN

OF SUBDIVISION OF
LOT 3 D.P. 556707,
& LOTS 4 & 5
D.P. 601764

Lengths are in metres. Reduction Ratio 1 : 2000

LGA: YOUNG

Locality: YOUNG

Parish: YOUNG

County: MONTEAGLE

This is sheet 1 of my plan (in accordance with the provisions of the Act)

WILLIAM JOHN CHAPMAN
of WOODSWORTH & CHAPMAN
P.O. BOX 338, YOUNG 2594
a Surveyor registered under the Surveyors Act 1908 and who has
in accordance with the Survey Practice Regulation 1990 and who
completed on 21st MARCH, 1995
Signed and sealed as a Surveyor
Official Seal of William John Chapman
Official Seal of Assistant Surveyor

IN REGARD TO LOT 101 ONLY

Plans used in preparation of survey/compensation:
DP 241772 M.4287.1780
DP 24341403 POSITION PLAN 100
DP 8144102 DP 854538
DP 832348
DP 556707

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

NEW SOUTH WALES LAND REGISTRY SERVICES

CENTRAL REGISTER OF RESTRICTIONS

INFOTRACK PTY LIMITED

APPLN NO: 2897180

ISSUED: 16/2/2023 6:10 PM

YOUR REFERENCE: 22378

PAGE 1

CERTIFICATE

REFERENCE: 102/857042

LGA: HILLTOPS

PARISH: YOUNG

COUNTY: MONTEAGLE

NO. OF AUTHORITIES INQUIRED OF: 1

THE FOLLOWING AUTHORITIES HAVE NO INTEREST IN THIS PROPERTY:

DEPARTMENT OF EDUCATION

NO PRESENT INTEREST IN THE ACQUISITION OF THE ABOVEMENTIONED LAND.

REGISTRAR GENERAL

***** END OF CERTIFICATE *****

APPLICANTS SHOULD SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE LAND DESCRIPTION (INCLUDING PARISH/COUNTY) RECORDED HEREON AGAINST WHICH THIS INQUIRY HAS BEEN UNDERTAKEN.

NEW SOUTH WALES LAND REGISTRY SERVICES

CENTRAL REGISTER OF RESTRICTIONS

INFOTRACK PTY LIMITED

APPLN NO: 2897179

ISSUED: 16/2/2023 6:10 PM

YOUR REFERENCE: 22378

PAGE 1

CERTIFICATE

REFERENCE: 102/857042

LGA: HILLTOPS

PARISH: YOUNG

COUNTY: MONTEAGLE

NO. OF AUTHORITIES INQUIRED OF: 1

THE FOLLOWING AUTHORITIES HAVE NO INTEREST IN THIS PROPERTY:

ESSENTIAL ENERGY

ESSENTIAL ENERGY HAS NO PRESENT PROPOSALS WHICH WILL GIVE RISE TO
ACQUIRING THE ABOVEMENTIONED LAND OR ACQUIRING A RIGHT OR INTEREST
IN THE ABOVE MENTIONED LAND.

REGISTRAR GENERAL

***** END OF CERTIFICATE *****

APPLICANTS SHOULD SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE LAND
DESCRIPTION (INCLUDING PARISH/COUNTY) RECORDED HEREON AGAINST WHICH THIS
INQUIRY HAS BEEN UNDERTAKEN.

NEW SOUTH WALES LAND REGISTRY SERVICES

CENTRAL REGISTER OF RESTRICTIONS

INFOTRACK PTY LIMITED

APPLN NO: 2897182

ISSUED: 16/2/2023 6:10 PM

YOUR REFERENCE: 22378

PAGE 1

CERTIFICATE

REFERENCE: 102/857042

LGA: HILLTOPS

PARISH: YOUNG

COUNTY: MONTEAGLE

NO. OF AUTHORITIES INQUIRED OF: 1

THE FOLLOWING AUTHORITIES HAVE NO INTEREST IN THIS PROPERTY:

JEMENA GAS NETWORKS (NSW) LTD

NOT AFFECTED BY COMPANY PIPELINES OR PROPOSALS UNDER THE PIPELINES
ACT, 1967.

REGISTRAR GENERAL

***** END OF CERTIFICATE *****

APPLICANTS SHOULD SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE LAND
DESCRIPTION (INCLUDING PARISH/COUNTY) RECORDED HEREON AGAINST WHICH THIS
INQUIRY HAS BEEN UNDERTAKEN.

From: PropertyInquiry@transport.nsw.gov.au [PropertyInquiry@transport.nsw.gov.au]
Sent: Tuesday, 21 February 2023 4:32 PM
To: Property Services Team
Subject: Inquiry No. WW10573-C, Your Ref: 22378

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Transport for NSW (Roads)

Property Information Certificate

Property Enquiry Ref.

TfNSW Enquiry No.	10573	Application Ref.	22378
OPIS No.	379982	CRR No.	2897184

TfNSW Response

As at the date of this response Transport for NSW (Roads)(formerly known as Roads and Maritime Services of New South Wales) has no proposal which currently requires any part of this Property.

Application Details

Source	INFOTRACK PTY LIMITED
Application Date	16-FEB-2023 18:10:18
Applicant	INFOTRACK
Email	ECERTIFICATES@INFOTRACK.COM.AU
Local Council	HILLTOPS
Parish/County	YOUNG / MONTEAGLE
Property Address	20 ROCKDALE RD YOUNG
Land Description	Lot 102 DP 857042

Notes:

INFRASTRUCTURE AND PLACE

CUSTOMER INTERFACE LAND INFORMATION SENIOR MANAGER

PO BOX 973 PARRAMATTA CBD NSW 2124

Ph:(02)9549 9901

Apply on-line at <https://myrta.com/opis/>

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NEW SOUTH WALES LAND REGISTRY SERVICES

CENTRAL REGISTER OF RESTRICTIONS

INFOTRACK PTY LIMITED

APPLN NO: 2897183

ISSUED: 16/2/2023 6:10 PM

YOUR REFERENCE: 22378

PAGE 1

CERTIFICATE

REFERENCE: 102/857042

LGA: HILLTOPS

PARISH: YOUNG

COUNTY: MONTEAGLE

NO. OF AUTHORITIES INQUIRED OF: 1

THE FOLLOWING AUTHORITIES HAVE NO INTEREST IN THIS PROPERTY:

NSW ELECTRICITY NETWORKS OPERATIONS PTY LIMITED TRADING AS TRANSGRID
TRANSGRID HAS NO RIGHT OR INTEREST IN THE LAND OR ANY TRANSGRID
BOARD APPROVED PROPOSAL WHICH WOULD AFFECT TITLE TO THE LAND.

REGISTRAR GENERAL

***** END OF CERTIFICATE *****

APPLICANTS SHOULD SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE LAND
DESCRIPTION (INCLUDING PARISH/COUNTY) RECORDED HEREON AGAINST WHICH THIS
INQUIRY HAS BEEN UNDERTAKEN.

NEW SOUTH WALES LAND REGISTRY SERVICES

CENTRAL REGISTER OF RESTRICTIONS

INFOTRACK PTY LIMITED

APPLN NO: 2897181

ISSUED: 16/2/2023 6:10 PM

YOUR REFERENCE: 22378

PAGE 1

CERTIFICATE

REFERENCE: 102/857042

LGA: HILLTOPS

PARISH: YOUNG

COUNTY: MONTEAGLE

NO. OF AUTHORITIES INQUIRED OF: 1

THE FOLLOWING AUTHORITIES HAVE NO INTEREST IN THIS PROPERTY:

TRANSPORT ASSET HOLDING ENTITY OF NEW SOUTH WALES
TRANSPORT ASSET HOLDING ENTITY HAS NO APPROVED PROPOSAL TO ACQUIRE
ANY RIGHT OR INTEREST IN THE SUBJECT PROPERTY.

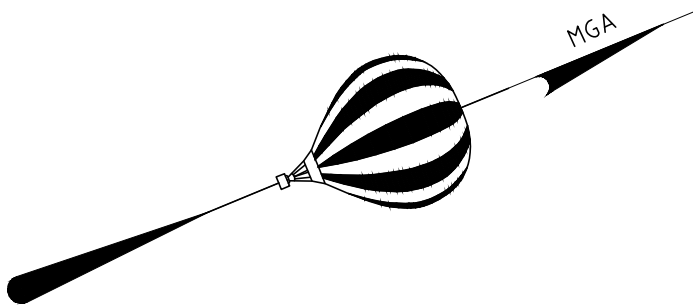
REGISTRAR GENERAL

***** END OF CERTIFICATE *****

APPLICANTS SHOULD SATISFY THEMSELVES AS TO THE CORRECTNESS OF THE LAND
DESCRIPTION (INCLUDING PARISH/COUNTY) RECORDED HEREON AGAINST WHICH THIS
INQUIRY HAS BEEN UNDERTAKEN.

APPENDIX # 3

SITE PLAN



FOR DA ONLY

EXISTING SITE
AERIAL IMAGERY
AND SITE CONTOURS

- NOTES:
- 1. ORTHOIMAGERY SOURCED FROM NEARMAP DATED 20/09/2022.
 - 2. BOUNDARIES SHOWN FROM SURVEY AND DIGITAL CADASTRE DATABASES.
 - 3. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. CONTOURS HAVE BEEN DERIVED FROM LIDAR ONLINE DATABASE ELVIS.
 - 4. CONTOUR INTERVAL 0.25m MINOR 1.0m MAJOR.




CONTACT BEFORE YOU DIG PRIOR TO COMMENCING ANY EXCAVATION WORKS


0	PLAN ISSUED TO CLIENT	9/05/2024	G.D	SURVEY/ARETE
No.	DESCRIPTION	DATE	NAME	DEPT./COMPANY
AMENDMENTS				

ARÊTESURVEY
SOLUTIONS

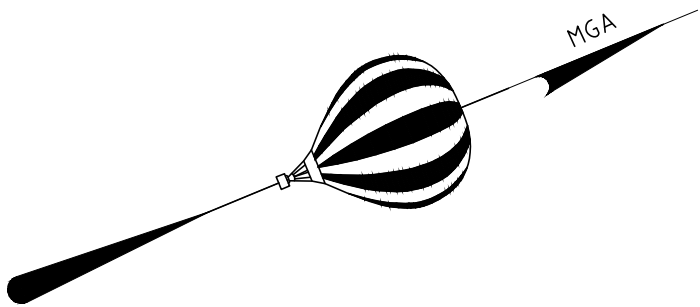
PO BOX 143
Canowindra NSW 2804
Australia
T 02 6344 1558
E enquiries@aretesurvey.com

DRAWN G. DOHERTY	SURVEYED C. JOHNSON
DATE 28/04/2024	DATE 04/04/2024
SCALES (A1)	SCALES (A3)
HORIZONTAL: 1:400	HORIZONTAL: 1:800
VERTICAL:	VERTICAL:
This drawing remains the property of ARETE and may not be used for any other purpose than for that which the drawing is supplied. It must not be copied, reproduced or disclosed to a third party without the written consent of ARETE.	


REGISTERED SURVEYOR
UNDER SURVEYING AND SPATIAL
INFORMATION ACT 2002 No. 83

CLIENT: 

PLAN OF PROPOSED DEVELOPMENT APPLICATION FOR LAYDOWN YARD WITHIN LOT 102 IN DP 857042 20 ROCKDALE ROAD, YOUNG NSW 2594 LGA: HILLTOPS				
FILE No. 24045	SHEET No. 1 OF 4 SHEETS	DRAWING No. 24045_DA_LAYDOWN	AMEND. 0	SHEET SIZE A1



FOR DA ONLY

PROPOSED GRANITE
PAD AND SITE
STORMWATER
MANAGEMENT

- LEGEND
- : SILT FENCE
 - : DIRT TABLE DRAIN

- NOTES:
1. ORTHOIMAGERY SOURCED FROM NEARMAP DATED 20/09/2022.
 2. BOUNDARIES SHOWN FROM SURVEY AND DIGITAL CADASTRE DATABASES.
 3. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. CONTOURS HAVE BEEN DERIVED FROM LIDAR ONLINE DATABASE ELVIS.
 4. CONTOUR INTERVAL 0.25m MINOR 1.0m MAJOR.



CONTACT BEFORE YOU DIG PRIOR TO COMMENCING ANY EXCAVATION WORKS

0	PLAN ISSUED TO CLIENT	9/05/2024	G.D	SURVEY/ARETE
No.	DESCRIPTION	DATE	NAME	DEPT/COMPANY
AMENDMENTS				

ARÊTESURVEY
SOLUTIONS

PO BOX 143
Canowindra NSW 2804
Australia
T 02 6344 1558
E enquiries@aretesurvey.com

DRAWN G. DOHERTY	SURVEYED C. JOHNSON
DATE 28/04/2024	DATE 04/04/2024
SCALES (A1)	SCALES (A3)
HORIZONTAL: 1:400	HORIZONTAL: 1:800
VERTICAL:	VERTICAL:
This drawing remains the property of ARETE and may not be used for any other purpose than for that which the drawing is supplied. It must not be copied, reproduced or disclosed to a third party without the written consent of ARETE.	

REGISTERED SURVEYOR
UNDER SURVEYING AND SPATIAL
INFORMATION ACT 2002 No. 83

CLIENT:

PLAN OF PROPOSED DEVELOPMENT APPLICATION FOR LAYDOWN YARD WITHIN LOT 102 IN DP 857042 20 ROCKDALE ROAD, YOUNG NSW 2594 LGA: HILLTOPS		FILE No. 24045	SHEET No. 2 OF 4 SHEETS	DRAWING No. 24045_DA_LAYDOWN	AMEND. 0	SHEET SIZE A1
--	--	-------------------	----------------------------	---------------------------------	-------------	---------------------



0	PLAN ISSUED TO CLIENT	9/05/2024	G.D	SURVEY/ARETE
No.	DESCRIPTION	DATE	NAME	DEPT/COMPANY
AMENDMENTS				

PO BOX 143
Canowindra NSW 2804
Australia

T 02 6344 1558
E enquiries@aretesurvey.com

DRAWN
G. DOHERTY

DATE 28/04/2024

SCALES (A1)
HORIZONTAL: 1:400
VERTICAL:

SURVEYED
C. JOHNSON

DATE 04/04/2024

SCALES (A3)
HORIZONTAL: 1:800
VERTICAL:

REGISTERED SURVEYOR
UNDER SURVEYING AND SPATIAL
INFORMATION ACT 2002 No. 83

CLIENT:

PLAN OF PROPOSED DEVELOPMENT APPLICATION FOR
LAYDOWN YARD WITHIN LOT 102 IN DP 857042
20 ROCKDALE ROAD, YOUNG NSW 2594
LGA: HILLTOPS

FILE No.	SHEET No.	DRAWING No.	AMEND.	SHEET SIZE
24045	3 OF 4 SHEETS	24045_DA_LAYDOWN	0	A1

SEDIMENT AND EROSION CONTROL MEASURE

SILT MANAGEMENT PROGRAM

PHASE	DESCRIPTION
ALL WORKS	SILT FENCES TO BE ERECTED ALONG TOE OF FILL BATTERS OR AS DIRECTED BY SUPERINTENDENT.
SEWER/WATER STORMWATER/SERVICES	EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH IN ORDER TO PROTECT PIPE WORK AND DIRECT SURFACE FLOW AWAY FROM EXCAVATIONS.
ROADWORKS	MEASURES ARE TO BE TAKEN TO PREVENT SILT INGRESS TO STORMWATER SYSTEM.
MAINTENANCE PERIOD	EROSION CONTROL MEASURES ARE TO BE INSPECTED AFTER MAJOR EVENTS (> 25mm). ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY.

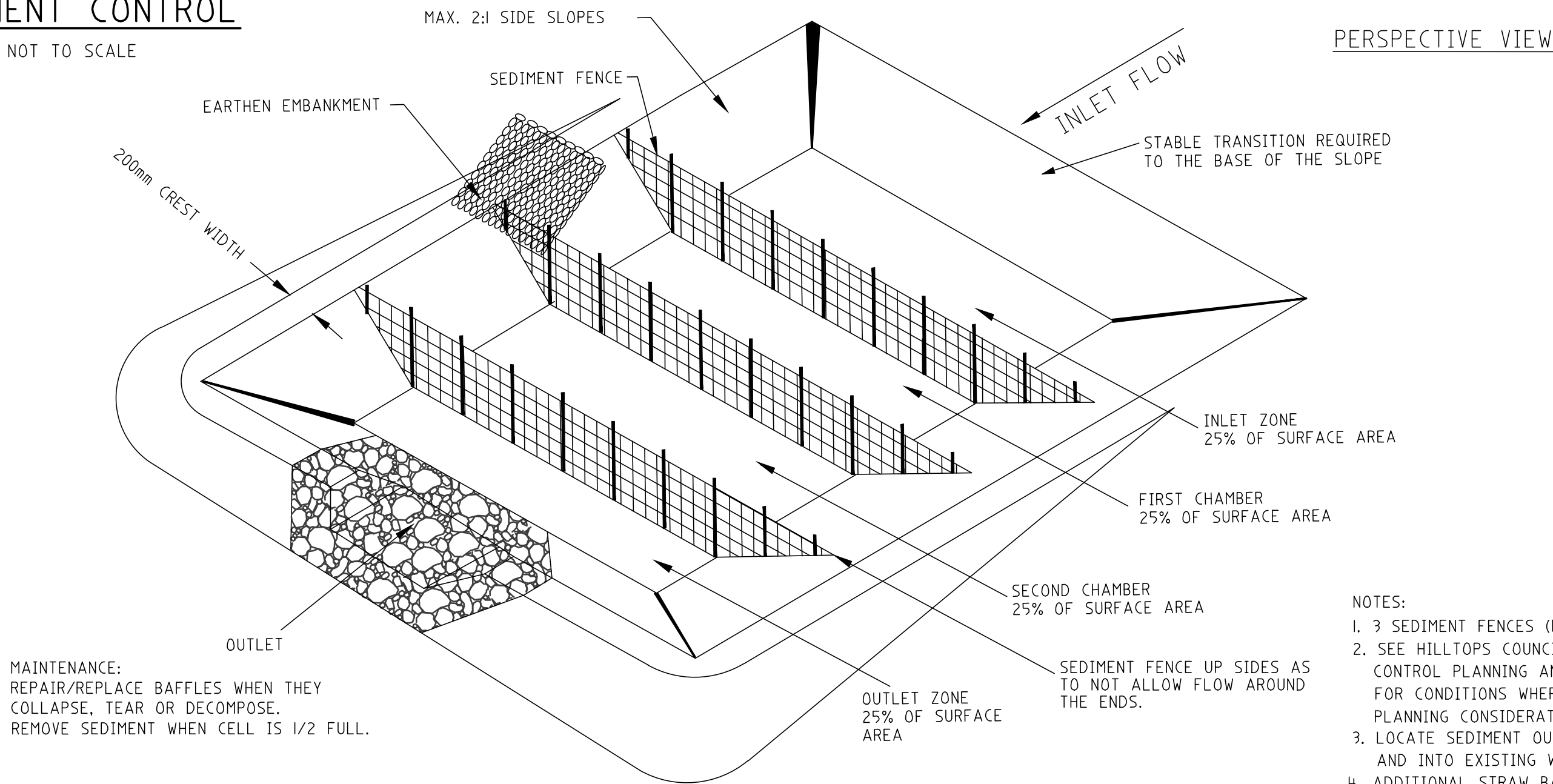
GENERAL NOTES

- THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD.
- ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPAIRED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%.
- ALL PERIMETER BANK/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
- THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE SUPERINTENDENT AND SHALL BE SEEDED, AS SPECIFIED, WITHIN SEVEN DAYS OF FINAL TRIMMING.
- EXTENT AND POSITION OF SILT FENCE CONTROL MEASURES TO BE DETERMINED ON SITE BY SUPERINTENDENT. MEASURES SHOWN ON THIS DRAWING ARE MINIMUM REQUIREMENTS ONLY.
- SCOUR PROTECTION AND SILT MANAGEMENT MEASURES TO BE PROVIDED AT STORMWATER OUTLET HEADWALLS.
- PROVISION TO BE MADE FOR DIRT/SAND REMOVAL FROM CONSTRUCTION VEHICLES PRIOR TO TRAVEL ON PUBLIC ROADS. METHOD TO BE APPROVED BY SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.
- ANY SILT OR SEDIMENT CAUSED BY THE MOVEMENT OF CONSTRUCTION TRAFFIC ON EXISTING ROADS IS TO BE REMOVED DAILY.
- THE APPLICANT SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PROCEDURES DURING CONSTRUCTION AND MAINTENANCE STAGES OF THE DEVELOPMENT AND SHALL TAKE ALL NECESSARY ACTIONS TO COMPLY WITH BEST PRACTICE EROSION AND SEDIMENT CONTROL: FOR BUILDING AND CONSTRUCTION SITES (ICEA)
- THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE DAILY REMOVAL OF SILT FOR THE DURATION OF THE CONSTRUCTION AND MAINTENANCE PERIOD, THAT HAS BEEN BLOWN, WASHED OR TRACKED FROM THE SITE ONTO COUNCIL ROADS OR INTO COUNCIL DRAINAGE SYSTEMS, WATERCOURSES AND ANY PRIVATE PROPERTY.
- THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE CONTROL OF DUST EMANTING FROM THE SITE AT ALL TIMES, INCLUDING ON WEEKENDS AND PUBLIC HOLIDAYS, FOR THE DURATION OF THE CONSTRUCTION AND MAINTENANCE PERIOD.
- ALL RUBBISH, WASTE MATERIALS, OILS AND FUELS ARE TO BE CONTAINED APPROPRIATLY. OIL AND FUEL SPILLS ARE NOT TO ENTER ANY DRAINAGE SYSTEM OR WATERCOURSE. THE CONTRACTOR IS TO ENSURE THAT NO SILT REACHES THE DOWNSTREAM WATER COURSE AND IS TO PROVIDE ADEQUATE PROTECTION TO PREVENT THIS OCCURRING. WHERE TOPSOIL STOCKPILES ARE TO REMAIN IN PLACE FOR A PERIOD OF MORE THAN 14 DAYS, THE STOCKPILE SHALL BE GRASSED WITH A SUITABLE QUICK STRIKING CEREAL GRASS. PROVIDE A DIVERSION DRAIN OR BUND ON THE UPHILL SIDE AND A SEDIMENT FENCE ON THE DOWNHILL SIDE OF ALL STOCKPILES.

FOR DA ONLY

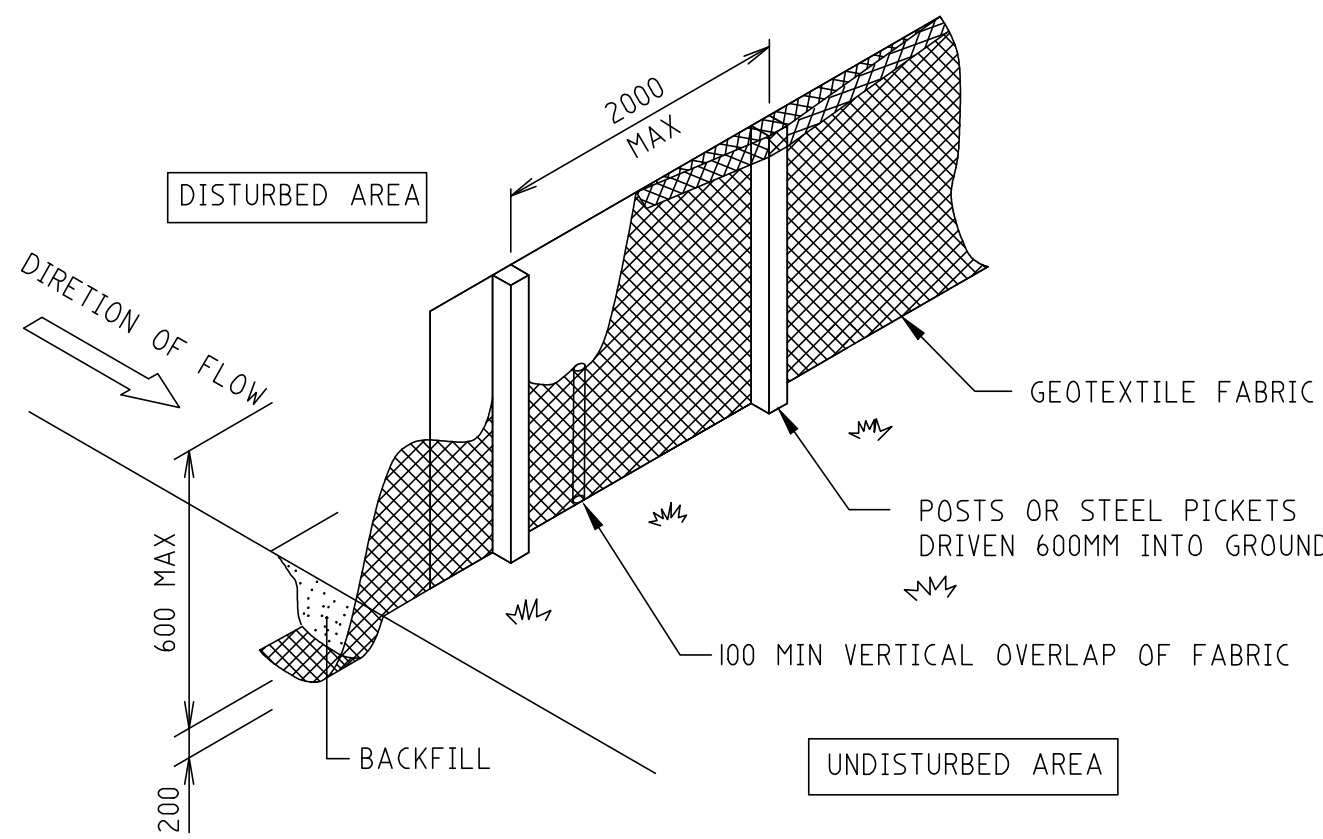
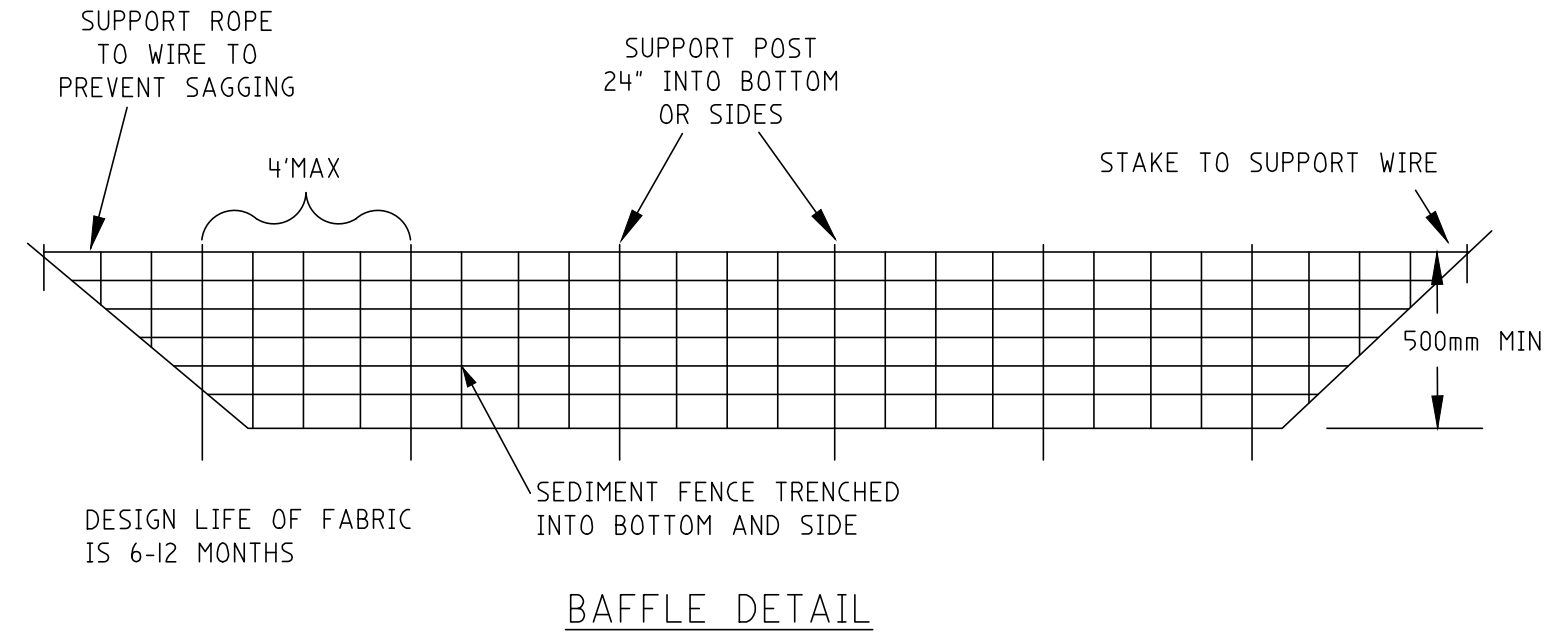
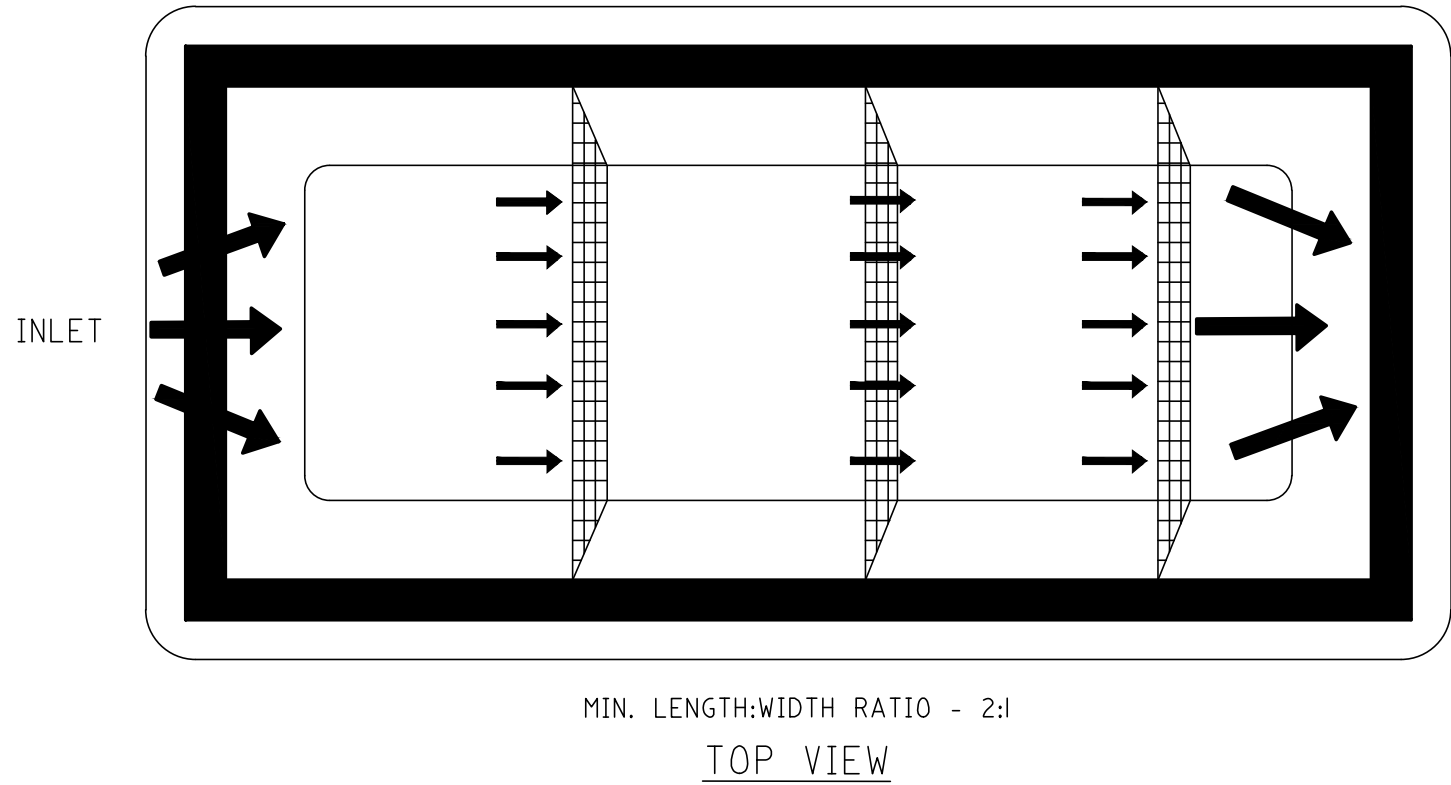
SEDIMENT CONTROL

NOT TO SCALE



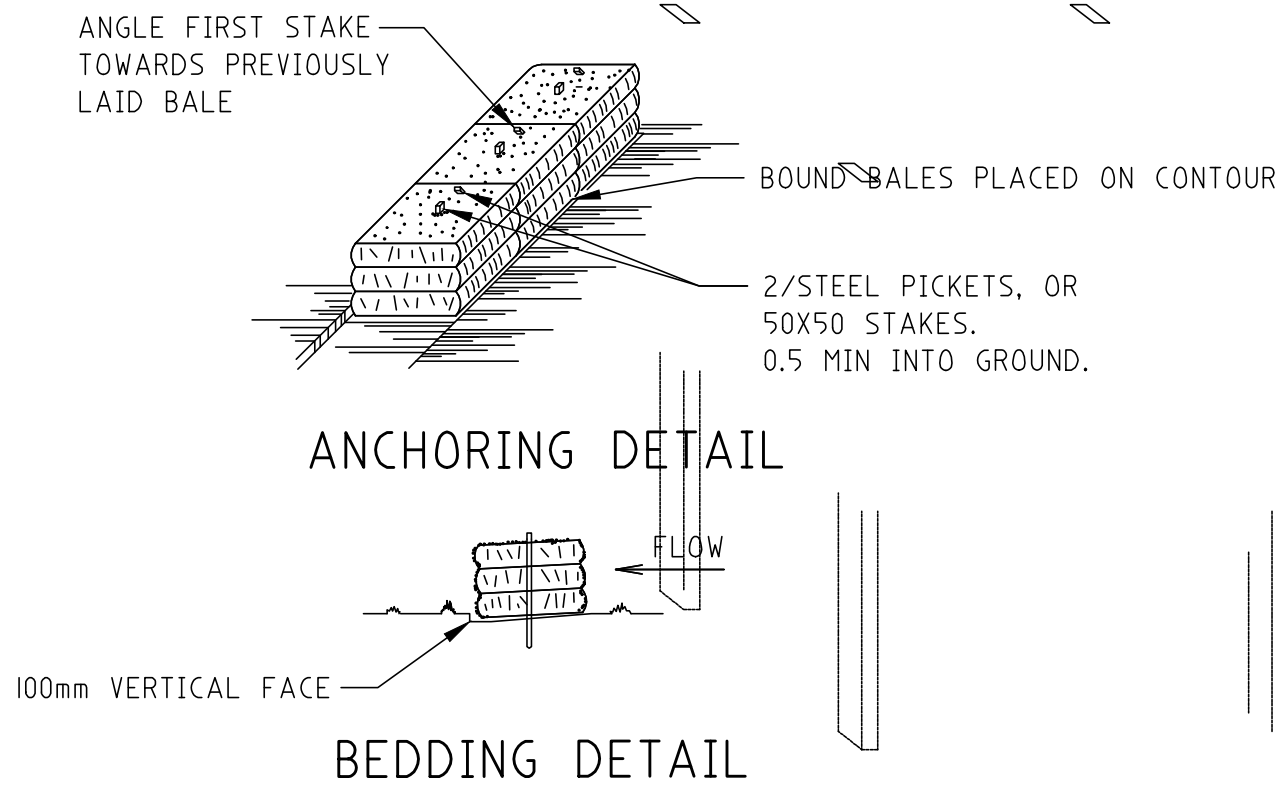
MAINTENANCE:
REPAIR/REPLACE BAFFLES WHEN THEY
COLLAPSE, TEAR OR DECOMPOSE.
REMOVE SEDIMENT WHEN CELL IS 1/2 FULL.

- NOTES:
- 3 SEDIMENT FENCES (MIN) BETWEEN INLET & OUTLET.
 - SEE HILLTOPS COUNCIL EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR CONDITIONS WHERE PRACTICE APPLIES: PLANNING CONSIDERATION & DESIGN CRITERIA.
 - LOCATE SEDIMENT OUTFLOW AWAY FROM ROADWAY AND INTO EXISTING WATER FLOW LINE
 - ADDITIONAL STRAW BALES TO BE PLACED AFTER OUTFLOW TO MINIMISE OUTFLOW SEDIMENT
 - AT COMPLETION OF WORKS SEDIMENT TRAP IS TO BE BE CONVERTED INTO ENERGY DISSIPATION PAD



SEDIMENT FENCE DETAIL

NOT TO SCALE



STRAW BALE BANK SEDIMENT CONTROL

NOT TO SCALE

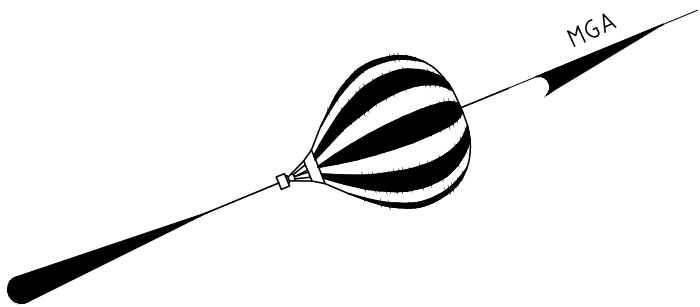
ARÊTESURVEYSOLUTIONS

PO BOX 143
Canowindra NSW 2804
Australia
T 02 6344 1558
E enquiries@aretesurvey.com

DRAWN G. DOHERTY
DATE 28/04/2024
SCALES (A1)
HORIZONTAL: 1:400
VERTICAL:
SHEETED C. JOHNSON
DATE 04/04/2024
SCALES (A3)
HORIZONTAL: 1:800
VERTICAL:
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REGISTERED SURVEYOR
UNDER SURVEYING AND SPATIAL
INFORMATION ACT 2002 No. 83
CLIENT: APOLLO FABRICATION GROUP PTY LTD

PLAN OF PROPOSED DEVELOPMENT APPLICATION FOR
LAYDOWN YARD WITHIN LOT 102 IN DP 857042
20 ROCKDALE ROAD, YOUNG NSW 2594
LGA: HILLTOPS
FILE No. 24045
SHEET No. 4 OF 4 SHEETS
DRAWING No. 24045_DA_LAYDOWN
AMEND. 0
SHEET SIZE A1



FOR DA ONLY

PROPOSED GRANITE
PAD AND SITE
STORMWATER
MANAGEMENT

- LEGEND
- : SILT FENCE
 - : DIRT TABLE DRAIN

- NOTES:
1. ORTHOIMAGERY SOURCED FROM NEARMAP DATED 20/09/2022.
 2. BOUNDARIES SHOWN FROM SURVEY AND DIGITAL CADASTRE DATABASES.
 3. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. CONTOURS HAVE BEEN DERIVED FROM LIDAR ONLINE DATABASE ELVIS.
 4. CONTOUR INTERVAL 0.25m MINOR 1.0m MAJOR.



Zero Damage - Zero Harm

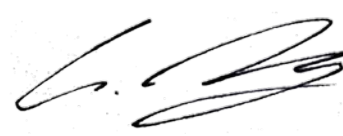
CONTACT BEFORE YOU DIG PRIOR TO COMMENCING ANY EXCAVATION WORKS

0	PLAN ISSUED TO CLIENT	9/05/2024	G.D	SURVEY/ARETE
No.	DESCRIPTION	DATE	NAME	DEPT/COMPANY
AMENDMENTS				


ARÊTESURVEYSOLUTIONS

PO BOX 143
Canowindra NSW 2804
Australia
T 02 6344 1558
E enquiries@aretesurvey.com

DRAWN G. DOHERTY	SURVEYED C. JOHNSON
DATE 28/04/2024	DATE 04/04/2024
SCALES (A1)	SCALES (A3)
HORIZONTAL: 1:400	HORIZONTAL: 1:800
VERTICAL:	VERTICAL:
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REGISTERED SURVEYOR
UNDER SURVEYING AND SPATIAL
INFORMATION ACT 2002 No. 83

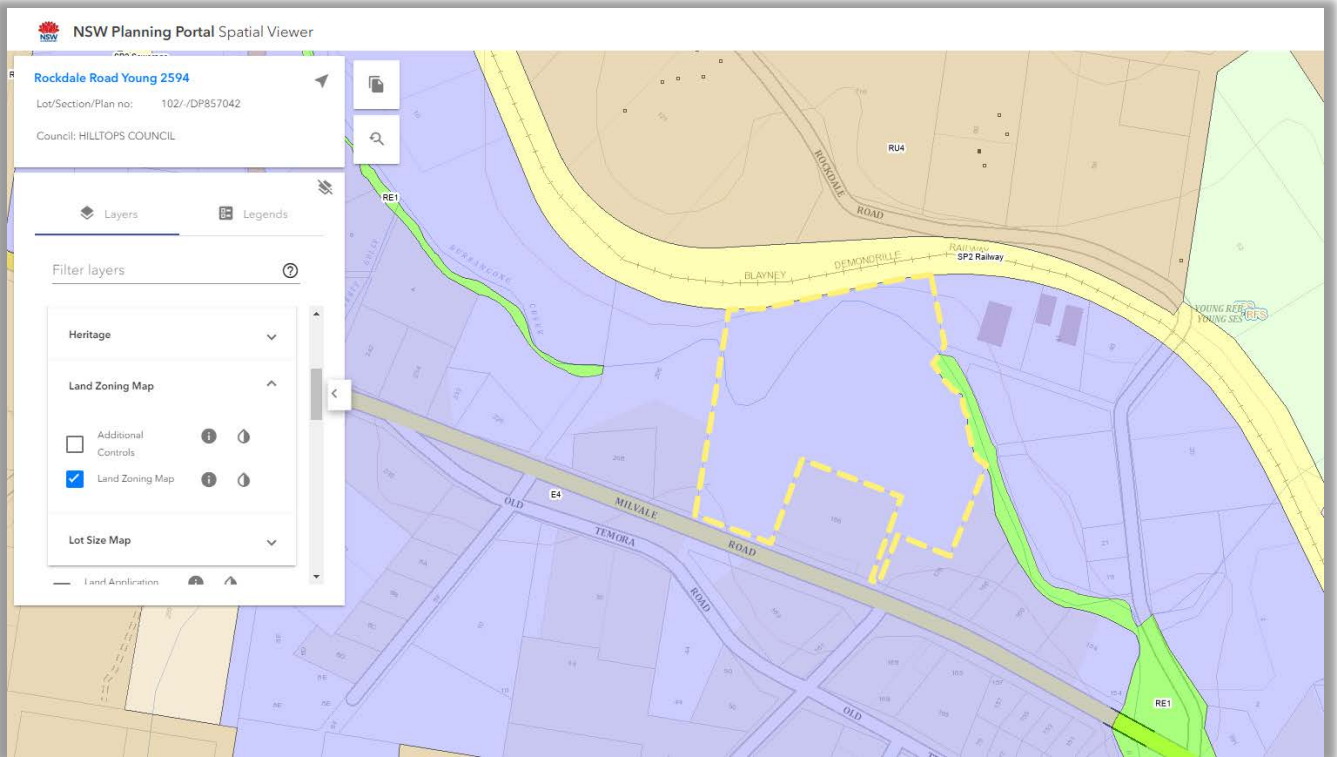
CLIENT: 

PLAN OF PROPOSED DEVELOPMENT APPLICATION FOR LAYDOWN YARD WITHIN LOT 102 IN DP 857042 20 ROCKDALE ROAD, YOUNG NSW 2594 LGA: HILLTOPS				
FILE No. 24045	SHEET No. 2 OF 4 SHEETS	DRAWING No. 24045_DA_LAYDOWN	AMEND. 0	SHEET SIZE A1

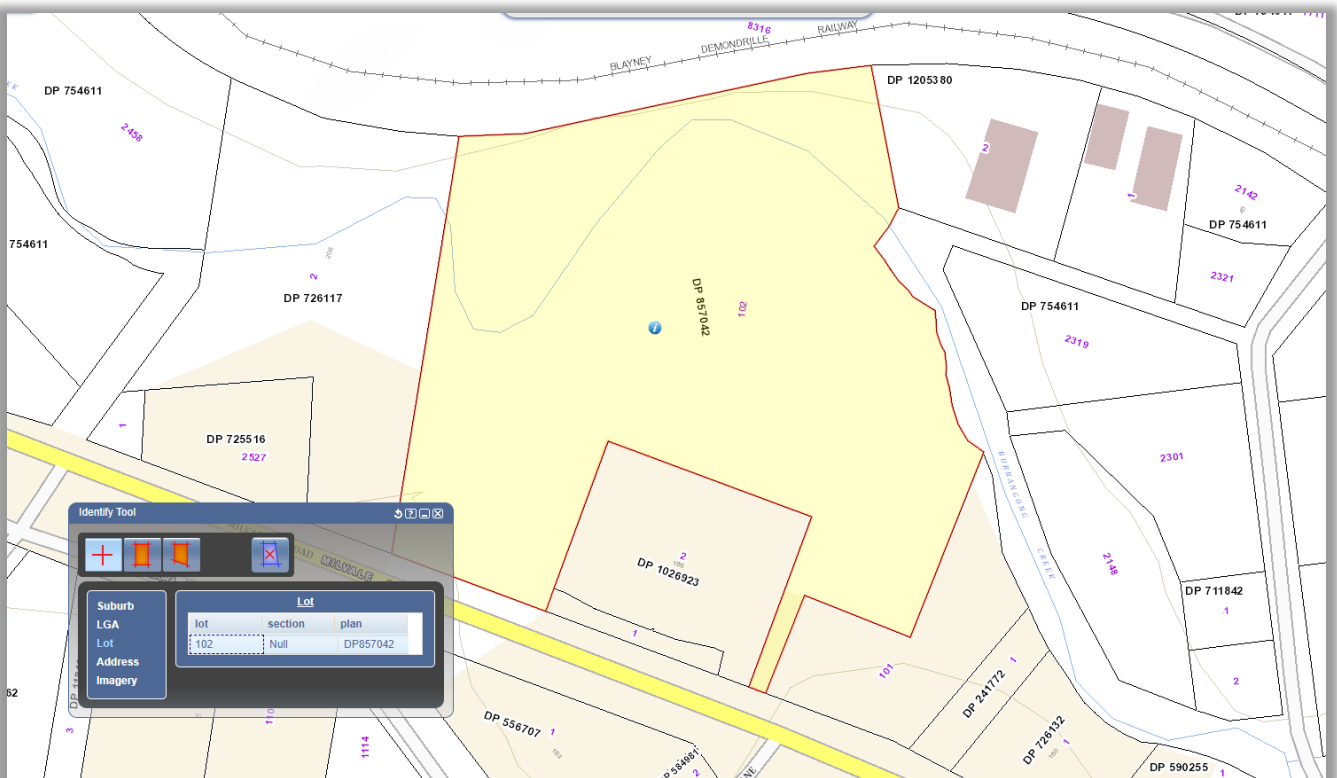
APPENDIX # 4

SITE PHOTO'S

PLANNING SEARCH IMAGES



ZONE MAP – extract from Hilltops LEP 2022



TOPOGRAPHIC MAP – SIX NSW
Flat but gentle fall to north of page



SIX NSW – AERIAL CIRCA 2012



COUNCIL UTILITY MAPPING



ACCESS FROM MILVALE RD INTERNAL OF SITE



EAST OF SITE



WEST OF SITE



ACCESS BACK TO HIGHWAY



SITE EAST PANORAMA



SITE NORTH AND WEST PANORAMA

AHIMS DUE DILIGENCE REPORT

BMAT AFFECTATION/CLEARING SEARCH PLUS EXEMPTION MAPPING

Kenneth Filmer

Date: 29 May 2024

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

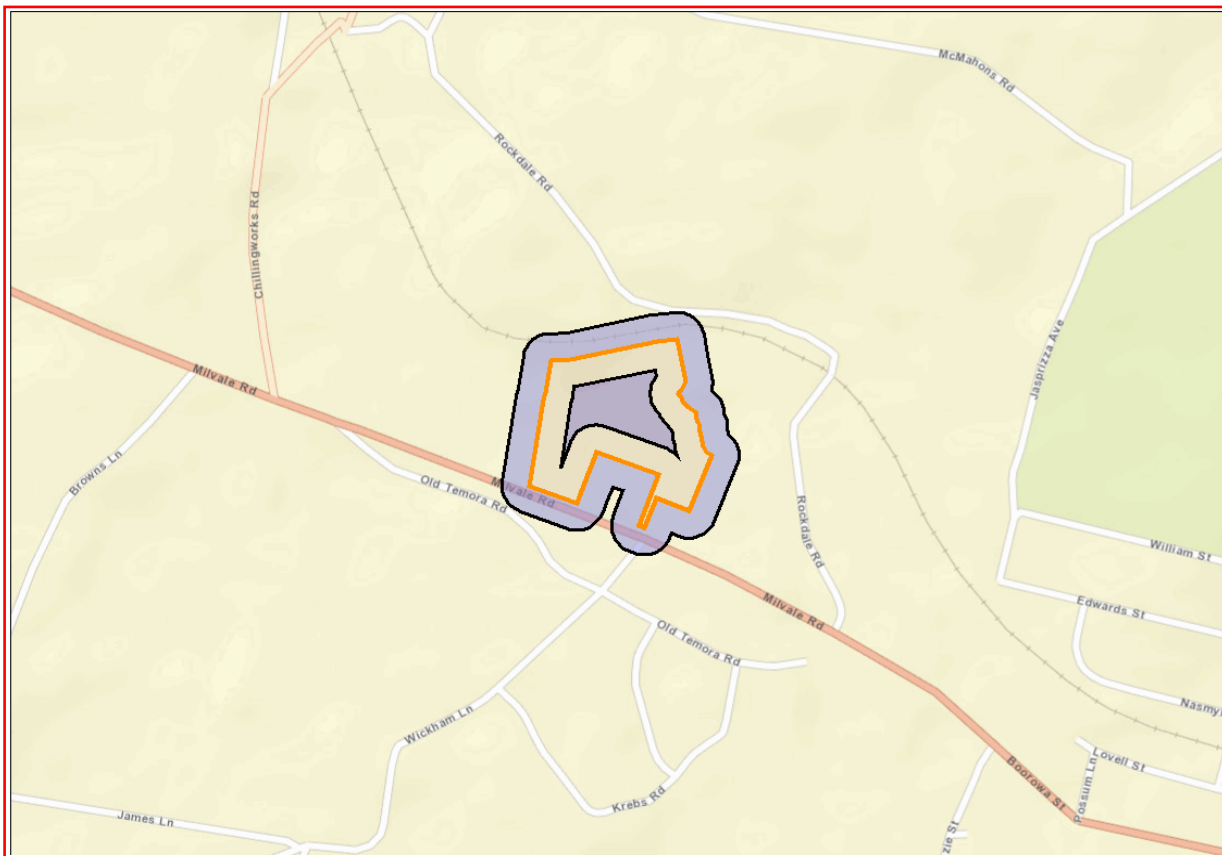
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 102, DP:DP857042, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 29 May 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

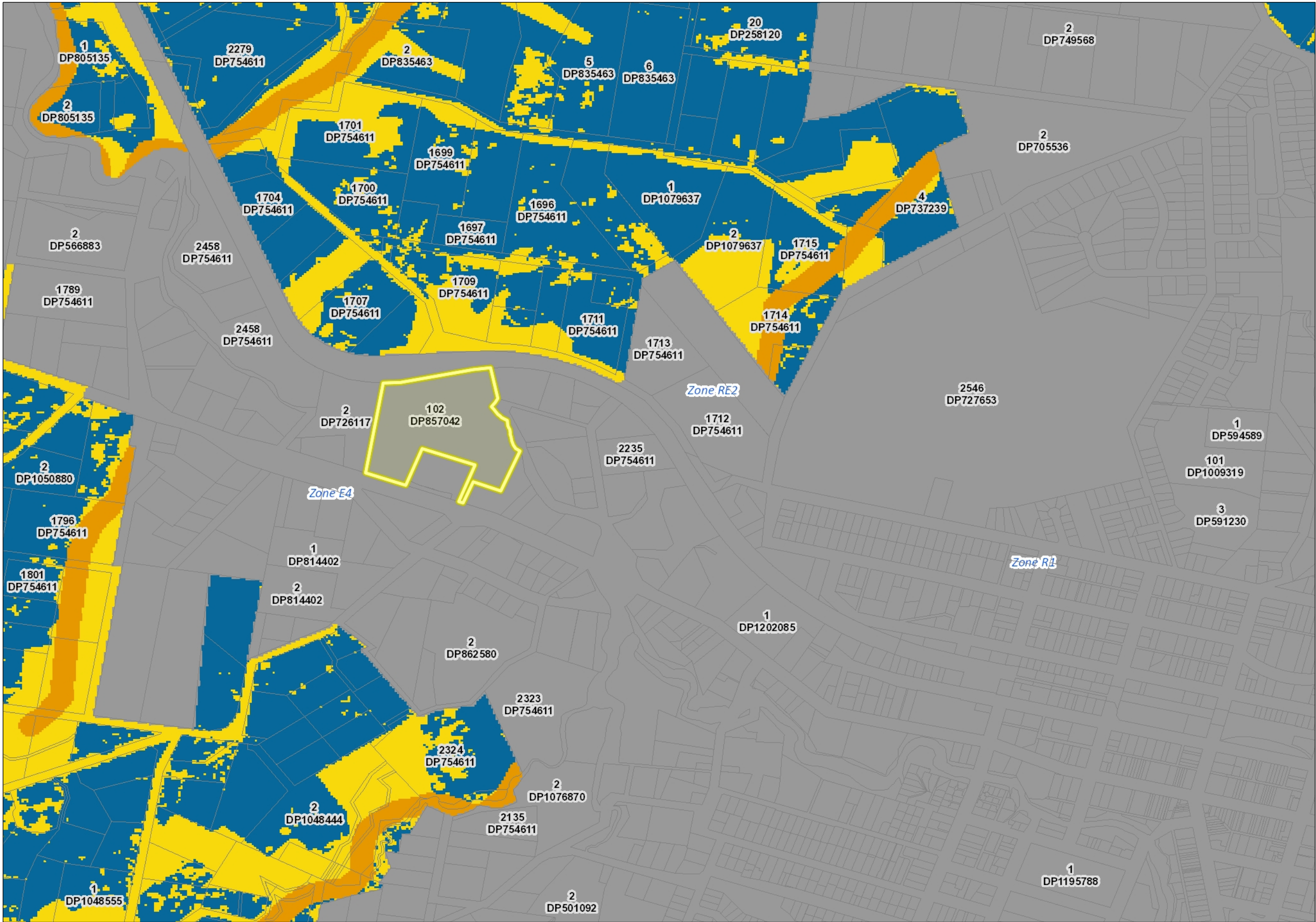
0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



Draft native vegetation regulatory map

Legend

- Cadastral
- Local Land Services Regions
- Local Government Area
- Werriwa & Monaro CEEC Advisory Layer
- Land excluded from LLS Act
- Draft native vegetation regulatory map**
 - Category 1-exempt land
 - Category 2-regulated land
 - Category 2-vulnerable regulated land
 - Category 2-sensitive regulated land
 - Category 2-sensitive and vulnerable regulated lands areas of overlap

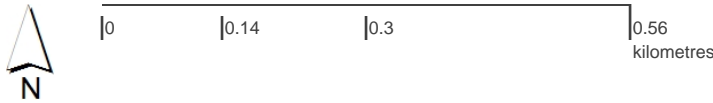
The draft native vegetation regulatory map is prepared by the Department of Planning and Environment under Part 5A of the Local Land Services Act.

Mapping of category 2–vulnerable and category 2-sensitive regulated lands was published on 25 August 2017 and is in-force.

Mapping of category 1–exempt and category 2-regulated lands was published on 26/03/2024 and will remain draft until a final map is published

The NVR Map is updated from time to time. This extract was current as at the date stamp displayed below the map image.

Imagery © Department of Customer Service 2020



Map extract date: 30-May-2024

If you require further information, would like a Category Explanation Report or wish to enquire about a Map Review please contact us at map.review@environment.nsw.gov.au

