

Statement of Environmental Effects & DA Package	
In Support of a Development Application	
Proposal	Additions & Alterations to Existing Flour Mill Load-Out and Storage, in 3 distinct phases; PHASE 1 - WAREHOUSE EXTENSION – Additions & Alterations to existing Warehouse for Flour Storage pre load out – 528.5 sq.m PHASE 2 – TRUCK LOADING AWNING – 576 sq.m of open sided covered Truck Loading Area PHASE 3 – FURTHER WAREHOUSE EXTENSION to include current silo and blower area.
Subject Land and address	Lot 1 DP 915844, Lot 2 DP 909310, Lots 20 & 21 DP 136178 133 Lovell Street YOUNG NSW 2594
Applicant	Mr Gary Douglas (Site Manager)
Owner	QUAYLE MILLING
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

Your address and lot details:

Lot 1 DP 915844, Lot 2 DP 909310, Lots 20 & 21 DP 136178 – 133 Lovell Street, YOUNG

What is the present and past use of the site:

The premises are presently an occupied and active Roller Flour Mill within the Township of Young, servicing major retail clients with commercial grade Flour. This business was established in 1888 at this site and trades to this day.



SUBJECT LAND PARCEL & WORKS LOCALITY FOR THIS DA



STREET VIEW EASTERN SECTOR AT SITE OF WORKS

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 – The site has been used for its current purpose since 1888.

If so provide details of that activity

None known

What is the area of your site (m²)?:

Total = 9,315 sq.m, Subject Lots (Lot 1 DP 915844, Lot 2 DP 909310, Lots 20 & 21 DP 136178) = 2017.167 sq.m

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:

The site has the historical flour mill which is now within the wider structure of operational parts. On site we have silos, storage sheds, packing sheds, operational flour milling, storage & load out. In the front detached building is the Office area.



Historical Flour Mill buildings to left – site of new extension to right.



Western end of site - Storage end



Central part of site, workshops, storage through to office & eastern end

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

The site generally works from bulk grain delivery and storage at western end, through processing, flour production and packaging through to warehousing and load-out to the east.

See site images above. The works proposed are at the eastern end and involve more a re-organisation to not be so cluttered with no additional production, just better site organisation and systems.

The Site Context

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

The site is in its historic location at the edge of the CBD and on a rail siding from years when rail was a preferred delivery of grain and load out of product, option. Whilst it is now not as symbiotic to the adjacent Commercial areas of Town, or residential across the rail line to the North, the Town has grown up with this business in place.

Visual analysis in tagged google image belo.

Describe the neighbouring land uses and proximity of neighbours (approximately):

East: on Lovell St – Tyre Business with Mechanic, Mixed Retail & Services, Car Yard, Bulky Goods Retail (Furniture/Repco), Windscreens, Council, Ag supplies	West: Vacant through to Motorbike business, Mowers and small engine businesses, Furniture and Tools
North: Fuel Depot, Gymnasium and older residential areas	South: Big W, Woolworths, Tile Store, Bunnings, Childcare

Visual analysis on aerial





*Wider SIX NSW Topo
Relatively level site and CBD area*



*The Mill site from Nasmyth Street
North across rail line (former service station/fuel depot site in foreground left)*

B. The Proposed Development

The development proposed can best be summarised as;

- Flour Mill (from raw feed, processing to make flour, load out packaged product)

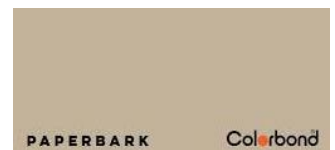
The construction materials and colour scheme proposed

The development involves the erection of a large shed structure in various forms of enclosure and occupation. Overall the structure is 36m long x 15m wide (540 sq.m)

Currently it is proposed that the shed have differing wall to roof colour in an offset to the DCP for relief to streetscape.

Walls = Paperbark (to match exist)

Roof = Zincalume (to match exist)

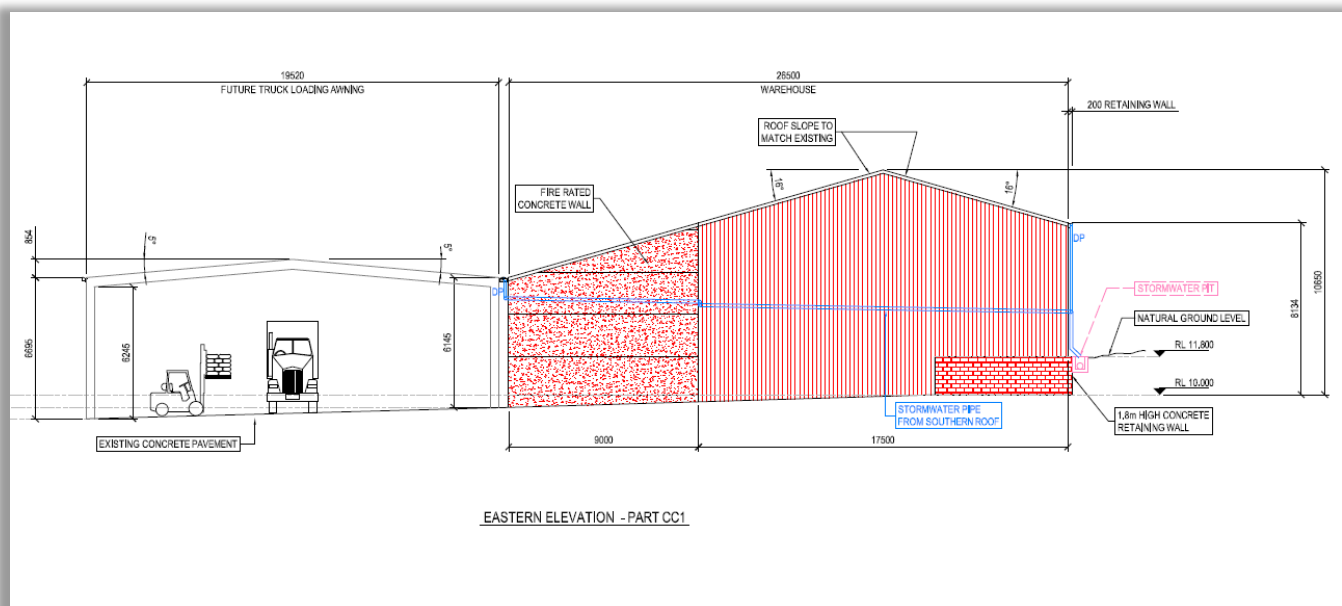


The number of storeys proposed

The development will be tall single storey.

Ridge Line will be 10.65m measured at rail side

Eaves = 8.314m (rail side), 6.2145m (internal of site/south side).



Extract East Elevation

The type of business

The business will be a warehouse extension, then a load out area in phase 2. No new processing, no additional workers, no increased output. Better organise an historically laid out site to maximise efficiency.

The number of staff and expected number of customers

Existing – no change

The hours of trade

*No change – current trade hours -
The premises works 24/7*

The plant machinery and production processes and noise control

*Existing & **no change**.*

Milling equipment

Truck deliveries and loading augers, Truck collect & load out

Blowers to move product between silos & storage

Forklift and loading equipment

Does your proposal require?

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

Describe the extent of any demolition proposed:

Nil demolition – remove a side wall to extend warehouse

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)

No change – covered awning will be over current open air truck load-out.

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.

The site will be AS1428.1 compliant in terms of level grade from parking space to front of house and within. The whole of the site at level grade, amenities exist and all openings considered and compliant.

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

No tree removal required – clear and only grassed site presently.

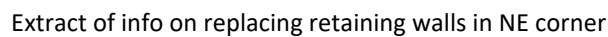
What will the setback of your new building be from each site boundary?

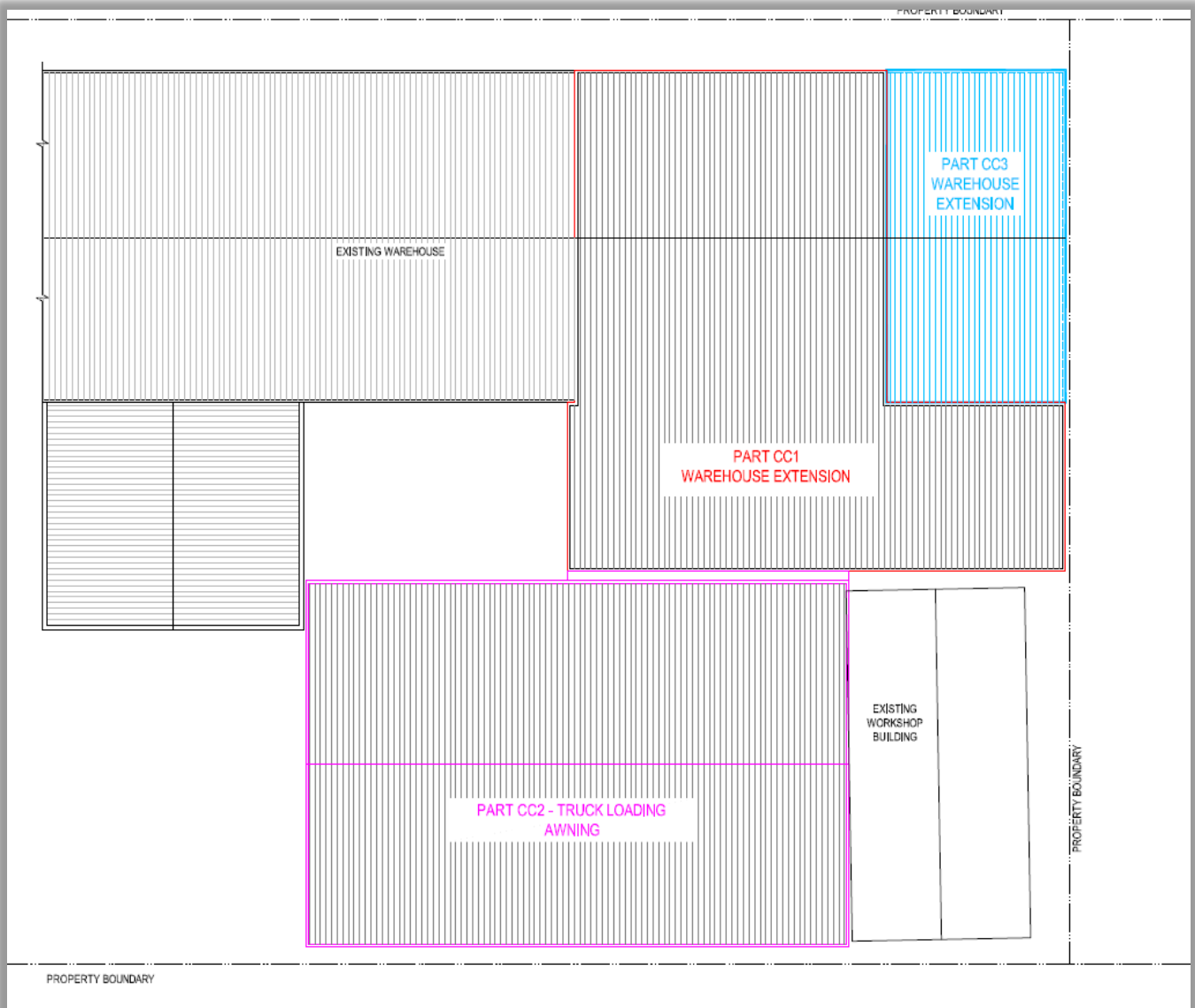
As below

East: Built to boundary with fire rated wall	West – adjoins existing warehouse to extend same
North (Frontage to Rail boundary): 2.7m to match existing	South: (Frontage to Lovell St) 20m to warehouse extension, 895mm to Awning

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

The warehouse extension will require re-fashioning the retaining walls in the north and northeast corners so that the shed wall can align and be incorporated with these.





Expected Construction Certificate Applications in 3 phases

C. Compliance with Planning Controls

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 Young. It is necessary for each application to consider the relevant controls within these documents to enable Council to complete its assessment of your application.

Young Local Environmental Plan 2010

What is the zoning of your land: MU1 – Mixed Use

Does your proposal satisfy the zone objectives: Yes

Zone B4 Mixed Use	
1 Objectives of zone	
To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.	Consistent
To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.	n/a - existing
To minimise conflict between land uses within this zone and land uses within adjoining zones.	Not inconsistent – The Town has grown up with this site for 136 years
To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.	n/a existing
- To reinforce the established town centres and main streets of Boorowa, Harden, Murrumburrah and Young as the commercial centres for each town and Hilltops, including the main street role and historic character of the following streets— (a) Marsden Street and Pudman Street, Boorowa, (b) Neill Street, Harden (c) Albury Street, Murrumburrah,	Not inconsistent – existing use
To sustain robust and vibrant town centres and main streets capable of accommodating changing demands and expectations for retail, professional services, entertainment, hospitality, accommodation and permanent residential activities and services.	Not inconsistent
To enhance the capacity of town centres and main streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape.	Not applicable
To create walkable, coherent and high amenity streetscapes and public spaces.	Not inconsistent – no negative impact

Is your development permissible within the zone? : Purely on a listed land use = no. This is a rural industry being an agricultural produce industry.

But also Yes – “existing use” and also “heritage provisions at LEP 5.10” which are a subset of legislative allowance and also LEP extension that allow the business to modernise, expand (note: no size expansion in business model – only in layout and organisation sense).

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; **Light industries**; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; **Rural industries**; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies

agricultural produce industry means

a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note - Agricultural produce industries are a type of rural industry—see the definition of that term in this Dictionary.

rural industry means

the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following—

- (a) **agricultural produce industries**,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note - Rural industries are not a type of industry—see the definition of that term in this Dictionary.

4.65 Definition of “existing use”(Environmental Planning & Assessment Act, 1979)

In this Division, **existing use means**—

- (a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and
- (b) the use of a building, work or land—
 - (i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and
 - (ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse

LEP 5.10(10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

The Compliance Table below provides a summary of the relevant provisions within the Hilltops LEP 2022.

Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is consistent with the following aims of the LEP: (a) to advance the environmental, economic and social goals of Hilltops (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, (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, (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— (i) the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time, (ii) accessibility to expand markets for economic activity, (iii) economic activity, value adding opportunities and job creation, (iv) long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact, (v) major infrastructure projects, (vi) innovative renewable energy projects, (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

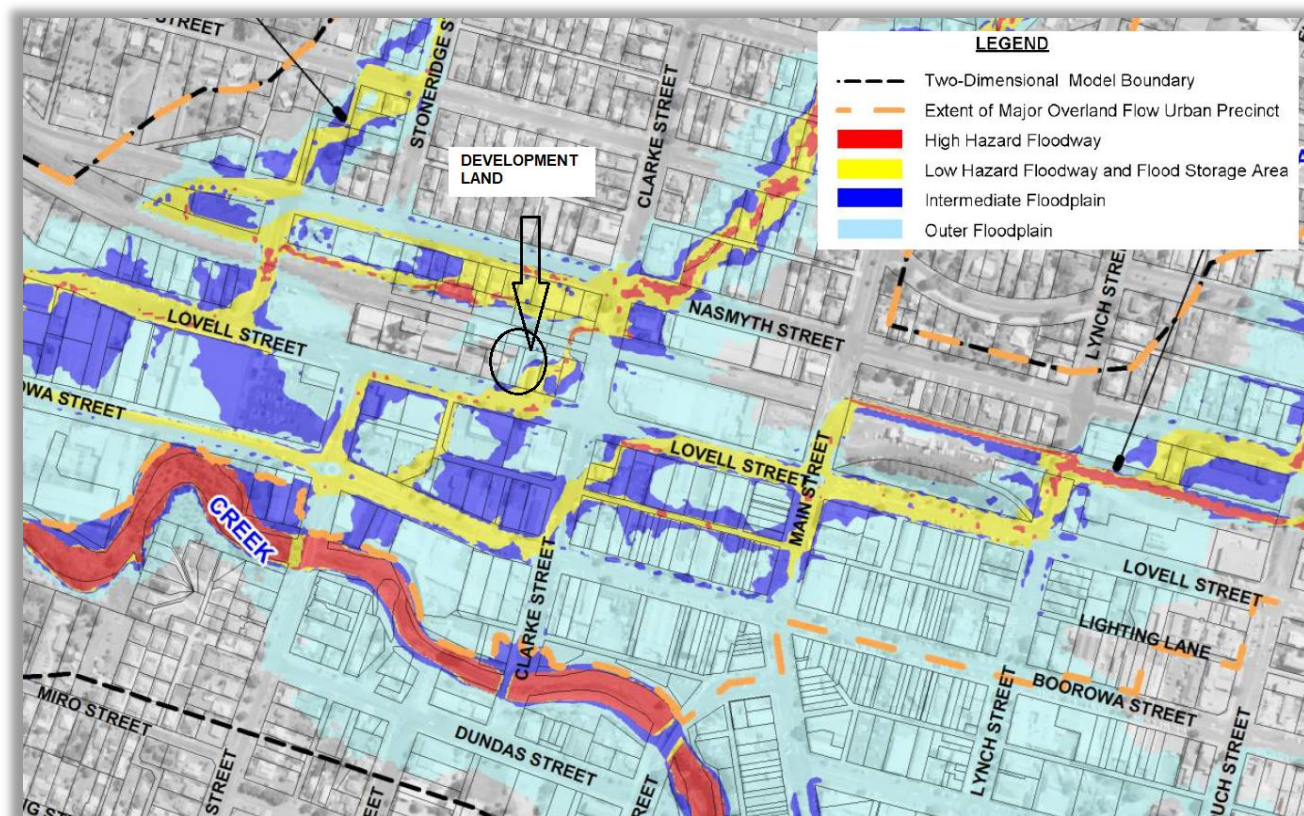
Clause	Complies	Comments
		The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.
1.4 Definitions	N/A	The proposed development is defined as an expansion of an existing use (in layout not capacity) on a site with a heritage listed item . This is currently a rural produce industry which has existed and had other approvals across the 132 years it has been practising on the site.
1.9A Suspension of covenants, agreements and instruments	Yes	No restrictions as to user / covenants apply to the site.
2.2 Zoning	N/A	The site is zoned MU1 – Mixed Use
2.3 Zone objectives and land use table	Yes	The permissibility is discussed above before this table.
2.7 Demolition	N/A	No demolition proposed.
2.8 Temporary use of land	N/A	The application is <u>not</u> for the temporary use of land.
4.1 Min Subdiv Lot Size	N/A	N/A – no lot size
4.1A Dual Occupancy Lot sizes	N/A	n/a
4.2A Dwellings in RU1, RU4 & C3	N/A	n/a
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought
5.10 Heritage Conservation	N/A	The site is listed as Heritage and is Item 266 under Hilltops LEP with Local Significance. A statement of heritage impact is included in an appendix to this report. The matter is not affecting the actual important buildings on the site and discussions with Council's Heritage Advisor pre DA have been conducted.
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	Not subdividing further – it is foreseeable that consolidation of certain lots may be required for BCA reasons.
6.1 Earthworks	OK	The rear NE corner has some retaining walls yet they are not extensive enough for the new building alignment. These will be re-done and form part of the building outline. These are detailed on the Engineering Plans included.
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, existing connection – not required in this development except fire services (b) the supply of electricity, available on site (c) the disposal and management of sewage, sewer connected – not required this work (d) stormwater drainage or on-site conservation, disposal to easement at rear proposed and to be over UGL Links Regional 3rd Party Land – approval being sought concurrently. See notes on plans. (e) suitable road access exists presently from Lovell St – no change
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected

Clause	Complies	Comments
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	N/A	Not mapped as affected
6.6 Salinity	N/A	Not mapped as affected
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

Flood or Bushfire

The property is not marked as being Bushfire affected.

A review of the Young Flood Risk Management Plan has revealed that for the most part, the site is unaffected on the Flood Planning Level Maps. The rear corner of the subject land (mostly for CC # 3 and part of CC # 1) falls into Intermediate or Low Hazard Flood Way on the Major Overland Flow Controls Matrix (see below)



Hazard Analysis

ANNEXURE 2.2
DEVELOPMENT CONTROLS MATRIX – MAJOR OVERLAND FLOW URBAN PRECINCT

	Outer Floodplain						Intermediate Floodplain						Low Hazard Flood Storage Areas						High Hazard Floodway					
	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)	Essential Community Facilities	Critical Utilities and Uses	Flood Vulnerable Residential	Residential	Business & Commercial/Industrial	Non-Urban and Outbuildings	Residential Sub-Division	Minor Additions (Residential)
Floor Level	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1
Building Components	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1
Structural Soundness	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1
Flood Affection	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1
Evacuation / Access	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Management and Design	2,3	2,3	5	5	5	5	5	5	2,3	2,3	5	5	4	1	6	6	7	4,7	1,7	6	6	3,7	6,7	6,7

Major Overland Flow applies for inundation of land on the three urban flow paths: Railway Drain, Chance Gully and Golf Course Drain. The Major Overland Flow Urban Precinct identifies the area in which allotments subject to Major Overland Flow lie.

The Intermediate Floodplain is defined by the area between the Floodway and Flood Storage zones and the Flood Planning Area (FPA). The Outer Floodplain is the area between the FPA and the Probable Maximum Flood.

See Notes over page:

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Flood Risk – Presume Low Hazard = Higher

ANNEXURE 2.2 (CONT'D)
DEVELOPMENT CONTROLS MATRIX - MAJOR OVERLAND FLOW URBAN PRECINCT

Floor Level

- Floor levels to be equal to or greater than the FPL (100 year ARI flood level plus 300 mm freeboard).
- Floor levels to be equal to or greater than the FPL (100 year ARI flood level plus 300 mm freeboard) or 300 mm above natural surface levels, whichever is the higher.

Building Components

- All structures to have flood compatible building components below FPL.
- All structures to have flood compatible building components below PMF flood level (where PMF level is higher than FPL).

Structural Soundness

- Structure to be designed to withstand the forces of floodwater, debris and buoyancy up to FPL.
- Structure to be designed to withstand forces of floodwater, debris and buoyancy up to PMF flood (where PMF level is higher than FPL).

Flood Affection in Adjacent Areas

- Residential development may be "deemed to comply" provided it conforms with the requirements of Section A2.15. A Flood Risk Report may be required for development in Floodway zones to demonstrate that the development will not increase flood hazard (see Item 7 Management and Design below).
Note: When assessing Flood Affection the following must be considered:
iii. Loss of conveyance capacity in the floodway or areas where there is significant flow velocity.
iv. Changes in flood levels and flow velocities caused by the alteration of conveyance of floodwaters.

Evacuation/ Access

- Reliable access for pedestrians or vehicles required in the event of 100 year ARI flood.

Management and Design

- Applicant to demonstrate that potential developments as a consequence of a subdivision proposal can be undertaken in accordance with this Policy and the Plan.
- Applicant to demonstrate that facility is able to continue to function in event of PMF.
- No external storage of materials which may cause pollution or be potentially hazardous during PMF.
- Where it is not practicable to provide floor levels to FPL, applicant is to provide an area to store goods at that level.
- Applicant is to provide an area to store valuable equipment above FPL (level to be advised by Council) – see Section A2.8.
- Where it is not practicable to provide floor levels to FPL, Council may allow a reduction for minor additions to habitable areas – see Section A2.11.
- Flood Risk Report may be required prior to development of this nature in this area – see Sections A2.16.2 and A2.16.3.

NOTE: THESE NOTES ARE TO BE READ IN CONJUNCTION WITH REMAINDER OF THE FLOOD POLICY, IN PARTICULAR CHAPTER 2.

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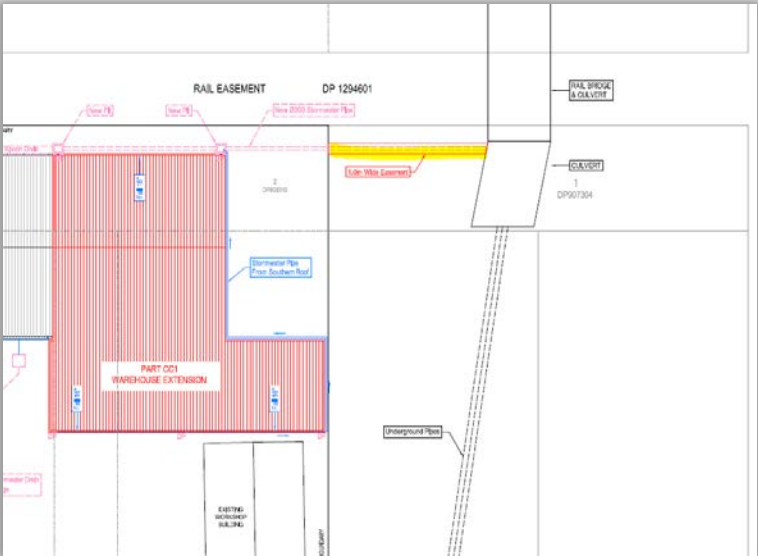
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Policy conditions expected prior to CC

Note: Drainage layout and diversion ability of retaining walls back to Council main drain aid design and impact

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	Acceptable Solution	Acceptable Solution commentary
Industrial Development - These controls apply to industrial development in any zone.		
Servicing	- 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;	Existing and limited extension for proposed new work (Water for fire fighting, Electricity for lighting) The stormwater systems will generally not include rainwater tanks due to their historic site layout and room. The stormwater design is intended to be across the rear UGL Regional Links controlled lot to the Council major public drain. Concurrent to the DA this application for easement is being requested per the design on plan.  Easement intention

Compliance Table for YDCP 2011		
Clause	Acceptable Solution	Acceptable Solution commentary
	- Separate occupancies to have separate sanitary and stormwater drainage lines; - Developments comply with Council's trade waste policy.	Sole occupancy arrangement – Amenities comply with BCA obligations. No trade wastes anticipated (staff kitchenette & dry floor warehouse)
Access and Parking	- Access aisles, manoeuvring areas and parking should be in accordance with Council's <u>Engineering Guidelines for Subdivision and Development</u>; - 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;	Compliance is demonstrated on plans attached in the appendices. Existing – no change Existing – no change or impact No change to staffing or customers – better warehouse layout and cover to load out
Setbacks	- 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);	Enclosed building 20m, Awning open and 865mm 2.65m setback to rail corridor with FRL
Buffers	Buildings adjoining nonindustrial development: - 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.	Other than adjoining and nearby rail and another industrial development, no other land-use adjoins this allotment.

Compliance Table for YDCP 2011		
Clause	Acceptable Solution	Acceptable Solution commentary
Noise and Vibration	• 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. A noise and vibration report may be required by Council.	Warehouse – gas forklift and storage Forklift operates inside of building and load-out on street side Openings directed to street Internal Low level – gas forklift No justification whatsoever for a noise study – low key low noise development extension
General Design	• 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 change to existing office at front of site
Façade Treatment	• The front façade of the building to be constructed from: - 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.	Extension consistent to existing and low impact compared with heritage building on site affording plain adjacent the historic buildings.
Landscaping and Fencing	• 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; • 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;	Heavily urbanised site – infill development only.

Compliance Table for YDCP 2011		
Clause	Acceptable Solution	Acceptable Solution commentary
	- 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.	
Signage:	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 proposed on buildings
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	No change to staffing or customers just better laid out warehousing and covering truck load-out area.
Development Requiring Tree Removal or Lopping - These controls apply to commercial development in all zones other than RU1 and RU3.		
	Designated trees should be protected and retained where possible. Designated trees are defined within Section 4.3.1 of the YDCP	No tree removal proposed

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?

Cut and Fill will need to be part of construction elements as per attached design. Making good existing retaining by reshaping

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

Sed/erosion control through to pavement and re-establishment

General Accessibility

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

Site and building specifically designed to be level for compliance despite only ambulant staff being capable of working truck or forklift in this area.

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?

N/A

Views

Will your proposal result in the loss of views to any neighbouring land use? **No (building in Commercial / Industrial area)**

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) – continuing and better laid out existing commercial development proposed in keeping with CBD and Industrial nature of the area, and in keeping with demand.**

Drainage

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

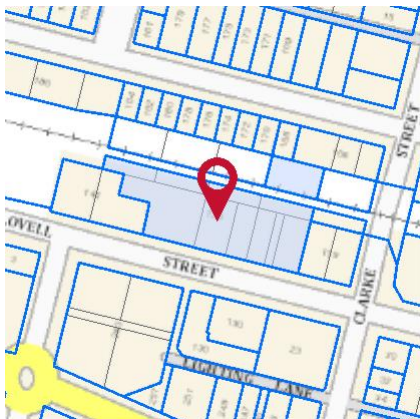
Stormwaters being designed toward public system and easement at rear of site. Concurrent easement sought from UGL Regional Links 3rd Party team.

NSW E-PLANNING SPATIAL PORTAL REPORT



Property Report

133 LOVELL STREET YOUNG 2594



Property Details

Address:	133 LOVELL STREET YOUNG 2594		
Lot/Section	1/-/DP723903	1/-/DP915844	2/-/DP579936
/Plan No:	2/-/DP909310	20/-/DP136178	21/-/DP136178
	4/-/DP907118	5/-/DP907118	9/-/DP909310
	A/-/DP909444	B/-/DP909444	
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	MU1 - Mixed Use: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	700 m ²
Heritage	Young Co-op Flour Mill Significance: Local
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

133 LOVELL STREET YOUNG 2594

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (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)

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)

Hilltops Local Environmental Plan 2022

Current version for 10 November 2023 to date (accessed 13 August 2024 at 7:36)

[Part](#) > pt-cg1.Zone_MU1

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To reinforce the established town centres and main streets of Boorowa, Harden, Murrumburrah and Young as the commercial centres for each town and Hilltops, including the main street role and historic character of the following streets—
 - (a) Marsden Street and Pudman Street, Boorowa,
 - (b) Neill Street, Harden,
 - (c) Albury Street, Murrumburrah,
 - (d) Boorowa Street, Young.
- To sustain robust and vibrant town centres and main streets capable of accommodating changing demands and expectations for retail, professional services, entertainment, hospitality, accommodation and permanent residential activities and services.
- To enhance the capacity of town centres and main streets to accommodate housing options while sustaining a vibrant and active precinct and streetscape.
- To create walkable, coherent and high amenity streetscapes and public spaces.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wholesale supplies

TITLE DEPOSITED PLAN RESTRICTIONS



FOLIO: 21/136178

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/8/2024	4:00 PM	3	21/12/2012

LAND

LOT 21 IN DEPOSITED PLAN 136178
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP136178

FIRST SCHEDULE

QUAYLE MILLING PTY LTD (T AH457982)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

QUAYLE

PRINTED ON 12/8/2024



FOLIO: 20/136178

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/8/2024	4:00 PM	3	21/12/2012

LAND

LOT 20 IN DEPOSITED PLAN 136178
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP136178

FIRST SCHEDULE

QUAYLE MILLING PTY LTD (T AH457982)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

QUAYLE

PRINTED ON 12/8/2024



FOLIO: AUTO CONSOL 804-49

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
14/6/2024	5:28 PM	3	16/6/2017

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS

AT YOUNG

LOCAL GOVERNMENT AREA HILLTOPS

PARISH OF YOUNG COUNTY OF MONTEAGLE

TITLE DIAGRAM DP909310

FIRST SCHEDULE

QUAYLE MILLING PTY LTD

(T AM482148)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 EXCEPTING THE PIECE OF LAND RESERVED FOR RACE SHOWN 30 LINKS WIDE
IN PLAN WITH VOL 804 FOL 49

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 2 IN DP909310

LOT 9 IN DP909310.

*** END OF SEARCH ***

QUAYLE

PRINTED ON 14/6/2024



FOLIO: 1/915844

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/8/2024	3:58 PM	3	21/12/2012

LAND

LOT 1 IN DEPOSITED PLAN 915844
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP915844

FIRST SCHEDULE

QUAYLE MILLING PTY LTD (T AH457982)

SECOND SCHEDULE (1 NOTIFICATION)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

QUAYLE

PRINTED ON 12/8/2024



D P 1 3 6 1 7 8		B	
Registered: 3.3.1998		D	
Title System: TORRENS		O	
Purpose: DEPARTMENTAL		O	
Ref. Map: P2800-91		N	
Lost Plan: DP359389, DP915844 86.1780			
PLAN OF LOTS20AND21 BEING LAND IN VOL 5874 FOLS 20 AND 21 RESPECTIVELY			
G.D.B.			
Lengths are in metres. Reduction Ratio 1: NTS.			
L.G.A.: YOUNG			
LOCALITY: YOUNG			
PARISH: YOUNG			
COUNTY: MONTEAGLE			
LOTS		PRIOR IDENTITY	
20	PT ALLOT 2 OF SEC.37		
21	PT ALLOT 2 OF SEC.37		

RAILWAY

D.P.915844

6.095

+

809.4 m²

D.P.358025

1

20

21

3

40.235

40.235

40.235

6.095

20.115

LOVELL ST

AREA: 240.3 m²

L.G.A. Young

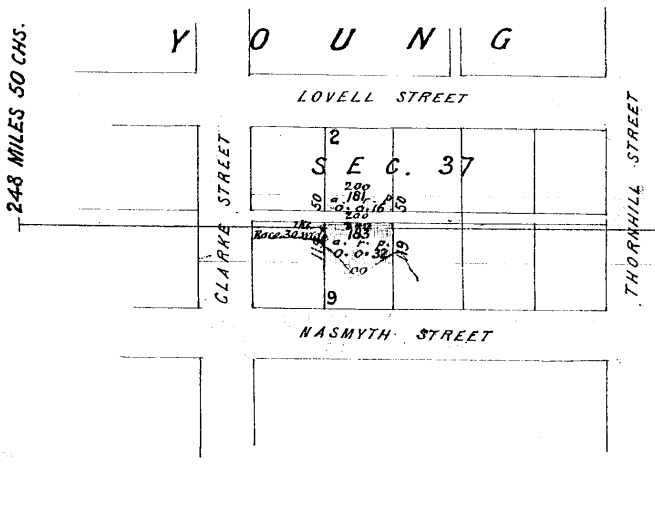
110768

Murrumburrah & Blayney Railway.

Murrumburrah to Young.

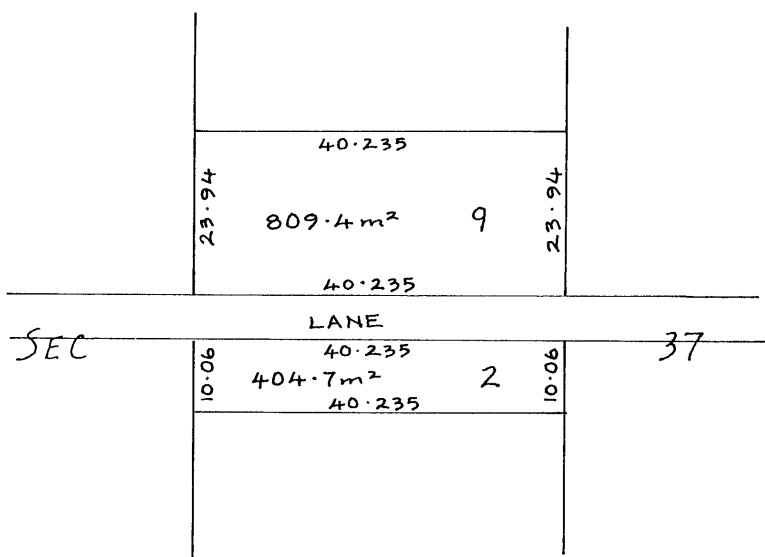
Plan shewing land taken from John Russell.

Scale 4 Chains to an Inch



Ph. Young
Co. Montegale

NOT TO SCALE



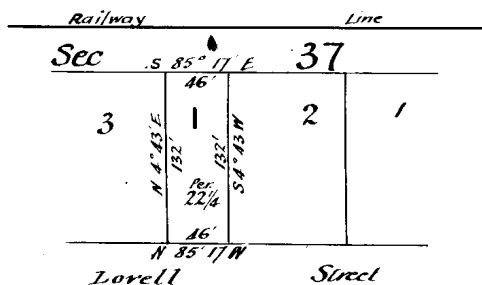
L.G.A. and Diagram added in L.T.O. 27-2-98

580

FP915844

233580

LGA YOUNG



All that piece and parcel of land in the Colony of New South Wales in the County of Montagu in the Parish of Young in the Town of Young, being part of Allotment 2 of Section 37

Commencing at the South East corner of allotment 3 and bounded thence on the West by the dividing line between allotments 2 and 3 bearing North four degrees forty three minutes East, one hundred and thirty two feet to the North East corner of allotment 3 at the South boundary of the Railway Reserve: thence on the North by that boundary bearing South eighty five degrees seventeen minutes East, forty six feet: thence on the East by a line bearing South four degrees forty three minutes West, one hundred and thirty two feet to the South boundary of allotment 2 at Lovell Street: thence on the South by Lovell Street bearing North eighty five degrees seventeen minutes West, forty six feet to the point of commencement and containing by admeasurement, twenty two and one quarter perches more or less

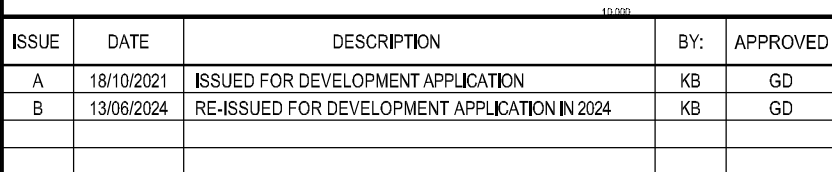
I hereby certify that the above sketch and description have been prepared by me and are true and correct in every particular

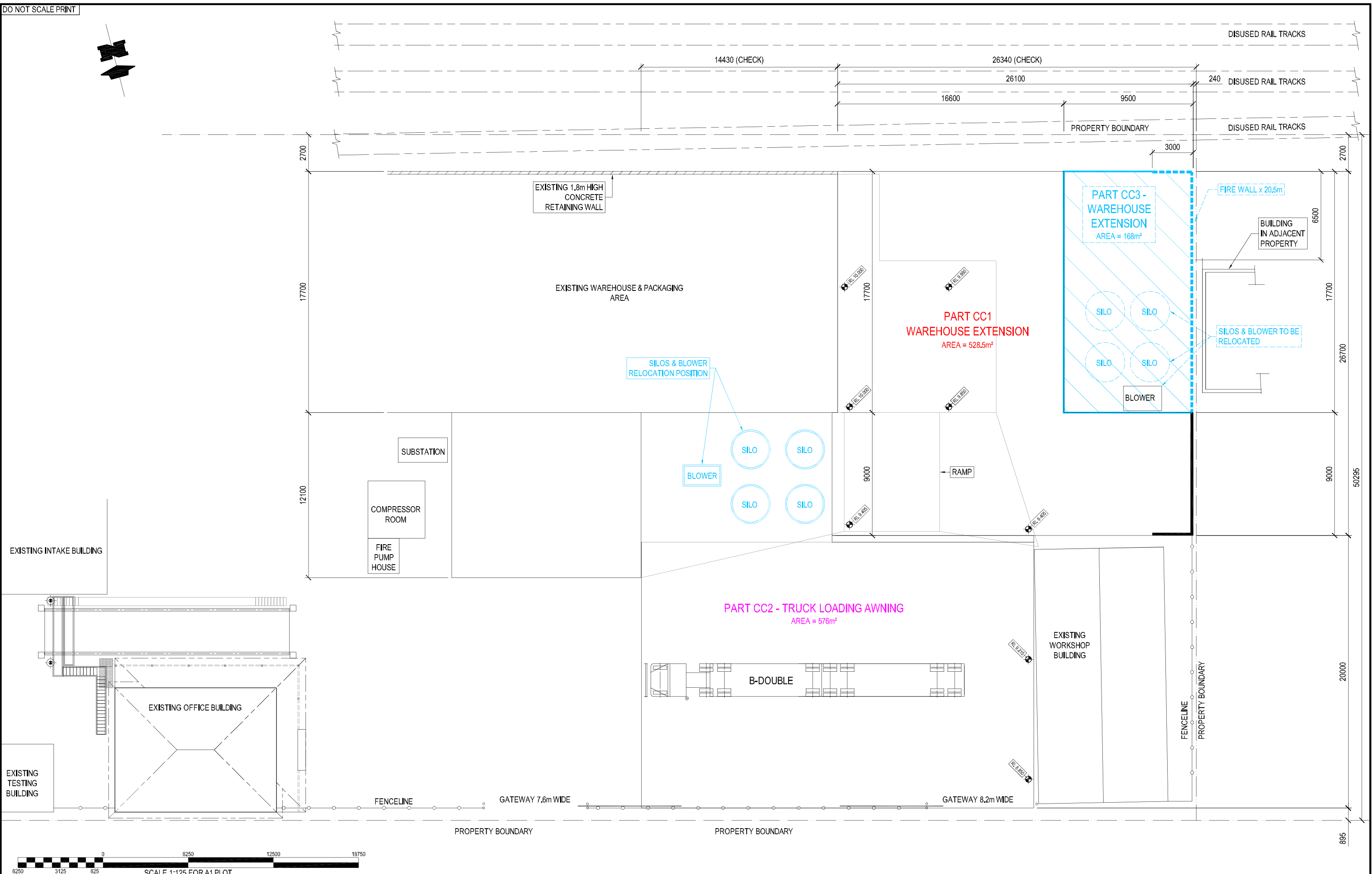
W. H. M. Streatfeild
Deputy Surveyor
under the Real Property Act

Young, 26th November 1894

LGA & LOT N° ADDED IN L.T.O 29.9.1994 JET.

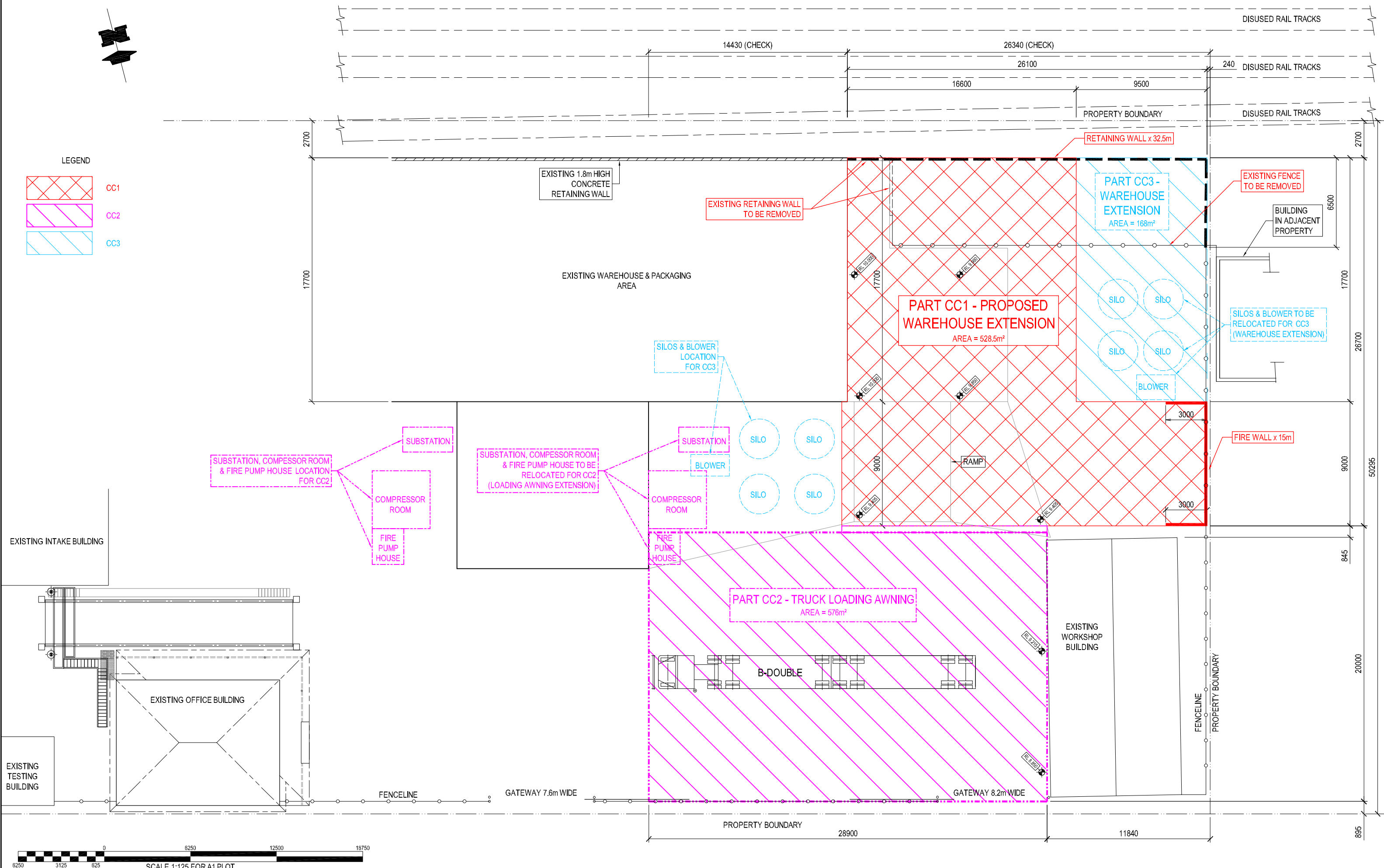
SITE PLAN FLOOR PLAN ELEVATIONS



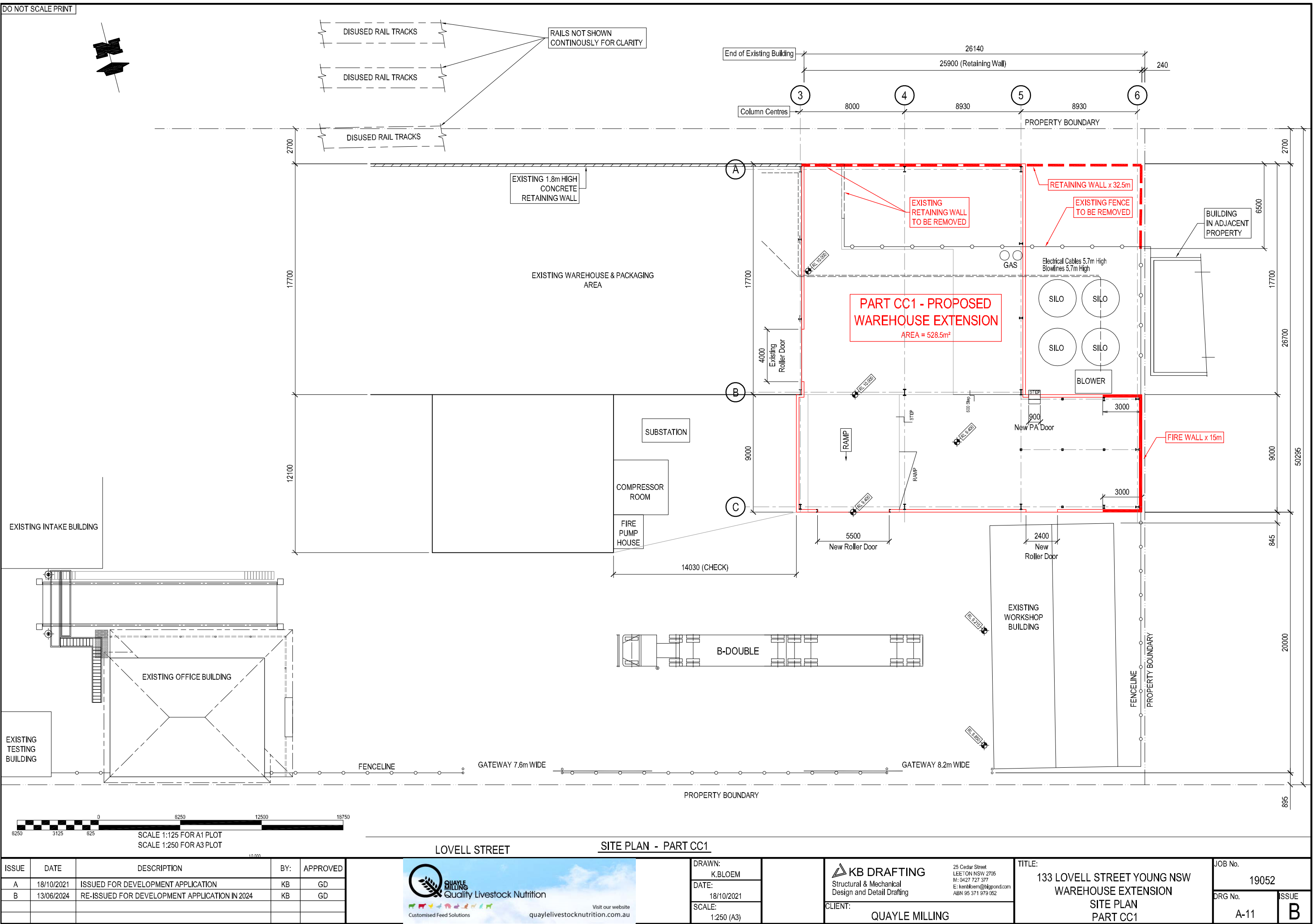


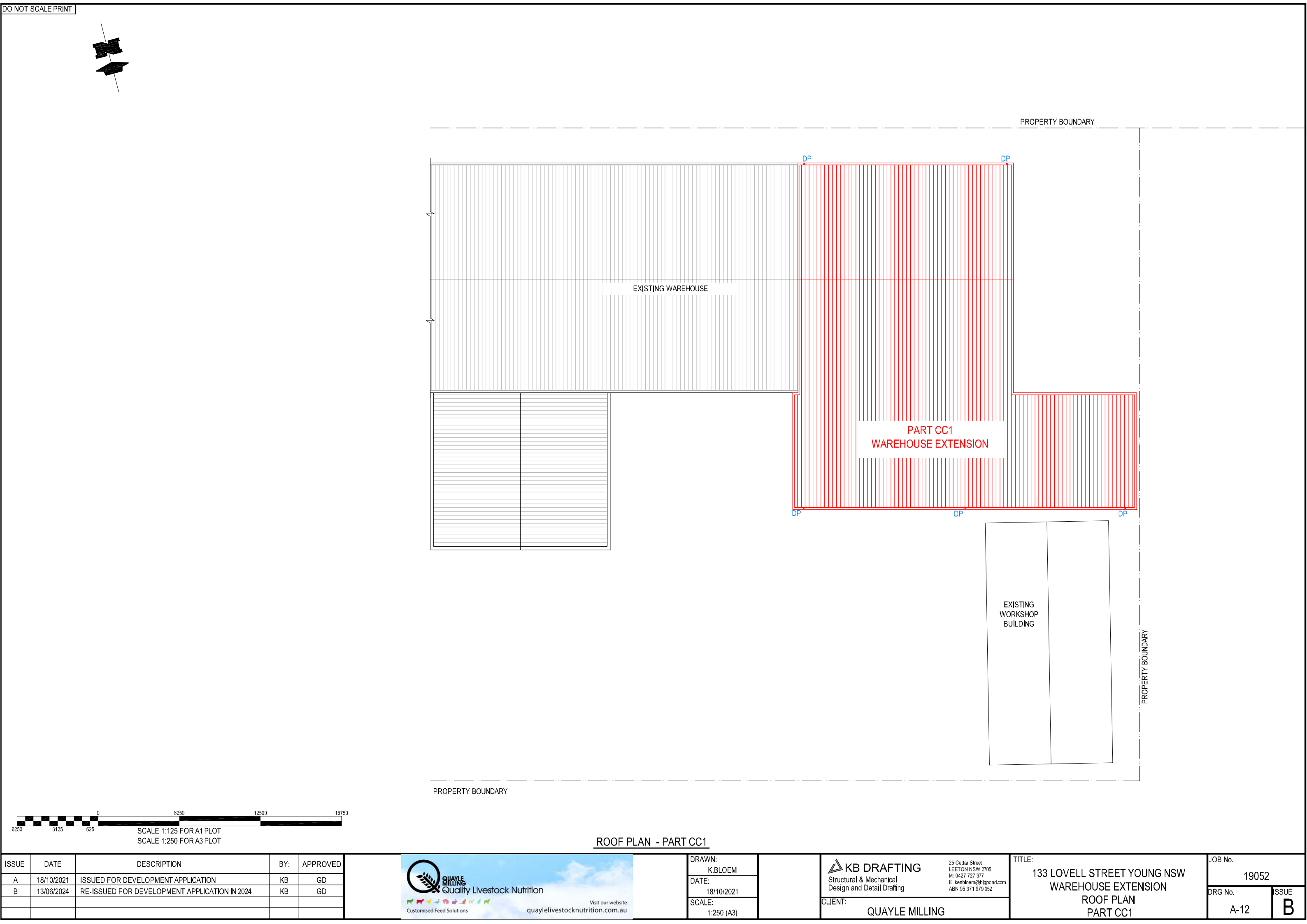
SCALE 1:120 FOR A1 PLOT SCALE 1:250 FOR A3 PLOT					LOVELL STREET		SITE PLAN - PART CC3					
ISSUE	DATE	DESCRIPTION	BY:	APPROVED	 QUAYLE MILLING Quality Livestock Nutrition  Customised Feed Solutions Visit our website quaylelivestocknutrition.com.au	DRAWN: K.BLOEM	 KB DRAFTING Structural & Mechanical Design and Detail Drafting CLIENT: QUAYLE MILLING	25 Cedar Street LEETON NSW 2705 M: 0427 727 377 E: keni@kbm.com.au ABN 95 371 979 052	TITLE: 133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION SITE PLAN PART CC3		JOB No. 19052	
A	18/10/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD		DATE: 18/10/2021						
B	13/06/2024	RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024	KB	GD		SCALE: 1:250 (A3)						

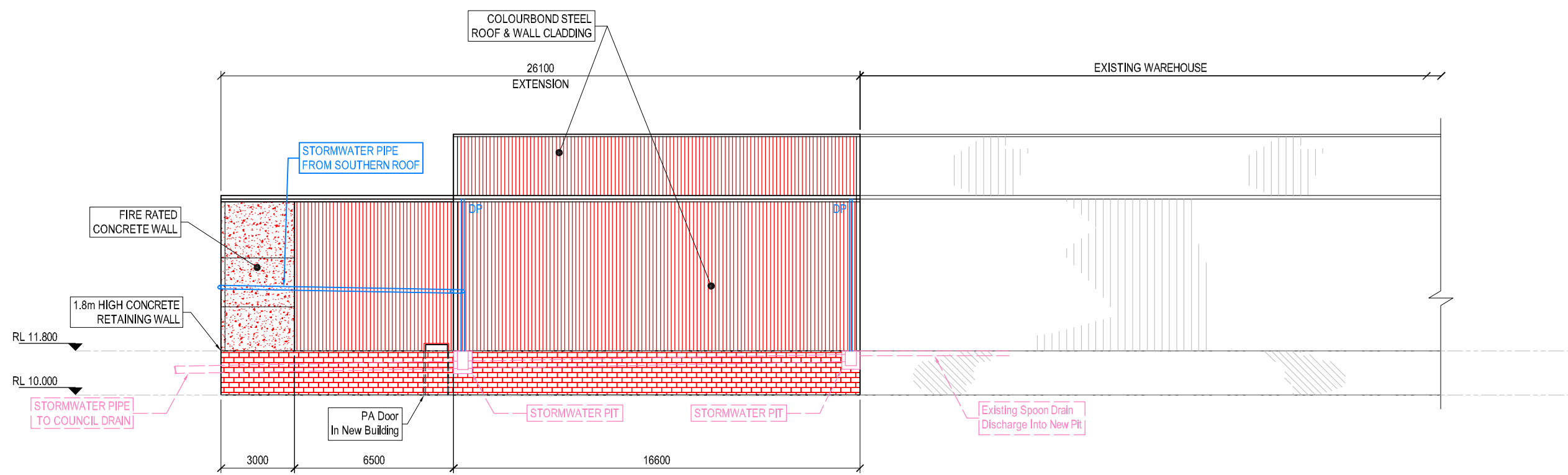




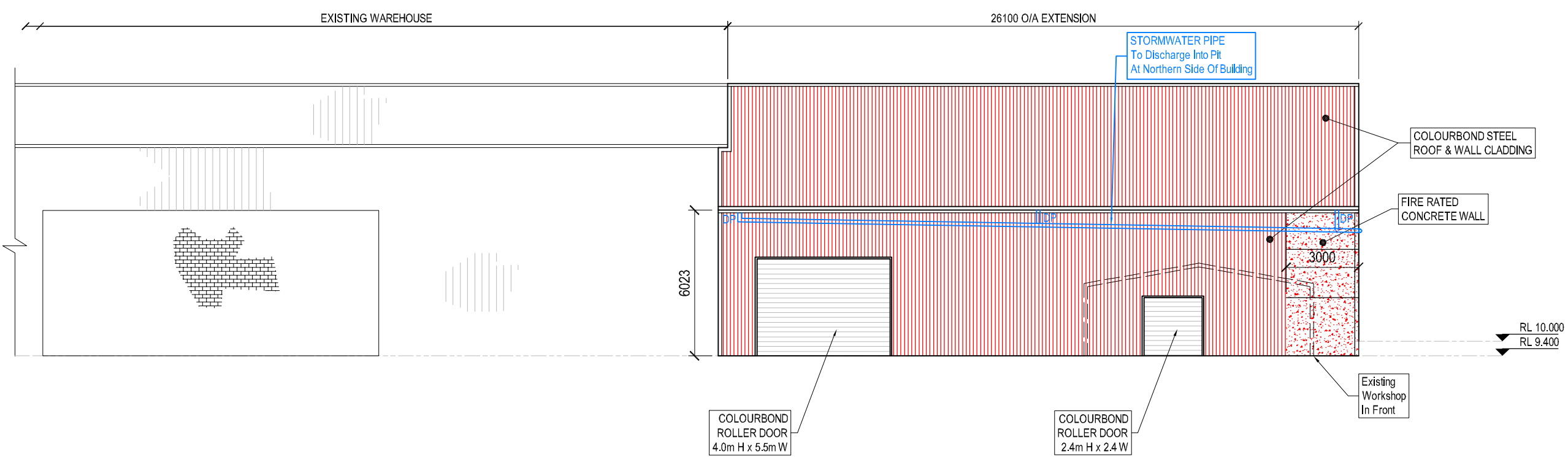
SCALE 1:1250 FOR A1 PLOT SCALE 1:250 FOR A3 PLOT					LOVELL STREET		SITE PLAN - SHOWING 3 PARTS				
ISSUE	DATE	DESCRIPTION	BY:	APPROVED	 QUAYLE MILLING Quality Livestock Nutrition  Customised Feed Solutions Visit our website quaylelivestocknutrition.com.au	DRAWN: K.BLOEM	 KB DRAFTING Structural & Mechanical Design and Detail Drafting 25 Cedar Street LEETON NSW 2705 M: 0427 727 377 E: kendlbloom@bigpond.com ABN 95 371 979 052	TITLE: 133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION SITE PLAN 3 PARTS - (CC1 - CC2 - CC3)	JOB No. 19052		
E	30/09/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD		DATE: 22/05/2019			CLIENT: QUAYLE MILLING	DRG No. A-01	ISSUE G
F	18/10/2021	UPDATED TO IDENTIFY 3 STAGES	KB	GD							
G	13/06/2024	RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024	KB	GD		SCALE: 1:250 (A3)					



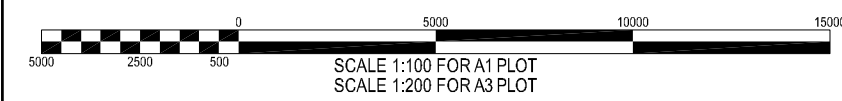




NORTHERN ELEVATION - PART CC1



SOUTHERN ELEVATION - PART CC1



ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	18/10/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD
B	13/06/2024	RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024	KB	GD



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DRAWN:	K.BLOEM
DATE:	18/10/2021
SCALE:	1:200 (A3)



KB DRAFTING
Structural & Mechanical
Design and Detail Drafting

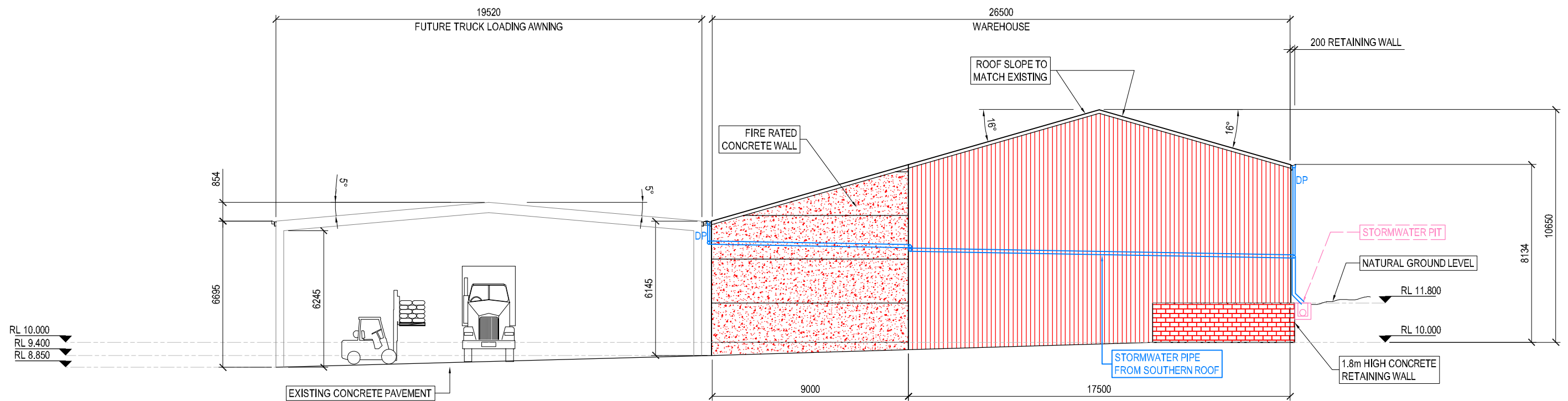
CLIENT: **QUAYLE MILLING**

25 Cedar Street
LEETON NSW 2705
M: 0427 727 377
E: kentblom@kbgrnd.com
ABN 95 371 978 052

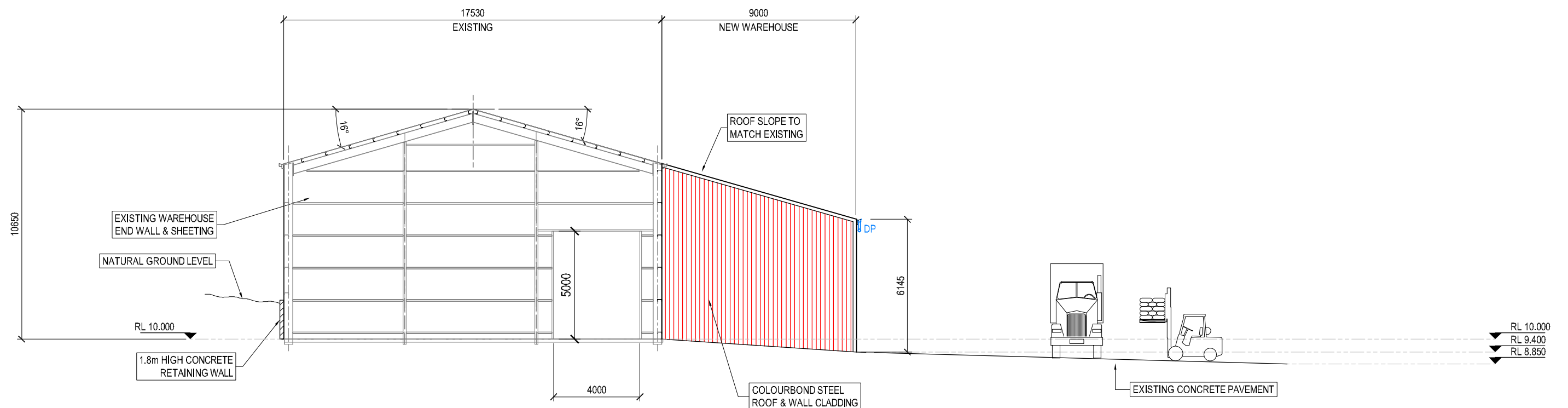
TITLE:

133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
NORTHERN & SOUTHERN ELEVATIONS
PART CC1

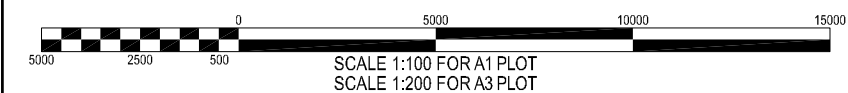
JOB No.	19052
DRG No.	A-13
ISSUE	B



EASTERN ELEVATION - PART CC1



WESTERN ELEVATION - PART CC1



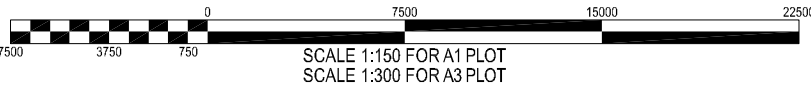
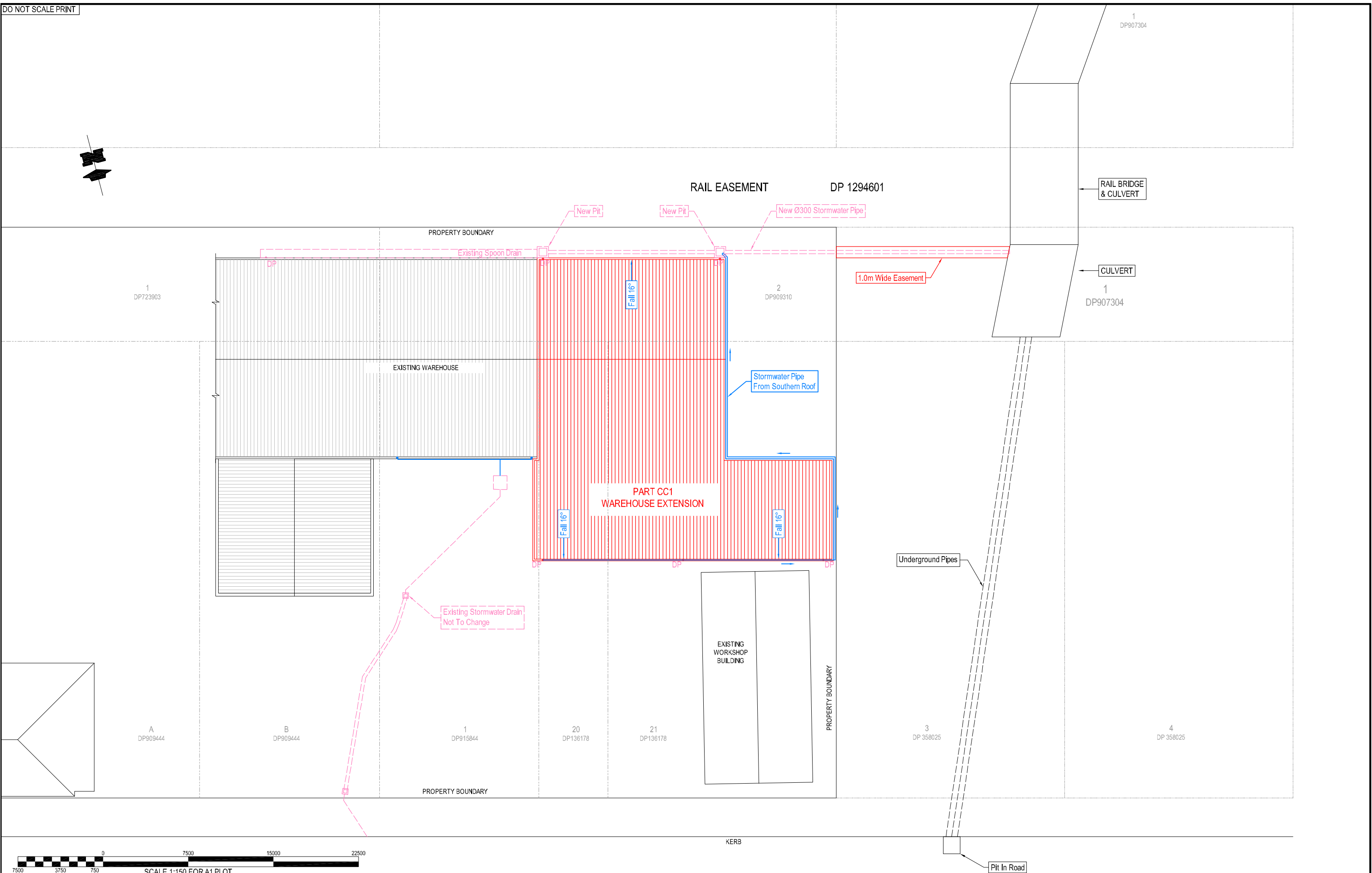
ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	18/10/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD
B	13/06/2024	RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024	KB	GD



DRAWN:	K.BLOEM
DATE:	18/10/2021
SCALE:	1:200 (A3)

KB DRAFTING Structural & Mechanical Design and Detail Drafting	25 Cedar Street LEETON NSW 2705 M: 0427 727 377 E: kenthloem@bigpond.com ABN 95 371 978 052
CLIENT:	QUAYLE MILLING

TITLE:	133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION EASTERN & WESTERN ELEVATIONS PART CC1	JOB No.	19052
		DRG No.	A-14
		ISSUE	B



STORMWATER PLAN INCLUDING LOT NUMBERS & BOUNDARIES - PART CC1

ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	29/06/2024	ISSUED FOR DEVELOPMENT APPLICATION	KB	



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DRAWN: K.BLOEM
DATE: 29/06/2024
SCALE: 1:300 (A3)



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Structural & Mechanical
Design and Detail Drafting

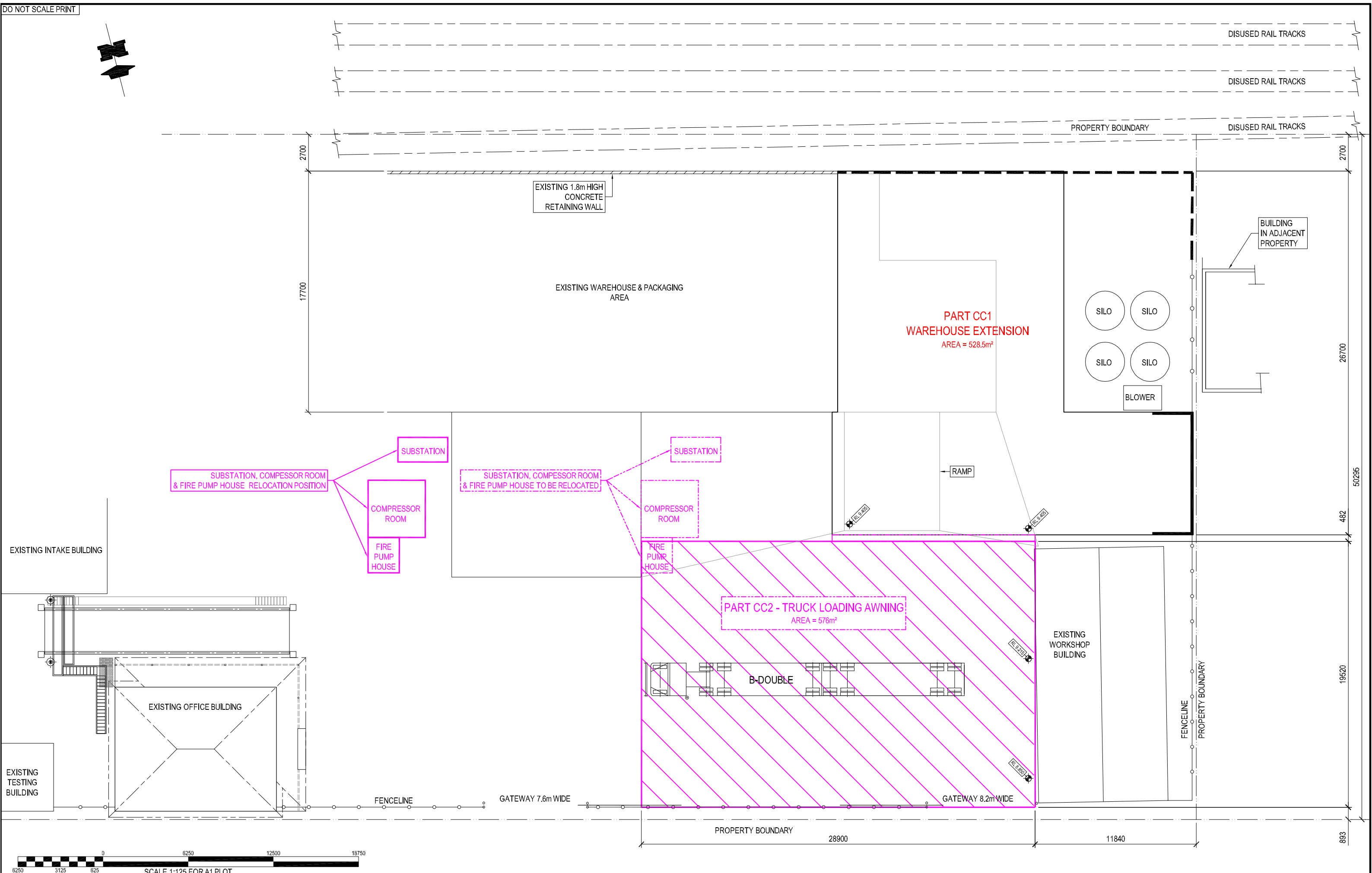
CLIENT:
QUAYLE MILLING

25 Cedar Street
LEETON NSW 2705
M: 0427 727 377
E: kerdrafts@bigpond.com
ABN 95 371 978 052

TITLE:

133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
STORMWATER PLAN
PART CC1

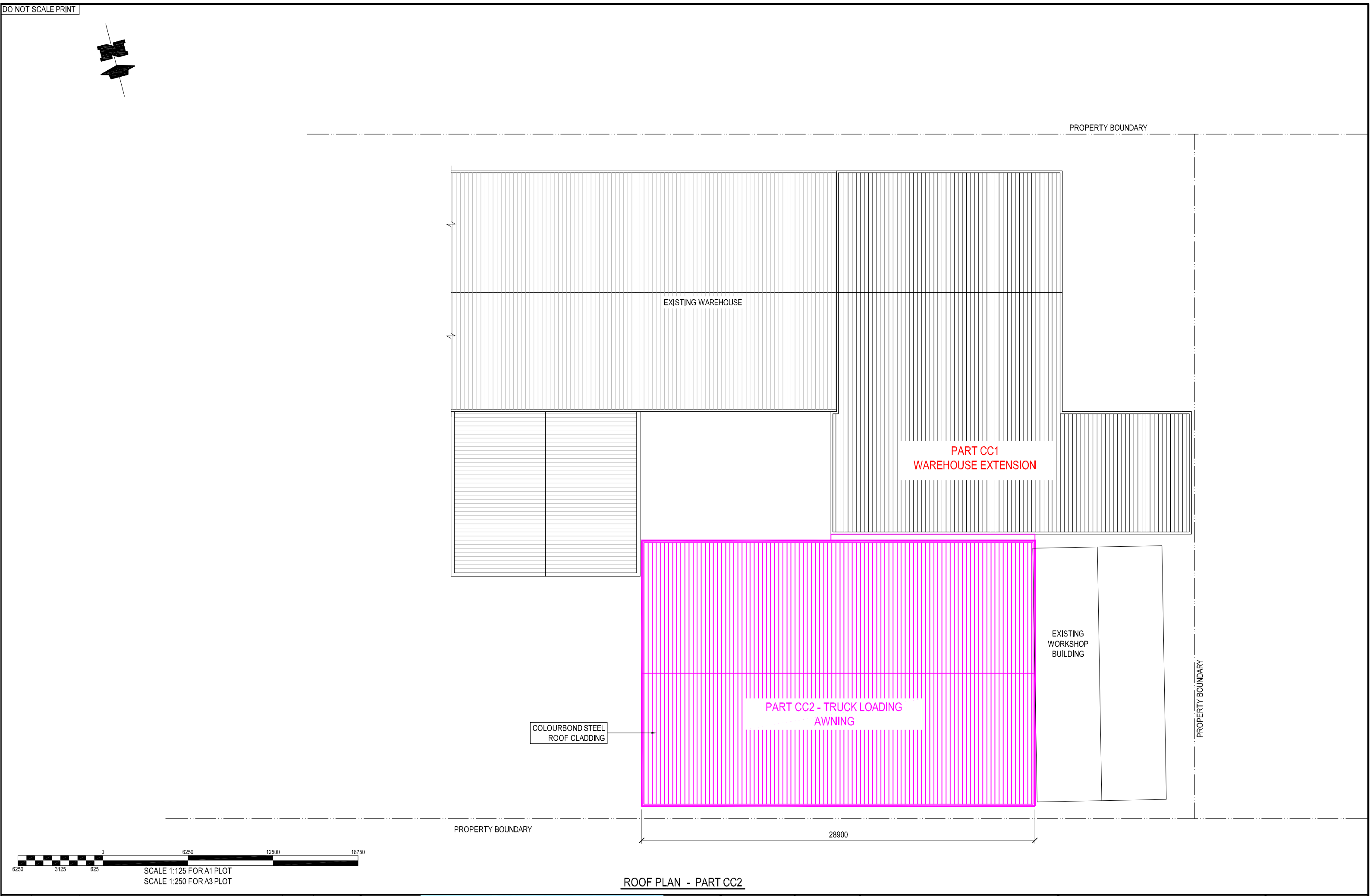
JOB No.	19052
DRG No.	A-15
ISSUE	A



ISSUE					DESCRIPTION					BY:					APPROVED					DATE					DRAWN:					DATE:					SCALE:					TITLE:					JOB No.					ISSUE				
A					18/10/2021					ISSUED FOR DEVELOPMENT APPLICATION					KB					GD					K.BLOEM					18/10/2021					1:250 (A3)					133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION SITE PLAN PART CC2					19052					B				
B					13/06/2024					RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024					KB					GD																									A-21									

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KB DRAFTING
Structural & Mechanical
Design and Detail Drafting
CLIENT: **QUAYLE MILLING**
25 Cedar Street
LEETON NSW 2705
M: 0427 727 377
E: kendl@kbdrafting.com.au
ABN 95 371 978 052



ROOF PLAN - PART CC2

ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	18/10/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD
B	13/06/2024	RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024	KB	GD



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DRAWN: K.BLOEM
DATE: 18/10/2021
SCALE: 1:250 (A3)



KB DRAFTING
Structural & Mechanical
Design and Detail Drafting

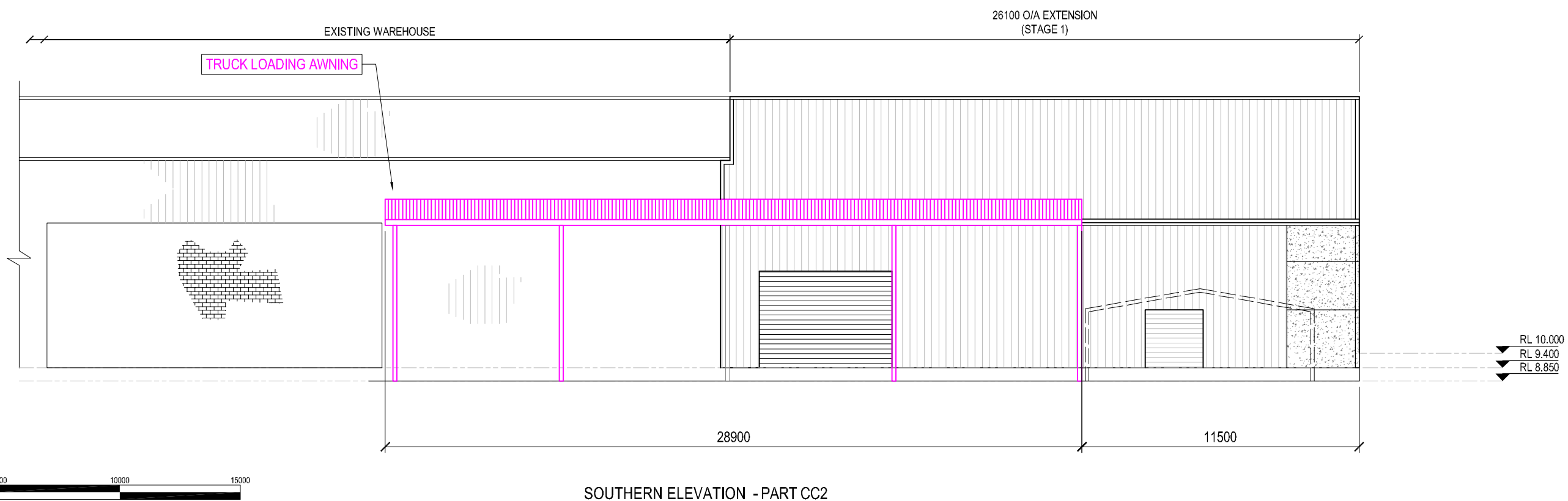
CLIENT:
QUAYLE MILLING

25 Cedar Street
LEETON NSW 2705
M: 0427 727 377
E: kensham@kbgpond.com
ABN 95 371 979 052

TITLE:

**133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
ROOF PLAN
PART CC2**

JOB No.	19052
DRG No.	A-22
ISSUE	B



SOUTHERN ELEVATION - PART CC2

ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	18/10/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD
B	13/06/2024	RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024	KB	GD



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DRAWN: K.BLOEM
DATE: 18/10/2021
SCALE: 1:200 (A3)



KB DRAFTING
Structural & Mechanical
Design and Detail Drafting

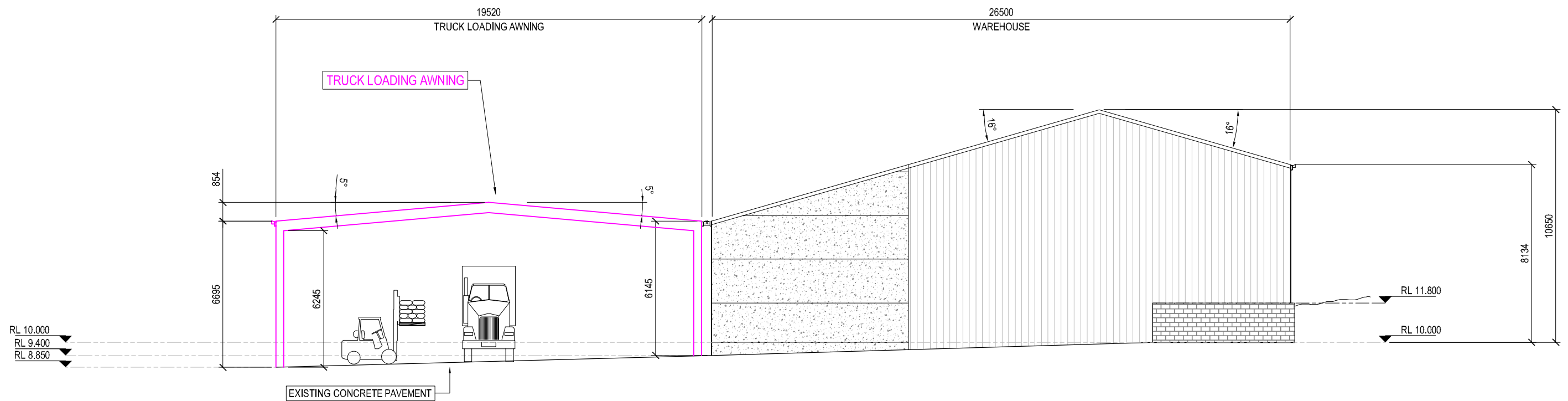
CLIENT: **QUAYLE MILLING**

25 Cedar Street
LEETON NSW 2705
M: 0427 727 377
E: kentham@kbpond.com
ABN 95 371 979 052

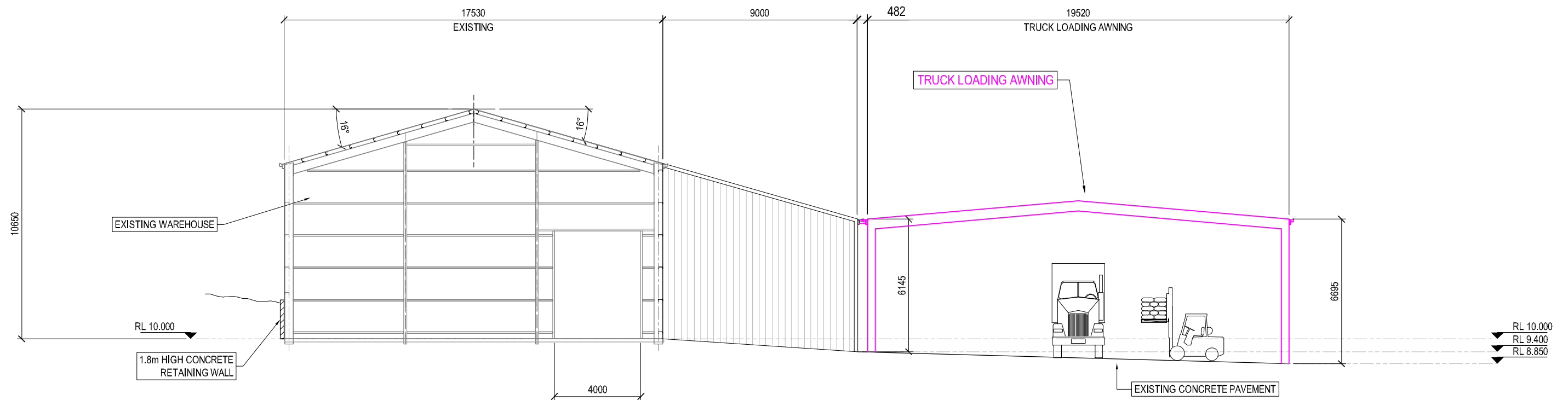
TITLE:

133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
SOUTHERN ELEVATION
PART CC2

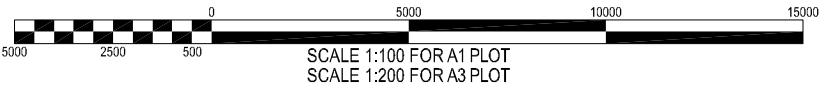
JOB No.	19052
DRG No.	A-23
ISSUE	B



EASTERN ELEVATION - PART CC2



WESTERN ELEVATION - PART CC2



ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	18/10/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD
B	13/06/2024	RE-ISSUED FOR DEVELOPMENT APPLICATION IN 2024	KB	GD



DRAWN:
K.BLOEM
DATE:
18/10/2021
SCALE:
1:200 (A3)

KB DRAFTING
Structural & Mechanical
Design and Detail Drafting

CLIENT:

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TITLE:
**133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
EASTERN & WESTERN ELEVATIONS
PART CC2**

JOB No.

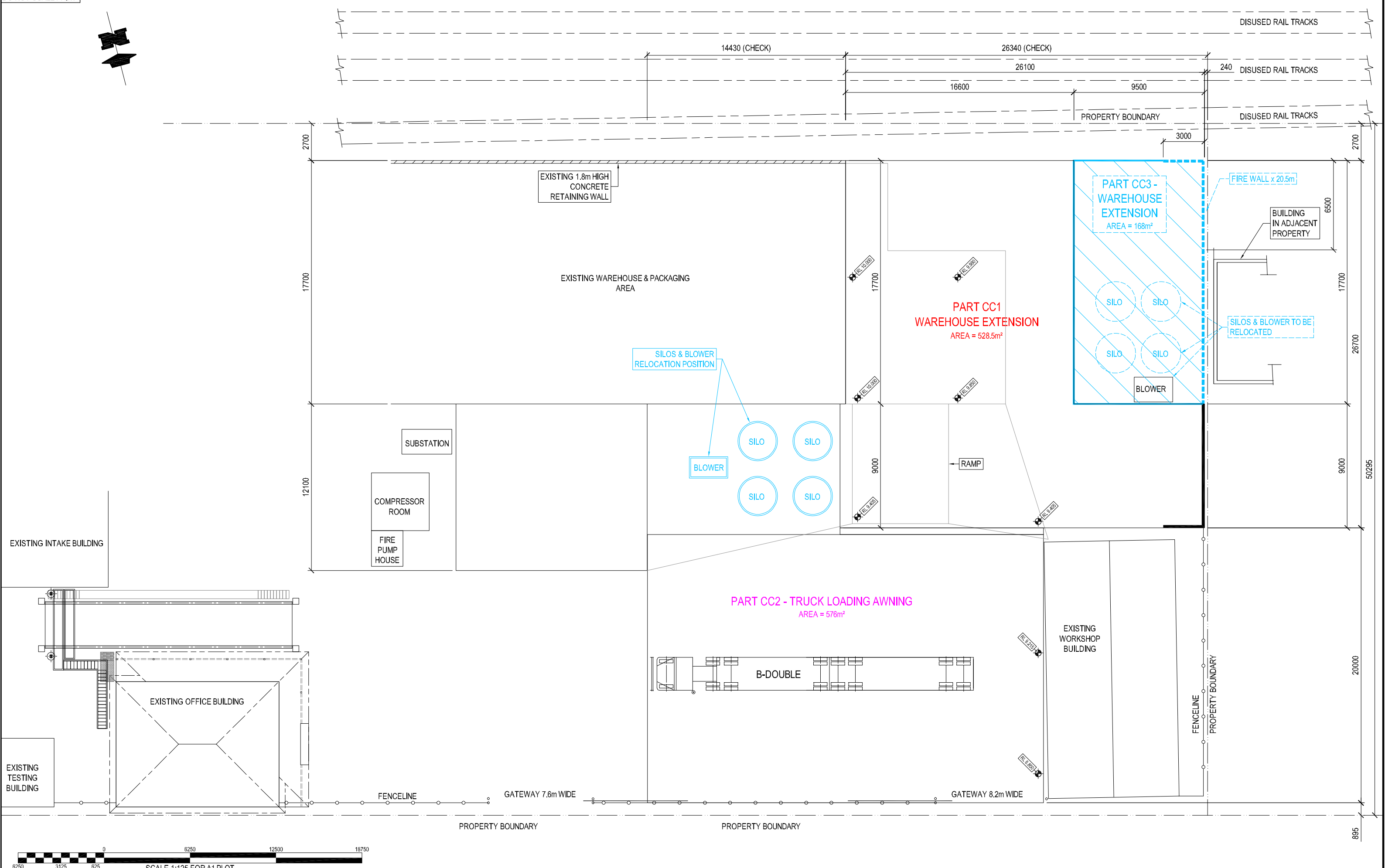
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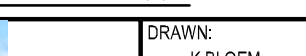
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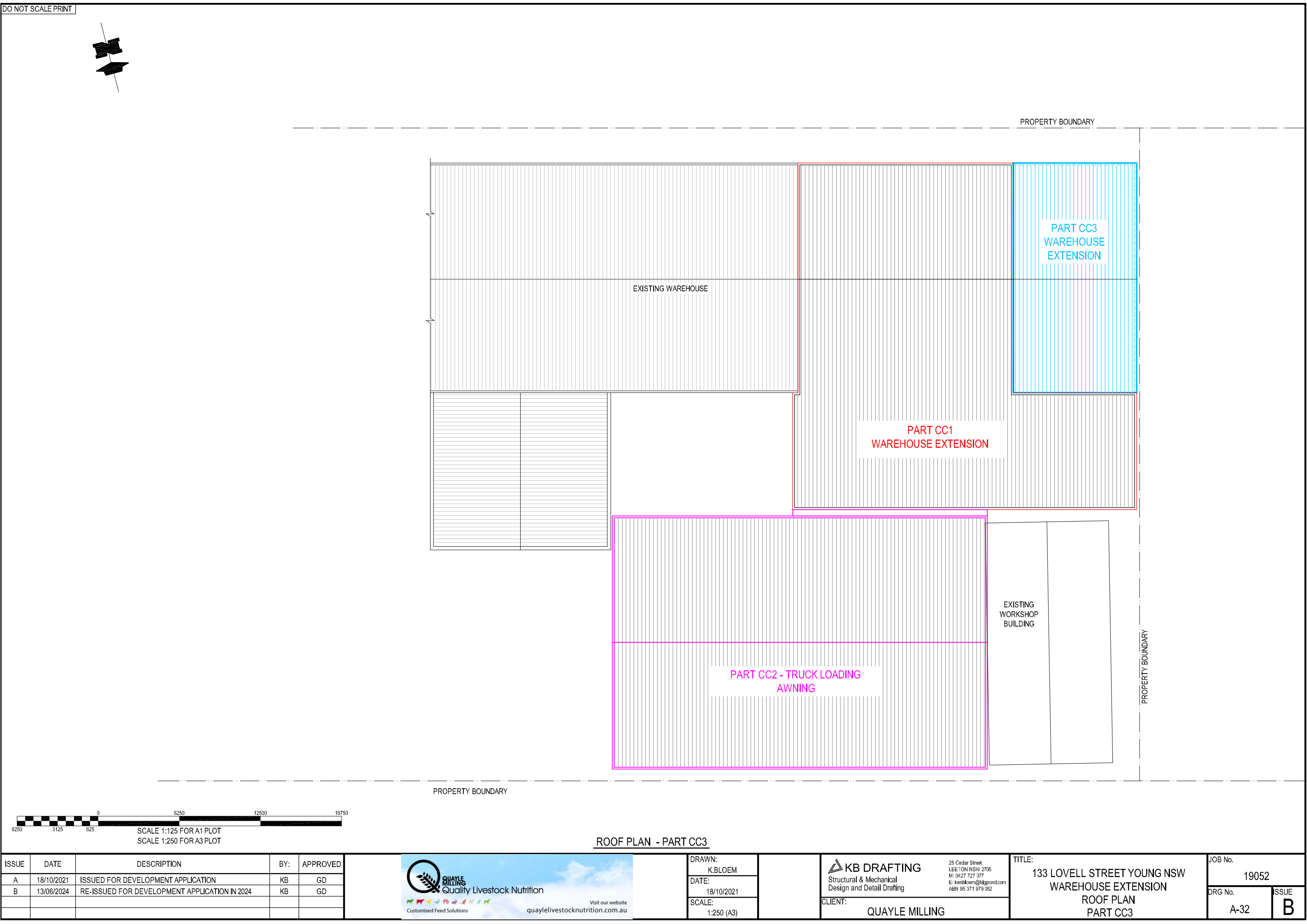
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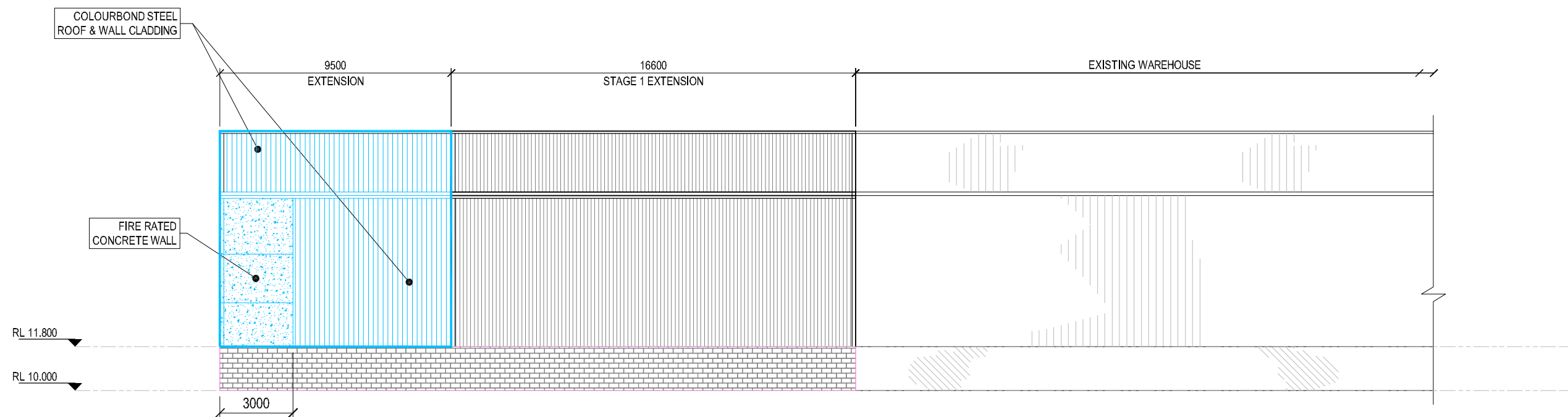
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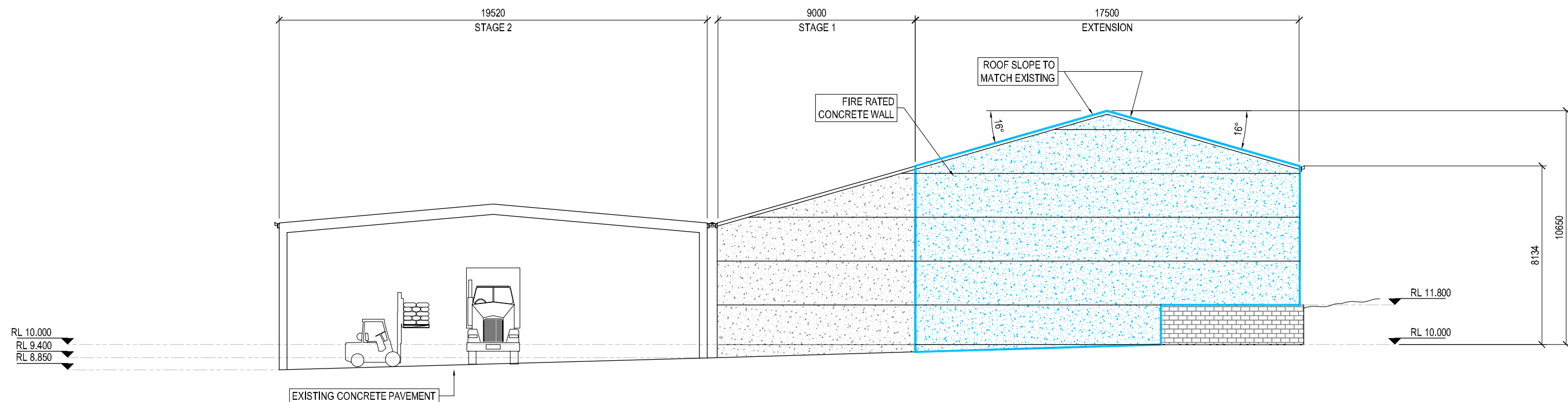


SCALE 1:125 FOR A1 PLOT SCALE 1:250 FOR A3 PLOT					LOVELL STREET										SITE PLAN - PART CC3									
ISSUE	DATE	DESCRIPTION	BY:	APPROVED	 QUAYLE MILLING Quality Livestock Nutrition  Customised Feed Solutions Visit our website quaylelivestocknutrition.com.au		DRAWN: K.BLOEM	 KB DRAFTING Structural & Mechanical Design and Detail Drafting CLIENT: QUAYLE MILLING	25 Cedar Street LEETON NSW 2705 M: 0427 727 377 E: kent.bloem@bigpond.com ABN 95 371 979 052	TITLE: 133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION SITE PLAN PART CC3	JOB No. 19052													
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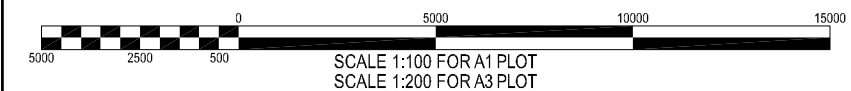




NORTHERN ELEVATION - PART CC3



EASTERN ELEVATION - PART CC3



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A	18/10/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD
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DRAWN:	K.BLOEM
DATE:	18/10/2021
SCALE:	1:200 (A3)



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TITLE:	133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION NORTHERN & EASTERN ELEVATIONS PART CC3
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JOB No.	19052
DRG No.	A-33
ISSUE	B

GENERAL NOTES

G1. THESE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

G2. DO NOT COMMENCE CONSTRUCTION USING THESE STRUCTURAL DRAWINGS UNTIL A CONSTRUCTION CERTIFICATE IS ISSUED BY THE PRINCIPAL CERTIFYING AUTHORITY.

G3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BUILDING CODE OF AUSTRALIA.

G4. ALL SET OUT DIMENSIONS SHOWN ON THESE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE BUILDER ON SITE. DO NOT SCALE THESE STRUCTURAL DRAWINGS FOR DIMENSIONS.

G5. UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.

G6. THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE BUILDER. IF ANY STRUCTURAL ELEMENT PRESENTS DIFFICULTY IN RESPECT OF CONSTRUCTABILITY OR SAFETY, THE MATTER SHALL BE REFERRED TO THE STRUCTURAL ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

G7. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERLOADED. THE BUILDER SHALL PROVIDE TEMPORARY BRACING, SHORING AND PROPPING IN ORDER TO KEEP THE BUILDING WORKS AND EXCAVATIONS STABLE AT ALL TIMES.

G8. THE BUILDER IS RESPONSIBLE FOR THE ADEQUACY OF ALL TEMPORARY WORKS INCLUDING SHORING, PROPPING AND BRACING AND WHERE NECESSARY IS TO ENGAGE A STRUCTURAL ENGINEER TO DESIGN AND CERTIFY HIS TEMPORARY WORKS.

G9. IF THERE IS A DISCREPANCY IN MEMBER SIZES FOR ANY COMPONENT, ASSUME FOR PRICING PURPOSES ONLY THAT THE LARGER OR MORE EXPENSIVE SIZE IS CORRECT. REFER TO STRUCTURAL ENGINEER FOR DECISION BEFORE DETAILING OR CONSTRUCTION.

G10. DETAIL AND SECTION IDENTIFICATION

1

S01

— DETAIL OR SECTION REFERENCE

— DRAWING REFERENCE

G11. THE RLs. SHOWN IN THESE DRAWINGS ARE APPROXIMATE AND ARE FOR THE SOLE PURPOSE OF ASSISTING THE STRUCTURAL DOCUMENTATION. THEY MUST NOT BE USED FOR CONSTRUCTION. REFER TO THE ARCHITECT'S DRAWINGS FOR ALL CONSTRUCTION RLs.

FOUNDATIONS

F1. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING INTENSITY OF **150/100** kPa ON **NATURAL CLAY** IN ACCORDANCE WITH

GEOTECHNICAL REPORT No.: **N/A**

PREPARED BY: **N/A**

IF A GEOTECHNICAL INVESTIGATION HAS NOT BEEN MADE, THE FOUNDATION CONDITIONS ARE AN ASSUMPTION AND MUST BE CONFIRMED BY TRIAL EXCAVATIONS BY THE BUILDER.

FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS BEARING PRESSURE BEFORE PLACING MEMBRANE, REINFORCEMENT OR CONCRETE.

F2. FOOTINGS SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.

F3. RESIDENTIAL SLABS AND FOOTINGS HAVE BEEN DESIGNED FOR A REACTIVITY CLASS **"M-D"** TO AS2870.

F4. FOR CONTRACT PURPOSES ONLY THE FOOTING LEVEL SHALL BE ACTUAL CONSTRUCTION DEPTHS TO BE VERIFIED BY OTHERS.

F5. BEARING MATERIAL AT BASES OF PIERS TO BE CONFIRMED BY AN EXPERIENCED GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST ENGAGED BY THE BUILDER.

STRUCTURAL DESIGN LOADINGS

L1. THE STRUCTURAL COMPONENTS DETAILED ON THESE STRUCTURAL DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT STANDARDS AUSTRALIA CODES AND THE BUILDING CODE OF AUSTRALIA FOR THE FOLLOWING LOADINGS. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED FLOOR USAGE.

L2. SUPERIMPOSED LOADS

FLOOR USAGE	LIVE LOAD		SUPERIMPOSED DEAD LOAD (kPa)
	UDL (kPa)	POINT (kPa)	
ROOF	0.25		
GENERAL FLOOR AREA	5.0		
OFFICE FLOOR AREA	3.0		

L3. WIND LOADS IN ACCORDANCE WITH AS1170.2

REGION	
STRUCTURAL IMPORTANCE LEVEL AS DEFINED IN BCA – PART B1	2
REGIONAL WIND SPEED Vr (Ultimate) Vr (Servicability)	45 m/s 37 m/s
TERRAIN CATEGORY	2.5
TERRAIN/HEIGHT MULTIPLIER Mz,cat	0.87
SHIELDING MULTIPLIER Ms	1.0
TOPOGRAPHIC MULTIPLIER Mt	1.0
HILL-SHAPE MULTIPLIER Mh	1.0

L4. EARTHQUAKE DESIGN PARAMETERS TO AS1170.4

STRUCTURAL IMPORTANCE LEVEL AS DEFINED IN BCA – PART B1	
PROBABILITY FACTOR kp	0.6
HAZARD FACTOR Z	0.89
SITE SUB-SOIL CLASS	Ce
EARTHQUAKE DESIGN CATEGORY	II

CONCRETE

C1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS3600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS

C2. CONCRETE QUALITY

- * C2.1 ALL CONCRETE SHALL COMPLY WITH AS1379.
- * C2.2 NO BRECCIA TYPE AGGREGATE IS TO BE USED
- * C2.3 COMPRESSIVE STRENGTH GRADES

ELEMENT	STRENGTH GRADE (MPa)	CEMENT TYPE TO AS3972	SLUMP (mm)	MAXIMUM AGGREGATE SIZE (mm)
FOOTINGS & PIERS,	25	A	80	20
GROUND FLOOR SLAB	25	SL	80	20
WALL PANELS	32	SL	80	20

SPECIAL CLASS CONCRETES (PREFIXED S IN THE TABLE) SHALL HAVE THE PROPERTIES OF NORMAL CLASS CONCRETE WITH THE FOLLOWING THE FOLLOWING SPECIAL REQUIREMENTS:

CLASS S – SHRINKAGE STRAIN SHALL NOT EXCEED X 10-6 AT 56 DAYS IN ACCORDANCE WITH AS1812

– CEMENT SHALL BE TYPE SL TO AS 3972

C3. CONCRETE PROFILES

- * C3.1 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- * C3.2 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE THE SLAB THICKNESS.
- * C3.3 NO HOLES, CHASES, OR EMBEDMENT OF PIPES OTHER THAN SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- * C3.4 CANTILEVERS – PROVIDE UPWARD CAMBER IN FORMWORK FOR REINFORCED CONCRETE CANTILEVERS OF L/120, WHERE L IS THE PROJECTION BEYOND THE COLUMN OR WALL FACE. MAINTAIN THE SLAB AND BEAM DEPTHS SHOWN.
- * C3.5 PROVIDE DRIP GROOVES AT ALL EXPOSED EDGES. CHAMFERS, DRIP GROOVES, REGLETS, ETC TO BE TO ARCHITECT'S DETAILS. MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS.
- * C3.6 CONSTRUCTION JOINTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE TO THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- * C3.7 CONDUITS, PIPES ETC. SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPACED AT NOT LESS THAN 3 DIAMETERS. DO NOT PLACE PIPES OR CONDUITS WITHIN THE COVER TO THE REINFORCEMENT.

C4. COVER TO REINFORCEMENT

CONDITION	MINIMUM COVER
SURFACES IN CONTACT WITH GROUND: WITHOUT MEMBRANE WITH MEMBRANE: * SLABS * FOOTINGS	50mm 30mm 50mm
SURFACES ABOVE GROUND -EXPOSED	30mm

C5. THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK, THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. COMPACT ALL CONCRETE WITH MECHANICAL VIBRATORS, INCLUDING FOOTINGS AND SLABS ON GROUND.

C6. CURING OF CONCRETE

CURE ALL CONCRETE AS FOLLOWS:

- KEEP SURFACES CONTINUOUSLY WET FOR 3 DAYS, FOLLOWED BY
- PREVENT MOISTURE LOSS FOR THE NEXT 4 DAYS, USING POLYTHENE SHEETING OR WET HESSIAN PROTECTED FROM WIND AND TRAFFIC, AND THEN
- ALLOW GRADUAL DRYING OUT

CURING COMPOUNDS MAY BE USED, PROVIDED THAT THEY COMPLY WITH AS3799, AND DO NOT AFFECT FLOOR FINISHES.

PVA BASED CURING COMPOUNDS ARE NOT ACCEPTABLE.

C7. SLIP JOINTS TO BE USED ON ALL LOAD-BEARING MASONRY WALLS. USE 2 LAYERS OF GALVANISED FLAT STEEL WITH GRAPHITE GREASE BETWEEN.

C8. SLAB REINFORCEMENT AT SUPPORTING WALLS

SLAB BARS SHALL EXTEND 70MM ONTO SUPPORTING WALLS, WITH 50% OF BOTTOM BARS COGGED TO ACHIEVE ANCHORAGE AT SIMPLY SUPPORTED ENDS.

MESH IN SLABS SHALL EXTEND 70MM ONTO SUPPORTING WALLS WITH A CROSS WIRE.

C9. MESH LAPPED SPLICES

LAPS IN MESH (FABRIC) SHALL COMPLY WITH AS3600. THE TWO OUTERMOST TRANSVERSE WIRES OF ONE SHEET SHALL OVERLAP THE TWO OUTERMOST TRANSVERSE WIRES OF THE SHEET BEING LAPPED.

REINFORCEMENT FOR CONCRETE

R1. REINFORCEMENT QUALITY AND NOTATION

* R1.1 BAR REINFORCEMENT

SYMBOL	BAR SHAPE	STRENGTH GRADE (MPa)	DUCTILITY CLASS	TO COMPLY WITH AUST. STANDARD
N	DEFORMED RIBBED BAR	500	NORMAL	AS 4671
R	PLAIN ROUND BAR	250	NORMAL	AS 4671
+Y	DEFORMED BAR +SEE NOTE -SUPERSEDED	400	NORMAL	AS 1382

ALL REINFORCING BARS SHALL BE GRADE D500N TO AS4671 UNO. REINFORCEMENT NOTATION IS AS FOLLOWS:

NUMBER OF BARS IN GROUP, BAR GRADE, NOMINAL BAR SIZE IN mm, SPACING IN mm

E.G. 17 N16-250, WHERE N16 DENOTES A DEFORMED RIBBED BAR, OF GRADE 500MPa NORMAL DUCTILITY STEEL, WITH A NOMINAL 16mm DIAMETER, AT 250 SPACING.

NOTE, Y BARS MAY BE REPLACED WITH N BARS OF SAME SIZE, I.E. DEFORMED RIBBED BAR OF GRADE 500, NORMAL DUCTILITY STEEL.

* R1.2 Mesh reinforcement

SYMBOL	BAR SHAPE	STRENGTH GRADE (MPa)	DUCTILITY CLASS	TO COMPLY WITH AUST. STANDARD
RL	RECTANGULAR MESH OF DEFORMED RIBBED BARS	500	Low	AS 4671
SL	SQUARE MESH OF DEFORMED RIBBED BARS	500	Low	AS 4671
L12TM	TRENCH MESH	500	Low	AS 4671

ALL MESH SHALL BE GRADE 500L TO AS4671 UNO. THE NUMBERS FOLLOWING THE SYMBOL DENOTE THE PRODUCT CODE. FOR EXAMPLE, SL92 DENOTES A SQUARE MESH OF 9mm (NOMINAL DIAMETER) DEFORMED RIBBED BARS AT 200mm CENTRES, OF GRADE 500MPa LOW DUCTILITY STEEL.

R2. COVER TO REINFORCEMENT

COVER TO REINFORCEMENT FOR DURABILITY SHALL BE AS FOLLOWS UNO.

CONDITION	COVER (mm)
SURFACES IN CONTACT WITH GROUND: WITHOUT MEMBRANE WITH MEMBRANE: * SLABS * FOOTINGS	50 mm 30 mm 50 mm
SURFACES ABOVE GROUND -INTERIOR • SLABS & BEAMS • COLUMNS	30 mm 40 mm
SURFACES ABOVE GROUND -EXPOSED • SLABS & BEAMS • COLUMNS	30 mm 40 mm

COVER SHALL NOT BE LESS THAN THE SIZE OF THE AGGREGATE OR THE MAIN BARS.

PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE COVER TO REINFORCEMENT.

COVER MAY NEED TO BE INCREASED TO SUIT FIRE RATING -SEE DRAWINGS.

SUPPORT REINFORCEMENT ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1 METRE CENTRES BOTH WAYS.

IN EXPOSURE CONDITION B2 OR C (TO AS3600) USE ONLY PLASTIC OR CONCRETE CHAIRS.

TIE BARS AT ALTERNATE INTERSECTIONS.

R3. REINFORCEMENT REPRESENTATION

REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, AND NOT NECESSARILY IN TRUE PROJECTION.

BARS SHOWN ARE INDICATIVE ONLY AND LENGTHS MAY VARY.

BEAM ELEVATIONS TAKE PRECEDENCE OVER SECTIONS. SLAB PLANS TAKE PRECEDENCE OVER SECTIONS. REFER TO SECTIONS FOR EXTRA BARS THAT MAY BE REQUIRED.

R4. REINFORCEMENT LAYERS:

B1 DENOTES BOTTOM BARS LAID 1st

B2 DENOTES BOTTOM BARS LAID 2nd

T1 DENOTES TOP BARS LAID 1st

T2 DENOTES TOP BARS LAID 2nd

R5. DISTRIBUTION REINFORCEMENT

PROVIDE DISTRIBUTION REINFORCEMENT OR TIE BARS IF NOT SHOWN. USE N12 AT 400, SPLICE 400mm WHERE NECESSARY, AND LAP 400mm WITH MAIN BARS

R6. REINFORCEMENT LAPPED SPLICES:

SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN ON THE STRUCTURAL DRAWINGS OR AS OTHERWISE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

LAPS SHALL BE IN ACCORDANCE WITH AS3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.

REINFORCEMENT FOR CONCRETE (Cont'd)

SLAB AND BEAM REINFORCEMENT

LAP SPLICES IN SLAB AND BEAM REINFORCEMENT SHALL COMPLY WITH THE TABLE BELOW:

- * UNLESS SHOWN OTHERWISE ON THE DRAWINGS, OR
- * UNLESS CALCULATED IN ACCORDANCE WITH AS3600, AND APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

FULL STRENGTH LAPS FOR SLAB AND BEAM BARS

BAR DIA.	LENGTH L (mm) –SEE DIAGRAMS BELOW	
	Bar with 300mm or less depth of conc. below the bar	Bar with more than 300mm depth of conc. below the bar
N10	500	700
N12	650	800
N16	900	1100

LAP LENGTHS ARE TO BE INCREASED BY 30% WHEN SLIP FORMS ARE USED

BARS IN SLABS MAY BE IN STOCK LENGTHS WITH FULL STRENGTH STAGGERED LAPS. (SUBJECT TO APPROVAL FROM THE STRUCTURAL ENGINEER)

DIAGRAMS:

COLUMNS – COMPRESSION LAPS

UNLESS SHOWN OTHERWISE ON THE STRUCTURAL DRAWINGS:

BAR DIA.	LAP LENGTH (mm)
N12	500
N16	650
N20	800
N24	1000

MESH LAPPED SPLICES

LAPS IN MESH (FABRIC) SHALL COMPLY WITH AS3600. THE TWO OUTERMOST TRANSVERSE WIRES OF ONE SHEET SHALL OVERLAP THE TWO OUTERMOST TRANSVERSE WIRES OF THE SHEET BEING LAPPED.

R7. SLAB REINFORCEMENT AT SUPPORTING WALLS

SLAB BARS SHALL EXTEND 70mm ONTO SUPPORTING WALLS, WITH 50% OF BOTTOM BARS COGGED TO ACHIEVE ANCHORAGE AT SIMPLY SUPPORTED ENDS.

MESH IN SLABS SHALL EXTEND 70mm ONTO SUPPORTING WALLS WITH A CROSS WIRE.

R8. CRANK THE REINFORCEMENT IN THE BEAM THAT IS TERMINATING AT AN INTERSECTION UNDER/OVER THE BEAM THAT IS CONTINUING. WHERE BOTH BEAMS TERMINATE, CONSIDER THE SHORTER SPAN AS THE TERMINATING BEAM.

R9. JOGGLES

JOGGLES IN BARS TO BE 1 BAR DIAMETER OVER A LENGTH OF 12 BAR DIAMETERS

R10. WELDING OF REINFORCEMENT

DO NOT WELD REINFORCEMENT (UNLESS SHOWN ON THE STRUCTURAL DRAWINGS) WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER. APPROVAL FOR WELDING WILL DEPEND ON THE TYPE OF BAR AND ITS LOCATION.

R11. SITE BENDING OF REINFORCEMENT

SITE BENDING OF DEFORMED BARS (N OR Y) SHALL BE DONE WITHOUT HEATING, USING MECHANICAL BENDING TOOLS AND A MANDREL OR FORMER WITH A DIAMETER OF 5 TIMES THE BAR SIZE.

HEATING OF N OR Y BARS REDUCES THEIR STRENGTH.

R12. TRIMMER BARS

PENETRATIONS (DENOTED T.P. ON PLAN).

(FOR PENETRATIONS UP TO 600X600 U.N.O.)

500 (TYP)

2N12 (T & B)
EXTRA.

R13. INSPECTION BY STRUCTURAL ENGINEER

GIVE AT LEAST 24 HOURS NOTICE TO THE STRUCTURAL ENGINEER FOR INSPECTION OF REINFORCEMENT.

DO NOT HAVE CONCRETE DELIVERED UNTIL FINAL APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.

R14. ALL BEAM TIES ARE TO HAVE BAR ANCHORAGES LOCATED ON THE TOP FACE OF THE BEAM UNO.

CONCRETE WALL PANELS

- CW1. CONCRETE WALL PANELS SHALL COMPLY WITH AS3858:1 AND AS3859.2 AND AS3688.
- CW2. WALL PANEL DESIGN SHOWN ON THESE DRAWINGS IS FOR INSITU LOADING CONDITIONS ONLY.
- CW3. THE FABRICATOR IS TO DESIGN THE PANELS FOR CONDITIONS DURING FABRICATION, LIFTING, TRANSPORT, ERECTION, AND BRACING, AND PROVIDE ANY ADDITIONAL REINFORCEMENT, STRONGBACKS, FITTINGS, AND FIXINGS.
- CW4. THE FLEXURAL TENSILE STRESS IN THE PANEL DURING HANDLING AND ERECTION SHALL NOT EXCEED $0.4 \times \sqrt{f_{cm}}$, WHERE f_{cm} IS THE COMPRESSIVE STRENGTH OF THE CONCRETE AT THE RELEVANT AGE.
- CW5. THE BOND BREAKER BETWEEN THE CASTING SURFACE AND THE PANEL SHALL BE COMPATIBLE WITH PANEL SEAL COAT OR PAINT SYSTEMS, AND JOINT SEALANTS.
- CW6. APPLY A WATERPROOF COATING TO THE BOTTOM OF WALL PANELS PRIOR TO ERECTION. REFER TO CONCRETOR SECTION OF THE ARCHITECT'S SPECIFICATION. EXTENT OF APPLICATION SHALL BE ALL SURFACE AREAS BELOW GROUND AND FLOOR LEVEL; BOTH SIDES AND BOTTOM EDGE.
- CW7. SUBMIT 3 COPIES OF SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT AND THE STRUCTURAL ENGINEER AT LEAST 14 DAYS BEFORE FABRICATION. ELECTRONIC COPIES WILL NOT BE ACCEPTED. DO NOT COMMENCE FABRICATION UNTIL SHOP DRAWINGS ARE APPROVED. SHOP DRAWINGS SHALL INCLUDE THE DESIGN DETAILS OF THE PANELS AND THE ERECTION. THE DESIGN IS TO BE CERTIFIED BY AN NPER STRUCTURAL ENGINEER, ENGAGED BY THE FABRICATOR.
- CW8. THE BUILDER IS TO PROVIDE TEMPORARY STRUTTING, INCLUDING FOOTINGS FOR THE TEMPORARY STRUTS, AS REQUIRED. TEMPORARY BOLTING TO THE FLOOR SLAB IS ACCEPTABLE. TEMPORARY BOLTS IF ALLOWED IN THE FLOOR SLAB ARE TO BE REMOVED AND THE SLAB REINSTATED TO THE ARCHITECT'S APPROVAL. STRUTTING WORKS ARE TO BE COORDINATED BY THE BUILDER TO SUIT HIS CONSTRUCTION PROGRAM AND METHODOLOGY. THE DESIGN OF THE TEMPORARY STRUTTING AND FOOTINGS IS TO BE CERTIFIED BY AN NPER STRUCTURAL ENGINEER ENGAGED BY THE BUILDER.
- CW9. ANY CRACKED PANELS ARE TO BE REPLACED, (OR REPAIRED AT THE DISCRETION OF THE ARCHITECT), AT THE BUILDER'S EXPENSE. REPAIR, IF ALLOWED, IS TO BE BY EPOXY INJECTION.
- CW10. SEALING OF JOINTS, WATERPROOFING OF WALLS (WHERE REQUIRED), JOINT DETAIL, FILLETS, ARE TO BE TO ARCHITECTS DETAILS.
- CW11. THE PANEL CONTRACTOR IS TO BE RESPONSIBLE FOR SEALING ALL JOINTS, AND FULLY GROUTING BETWEEN PANELS AND FOOTINGS USING A NON-SHRINK GROUT. LEVELLING GROUT SHALL HAVE A COMPRESSIVE STRENGTH OF 32MPa AND MAXIMUM THICKNESS OF 48mm.
- CW12. MAXIMUM DIFFERENTIAL OUT OF PLANE DIMENSION BETWEEN ADJACENT PANELS IS TO BE 10mm. ANY PANELS EXCEEDING THIS ARE TO BE REPLACED OR BROUGHT INTO PERMANENT ALIGNMENT WITH INTERNAL BRACKETS, AT THE ARCHITECTS DISCRETION.
- CW13. THE FLOOR SLAB HAS BEEN DESIGNED FOR THE FINAL CONDITION ONLY.
- CW14. ADVISE STRUCTURAL ENGINEER OF ANY ALTERATIONS REQUIRED TO THE FLOOR SLAB OR JOINT LAYOUT TO ACCOMMODATE TEMPORARY STRUTTING. NO COST VARIATION WILL BE ALLOWED FOR ALTERATIONS TO THE SLAB.

STRUCTURAL STEELWORK

- S1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS4100 EXCEPT WHEN VARIED BY THE CONTRACT DOCUMENTS. FABRICATION SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 14 OF AS4100. ERECTION SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 15 OF AS4100.
- S2 UNLESS NOTED OTHERWISE ALL STEEL SHALL BE OF THE FOLLOWING GRADE IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS

Type of steel	Australian Standard	Grade
Universal beams & columns, parallel flange channels & large angles	AS/NZS 3679.1	300
Welded sections	AS/NZS 3679.2	300
Hot rolled plates, flats, floor plates, Small angles and slabs	AS/NZS 3678	250
Hollow sections - square & rectangular	AS 1163	C350 or C450 according to Section designation
Circular hollow sections	AS 1163	C350 or C250 according to Section designation
Cold formed purlins and girts	AS 1397	G450 Z350

PROVIDE CERTIFICATES OF COMPLIANCE FOR ALL STEELWORK TO THE STRUCTURAL ENGINEER BEFORE ORDERING.

- S3 WELDING
ALL WELDING SHALL COMPLY WITH AS1554.
FILLET WELDS SHALL BE 6mm CONTINUOUS. CATEGORY GP USING E48XX ELECTRODES OR EQUIVALENT, UNLESS NOTED OTHERWISE. BUTT WELDS SHALL BE COMPLETE PENETRATION BUTT WELDS CATEGORY SP TO AS 1554.1
WHERE WELDS ARE NOT OTHERWISE SPECIFIED THEY ARE TO ACHIEVE THE FULL STRENGTH OF THE MEMBERS JOINED.
- S4 WELD TESTING
THE EXTENT OF NON-DESTRUCTIVE WELD EXAMINATION SHALL BE AS NOTED BELOW. RADIOGRAPHIC OR ULTRASONIC EXAMINATION SHALL BE TO AS1554.1, AS2177.1 AND AS2207 AS APPROPRIATE.

Type of weld and Category	Examination Method	Extent (% of total Length of weld type)
Fillet welds, GP+SP	Visual inspection	100%
Butt welds, GP	Visual inspection	100%
Butt welds, SP	Visual inspection Radiographic or Ultrasonic inspection	100%

- S5 BOLTS SHALL BE M20 UNLESS NOTED OTHERWISE.
BOLTS SHALL BE 8.8/S UNLESS NOTED OTHERWISE.
ALL BOLTS, NUTS AND WASHERS SHALL BE GALVANISED TO AS1214. COLUMN HOLDING DOWN BOLTS, CAST IN PLACE, SHALL BE 4.6/S UNLESS NOTED OTHERWISE.

Column HD bolt	Embed in concrete	Cog	Concrete edge distance minimum
M16 4.6/S	250	50	160
M20 4.6/S	300	75	200
M24 4.6/S	400	100	260

FOR DRILLED-IN BOLTS SEE S24

- S6 BOLTS DENOTED 4.6/S ARE COMMERCIAL BOLTS OF STRENGTH GRADE 4.6 TO AS1111, SNUG-TIGHT.
- S7 BOLTS DENOTED 8.8/S, 8.8/TF AND 8.8/TB ARE HIGH STRENGTH STRUCTURAL BOLTS OF STRENGTH GRADE 8.8 TO AS 1252.
• 8.8/S DENOTES BOLTS SNUG-TIGHT
• 8.8/TF AND 8.8/TB DENOTES BOLTS FULLY TENSIONED TO AS 4100
• 8.8/TF DENOTES FRICTION JOINT
• 8.8/TB DENOTES BEARING JOINT
- S8 LOAD INDICATOR WASHERS SHALL BE USED UNDER THE BOLT HEAD FOR ALL 8.8/TF AND 8.8/TB BOLTS. PROVIDE A 75mm COLOUR FLASH AT THESE CONNECTIONS.
- S9 BOLT HOLES AND WASHERS - TYPICAL FOR UP TO M24 (UNLESS SHOWN OTHERWISE ON DRAWINGS)

STEELWORK CONT'D

S9.1 TYPICAL CONNECTIONS

Connection type	Bolt holes shall be round. Size = bolt diameter plus:	Washers	
		Bolt type	Washers - HD Galvanised to AS1214
Steel to steel	2mm	4.6/S	To AS1111 (37 OD x 3mm thick for M24)
		8.8/S	To AS1252 (39 OD x 4mm nominal thick for M24)
		8.8/TF	To AS1252 (39 OD x 4mm nominal thick for M24)
		8.8/TF	Plus load indicator washers under bolt head
Steel to concrete	4mm		Minimum 4mm thick plate washer
Column baseplates	6mm	M20 4.6/S	45x45x4mm plate washer
		M24 4.6/S	50x50x5mm plate washer

- S9.2 CONNECTIONS TO TILT UP CONCRETE WALL PANELS
FOR CONNECTIONS TO CAST IN FERRULES IN TILT UP WALL PANELS, BOLT HOLES SHALL BE 6mm OVERSIZE WIDE X LONG SLOTTED HOLES -UNLESS SHOWN OTHERWISE ON DRAWINGS).

Bolt	Hole size	Washer - to completely cover slotted hole
M20 8.8/S	26 wide x 50 mm	75 x 75 x 8mm plate washer

S9.3 SLOTTED HOLES FOR STEEL TO STEEL CONNECTIONS

Type	Hole size		Washers
	Width	Length	
Short slotted holes	2mm oversize	Bolt diameter + 10mm	Provide hardened or plate washer under both bolt & nut
Long slotted holes	2mm oversize	2.5 x bolt diameter	Minimum washer thickness 8mm Washer shall completely cover the long slotted hole. Provide washer under both bolt and nut

- S9.4 HOLES OUT OF POSITION
IF HOLES ARE OUT OF POSITION, ADVISE ENGINEER BEFORE ENLARGING HOLES.

- S10 CONNECTIONS
CONNECTION DETAILS SHOWN ON STRUCTURAL DRAWINGS ARE TYPICAL ONLY. WHERE A DETAIL IS NOT SHOWN THE FABRICATOR/SHOP DETAILER SHALL PREPARE DETAILS IN ACCORDANCE WITH AS4100 AND THE AISC PUBLICATIONS "DESIGN OF STRUCTURAL CONNECTIONS" AND "STANDARDISED STRUCTURAL CONNECTIONS". THESE DETAILS SHALL TAKE DUE ACCOUNT OF ARCHITECTURAL AND SERVICE REQUIREMENTS AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. CONNECTIONS SHALL HAVE AT LEAST TWO BOLTS. THE ENGINEER WILL ADVISE DESIGN LOADS AS REQUIRED. ALL COSTS AND THE IMPLICATIONS ASSOCIATED WITH THESE WORKS ARE TO BE ALLOWED FOR BY THE CONTRACTOR.
- S11 ALL PLATES AND STIFFENERS SHALL BE 10mm THICK UNLESS NOTED OTHERWISE.
• PURLIN CLEATS SHALL BE 8mm THICK UNLESS NOTED OTHERWISE
• GIRT CLEATS SHALL BE 10mm THICK UNLESS NOTED OTHERWISE
- S12 CO-ORDINATION
THE CONTRACTOR SHALL MAKE THE NECESSARY ALLOWANCES FOR CO-ORDINATING ALL ARCHITECTURAL AND STRUCTURAL ELEMENTS IN THE PREPARATION OF STRUCTURAL STEELWORK SHOP DRAWINGS AND SUBSEQUENT FABRICATION AND ERECTION.
- S13 PROVIDE ALL NECESSARY PURLIN, GIRT AND TRIMMING ELEMENTS AS REQUIRED TO SUPPORT ALL ROOF AND WALL SHEETING/CLADDING EDGES, VALLEYS, HIPS AND PENETRATIONS.
- S14 PURLIN AND GIRTS SHALL BE "LYSAGHTS" OR "STRAMIT" OR APPROVED, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN DIRECTIONS. USE WASHERS UNDER BOLT HEAD AND NUT OR SPECIALLY SHAPED BOLTS AND NUTS. PURLIN BOLTS SHALL BE
• M12 4.6/S FOR SECTIONS UP TO 250 DEEP UNLESS NOTED OTHERWISE
• M16 4.6/S FOR SECTIONS OVER 250 DEEP UNLESS NOTED OTHERWISE
- S15 CORROSION PROTECTION
THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR PROTECTIVE TREATMENT. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR EXTRA FINISH COATS AND COLOURS. ALL COATINGS TO BE COMPATIBLE WITH APPLIED FINISHES INCLUDING TOP COAT AND ANY FIRE PROTECTION COATING.
PAINT REPAIRS SHALL BE CARRIED OUT TO GIVE THE SAME LEVEL OF PROTECTION AS THE ORIGINAL TREATMENT. ALL PAINT AND REPAIRS SHALL COMPLY WITH ANY SPECIFIED WARRANTY.

STEELWORK CONT'D

INTERNAL ENVIRONMENTS (EXCLUDING SPECIAL ENVIRONMENTS)

Member	Surface Preparation To AS1627	Primer	Top coat
All U.N.O.	Power Tool Class 1 or Abrasive Blast class 1	Red Oxide Zinc Phosphate 75µm	To Architect's Specifications
External environments		* Delete if not required *	
Member	Paint System to AS/NZS 2312 Table 6.3		
-	Corrosivity Category	Life span	
	-	-	

HOT-DIP GALVANISING
UNLESS SPECIFIED OTHERWISE, UNDER ALL EXTERNAL ENVIRONMENTS ALL STRUCTURAL STEELWORK WHICH IS EXPOSED, OR IS IN CONTACT WITH EXPOSED BRICKWORK, AND ALL LINTELS SHALL BE HOT-DIP GALVANISED AFTER FABRICATION TO AS4680

Member	Hot-dip galvanised to AS4680
-	Normal finish
-	Architectural grade finish

ALL BOLTS, NUTS AND WASHERS, INCLUDING HOLDING-DOWN BOLTS SHALL BE GALVANISED TO AS1214.

- S16 CONCRETE-ENCASED STEELWORK TO BE WRAPPED WITH F41 MESH HAVING 50mm MINIMUM COVER OF CONCRETE GRADE N25 TO AS3600.
- S17 LOCATION OF PURLINS AND GIRTS TO BE OBTAINED FROM ARCHITECT'S DRAWINGS OR ROOFING CONTRACTOR.
- S18 PROVIDE SEAL PLATES TO ENDS OF ALL HOLLOW SECTIONS (WITH VENT HOT-DIP HOLES IF TO BE GALVANISED).
- S19 GRAVITY AND/OR GAUGE LINES TO INTERSECT, UNLESS NOTED OTHERWISE.
- S20 ROOF BRACING TO BE HOOK BOLTED TO EVERY SECOND PURLIN, OR SIMILAR, SO THAT BRACING IS STRAIGHT. BOLTS FOR HANGING DUCTS AND PIPES ETC FROM PURLINS SHALL BE ATTACHED TO THE WEB OF THE PURLIN, NOT THE FLANGE.
- S21 BASE PLATES SHALL BE GROUTED BEFORE MEMBER IS SUBSTANTIALLY LOADED. GROUT SHALL HAVE MINIMUM STRENGTH f'_{c} OF 20 MPa AND SHALL BE DRYPACK MORTAR, RAMMED IN OR AN APPROVED NON-SHRINK GROUT.
- S22 ALL STEELWORK IS TO BE TEMPORARILY BUT SECURELY BRACED UNTIL ALL FINAL BRACING, CLADDING AND STABILISING BRICK OR BLOCKWORK HAS BEEN COMPLETED.
- S23 SHOP DRAWINGS SHALL BE PREPARED BY THE FABRICATOR FOR ALL STRUCTURAL STEELWORK. SUBMIT ALL WORKSHOP DRAWINGS TO STRUCTURAL ENGINEER FOR STRUCTURAL REVIEW AT LEAST FOURTEEN DAYS PRIOR TO FABRICATION. DO NOT FABRICATE STEELWORK UNTIL WORKSHOP DRAWINGS ARE APPROVED.
- S24 ALL FLASHING AND WATERPROOFING ELEMENTS SHALL BE AS SPECIFIED IN ARCHITECTURAL DOCUMENTS.

STEELWORK CONT'D

S25 DRILLED-IN ANCHORS

- S25.1 DETAILS
DRILLED ANCHORS SHALL BE USED WHERE SHOWN ON THE DRAWINGS, OR WHERE PERMITTED IN WRITING BY THE ENGINEER. SUBMIT DETAILS OF PROPOSED ANCHORS, BEFORE USE, IN WRITING, TO THE ENGINEER FOR REVIEW. INSTALL ANCHORS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN DIRECTIONS. TEST ANCHORS AS SPECIFIED IN 24.4
- S25.2 SPACING AND EDGE DISTANCES SHALL BE AS SHOWN, OR IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS, AND SHALL BE APPROPRIATE FOR THE LOAD ON THE ANCHOR. UNLESS SHOWN OTHERWISE OR ALLOWED BY THE MANUFACTURER, THE FOLLOWING MINIMUMS SHALL BE USED FOR M20 CHEMICAL ANCHORS IN CONCRETE: SPACING=150mm, EDGE DISTANCE=150mm.
- S25.3 FOR ATTACHMENT TO HOLLOW MASONRY OR CONCRETE PANELS, USE HILTI HIT HY20 OR EQUIVALENT.
- S25.4 HOLES IN STEELWORK SHALL BE:
• 2mm OVERSIZE WHEN THE STEEL IS TO BE USED AS A DRILLING TEMPLATE, OR
• 6mm MAXIMUM OVERSIZE WHERE THE BOLTS ARE INSTALLED BEFOREHAND.
- S25.5 DRILLED-IN ANCHOR TESTING
ANCHOR TESTING
TESTING LOAD TO BE 150% OF SAFE WORKING LOAD OR 100% OF ULTIMATE LOAD, TO MANUFACTURER'S PRODUCT SPECIFICATION. TESTS TO BE CARRIED OUT BY N.A.T.A. REGISTERED LABORATORY AT THE CONTACTOR'S EXPENSE.
CHEMICAL ANCHORS
NUMBER OF CHEMICAL ANCHORS TO BE TESTED IS AS FOLLOWS: INSTALLATION FROM ABOVE AND SIDE = 20% OF TOTAL NUMBER IS TO BE TESTED.
INSTALLATION FROM BELOW = 100% OF TOTAL NUMBER IS TO BE TESTED
MECHANICAL ANCHORS
TEST 10% OF MECHANICAL ANCHORS
FAILURE
IF ONE ANCHOR IN A GROUP FAILS UNDER TESTING THEN ALL ANCHORS SHALL BE TESTED, AS SPECIFIED ABOVE, AT THE CONTRACTOR'S EXPENSE. ALL ANCHORS THAT FAIL ARE TO BE REPLACED AND RETESTED.

ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	25/05/2021	ISSUED FOR REVIEW	KB	
B	31/05/2021	ISSUED FOR APPROVAL/COSTING	KB	DS
C	30/09/2021	ISSUED FOR DEVELOPMENT APPLICATION	KB	GD
D	19/10/2021	UPDATED. RE-ISSUED FOR DEVELOPMENT APPLICATION	KB	GD



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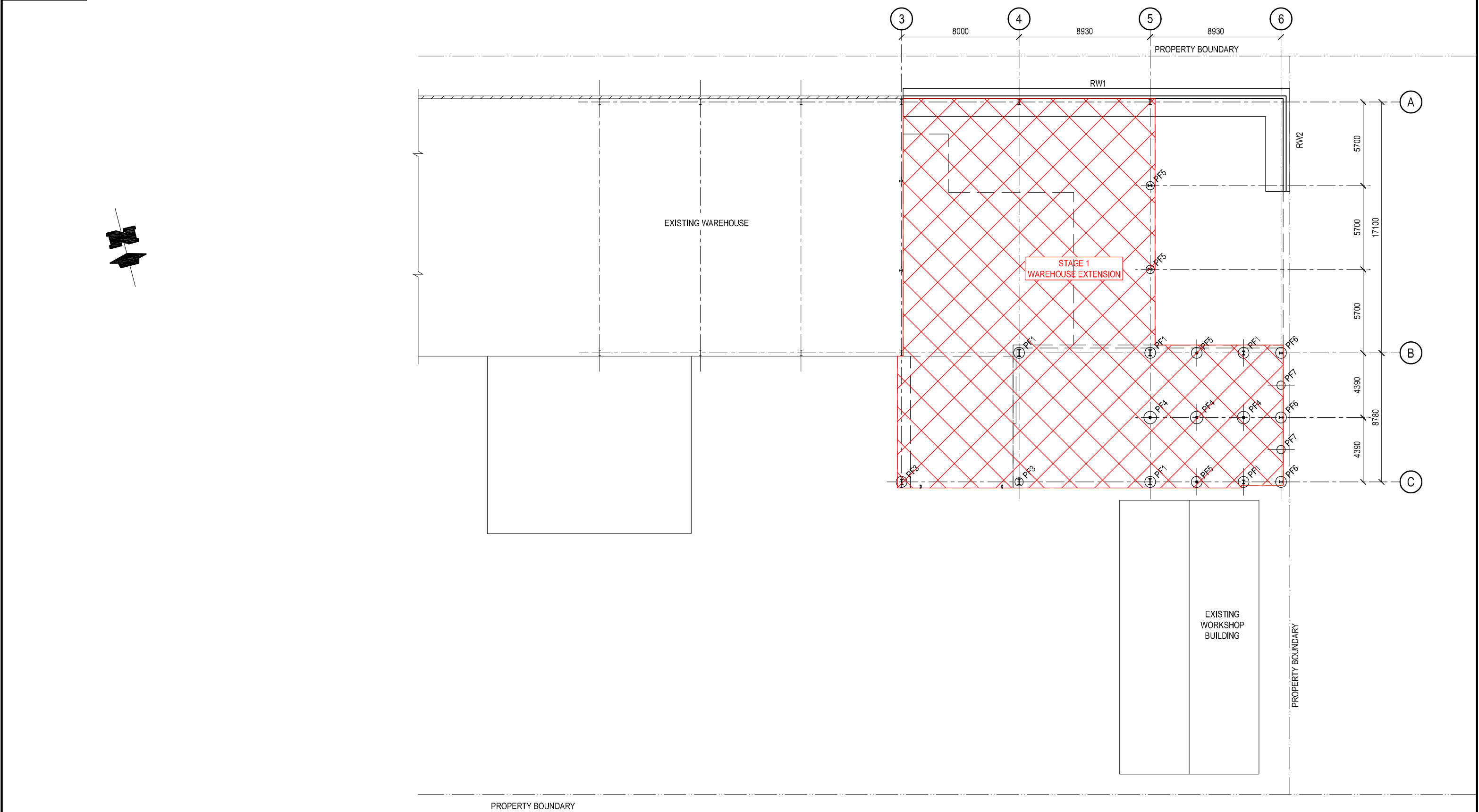
Structural Engineers

DRAWN: K.BLOEM

DATE: 20/05/2021

SCALE: NTS

TITLE: QUAYLE MILLING 133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION GENERAL NOTES SHEET 2 OF 2		JOB No. 21S060
DRG No. GN-02	ISSUE D	

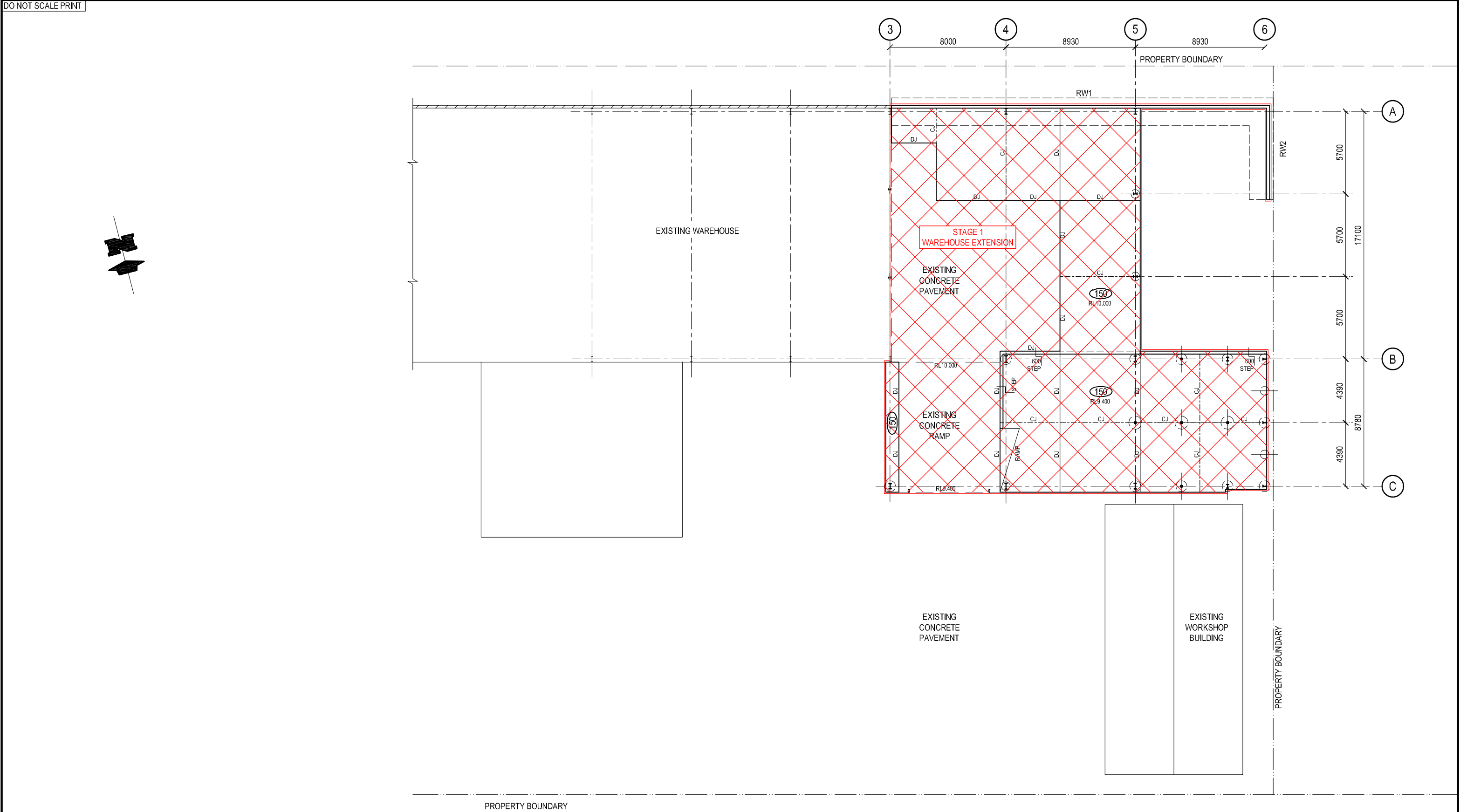


FOOTING SCHEDULE

PAD FOOTING	PF1	750 DIA x 2000 MIN DEEP
	PF2	600 DIA x 2000 MIN DEEP
	PF3	600 DIA x 2500 MIN DEEP
	PF4	900 DIA x 1400 MIN DEEP
	PF5	600 DIA x 1400 MIN DEEP
	PF6	600 DIA x 3000 MIN DEEP
	PF7	750 DIA x 3000 MIN DEEP
RETAINING WALL	RW1	REFER DETAIL SHEET
	RW2	REFER DETAIL SHEET

FOOTING PLAN - STAGE 1

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A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD						



SLAB NOTES:

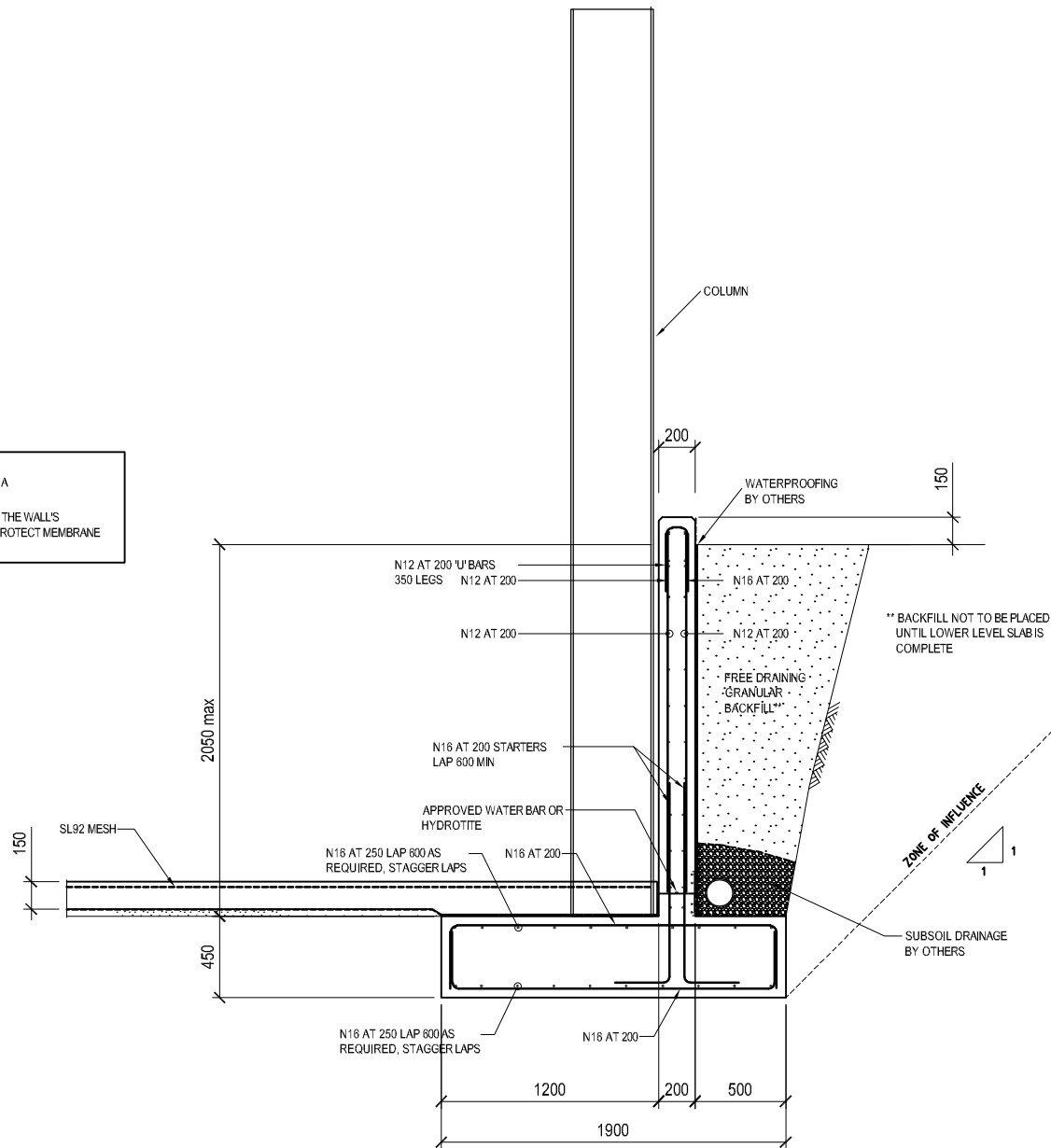
- INTERNAL SLAB TO BE 150 MIN THICK, REINFORCED WITH SL92 MESH (T), HAVING 30 MIN COVER.
- PROVIDE 50 MIN COMPACTED SAND SAND BLINDING LAYER AS REQUIRED.
- PROVIDE A 0.3mm THICK POLYTHENE VAPOUR BARRIER BETWEEN SAND AND SLAB.
- RETAINING WALL.....RW1.....REFER DETAIL SHEET
- RETAINING WALL.....RW2.....REFER DETAIL SHEET

CONCRETE SLAB PLAN - STAGE 1

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A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD			C-12	A				

PROTECTION OF RETAINING WALL

- WATERPROOFING OF WALL BY OTHERS - ADVICE FROM A WATERPROOFING SPECIALIST IS RECOMMENDED.
- A PROTECTIVE COVER OF FIBRE CEMENT SHEET OVER THE WALL'S WATERPROOFING MEMBRANE IS RECOMMENDED TO PROTECT MEMBRANE FROM DAMAGE WHILE BACKFILLING.



RW1 DETAILS
RW2 DETAILS SIMILAR

PVC FORMWORK WALL PANELS

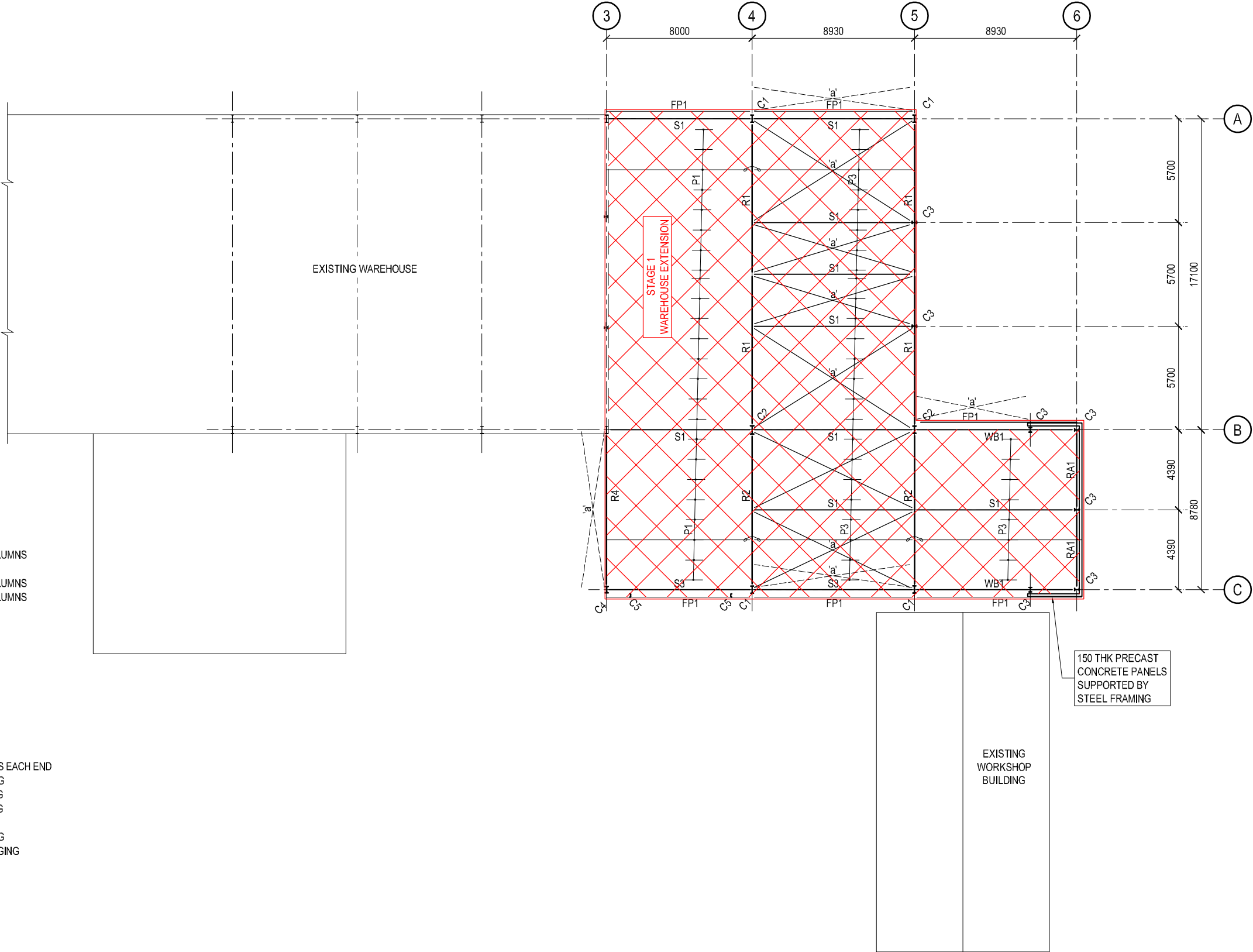
- DC1. ALL CONCRETE PVC FORMWORK SHALL COMPLY WITH AS3600.
- DC2. REFER TO PVC FORMWORK MANUFACTURER'S MANUAL FOR ALL INSTALLATION AND GUIDANCE.
- DC3. VERTICAL STARTER BARS TO WALLS SHALL BE POSITIONED WITH TEMPLATES. TIE VERTICAL BARS TO STARTERS.
- DC4. COVER TO BARS AS SHOWN ON DETAILS IS FROM EXTERNAL FACE OF PVC FORMWORK AND ASSUMES 10MM PVC WALL THICKNESS.
- DC5. FILL ALL CORES WITH SELF-COMPACTING CONCRETE (SCC) STRENGTH GRADE 32 AGGREGATE 10MM MAXIMUM SIZE (NOT MORE THAN 30% BY VOLUME OF GROUT) SLUMP 650 ± 50 . MINIMUM CEMENT CONTENT 320 kg/m^3
- DC6. BACKFILL FOR RETAINING WALLS SHALL BE FREE-DRAINING GRANULAR MATERIAL.
- DC7. TEMPORARY PROPPING OF PVC FORMWORK IS REQUIRED, FORMWORK TO BE DESIGNED AND CONFIRMED BY THE CONTRACTORS TEMPORARY WORKS ENGINEER.

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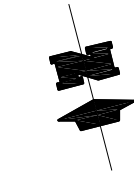
MEMBER SCHEDULE

COLUMNS	C1	410 UB 60
	C2	460 UB 75
	C3	250 UB 37
	C4	360 UB 57
	C5	200 PFC DOOR COLUMN
RAFTERS	C6	125 x 6 SHS
	R1	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS OR 89 x 5 SHS TRUSS 800 DEEP.
	R2	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS
	R3	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS OR 75 x 4 SHS TRUSS 800 DEEP.
	R4	310 UB 46
RAKING ANGLES	RA1	125 x 125 x 12 EA
	RB1	230 PFC
RAKING BEAMS	WB1	300 PFC
WALL BEAMS	MB1	310 UB 46 (ALLOWANCE FOR 1 TONNE GANTRY)
	MB2	300 PFC (ALLOWANCE FOR 1 TONNE GANTRY)
	MB3	150 PFC
STRUTS	S1	125 x 4 SHS
	S2	100 x 4 SHS
	S3	200 x 100 x 6 RHS LAID FLAT
BRACING	a'	Ø16 ROD - THREADED ENDS C/W 'D' WASHER & NUTS EACH END
PURLINS	P1	C15024 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	P2	Z20019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	P3	Z15019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	FP1	FP23019 2 ROWS BRIDGING
GIRTS	G1	C15024 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING OR Z20019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	J1	C15019 @ 450 CTS MAX.



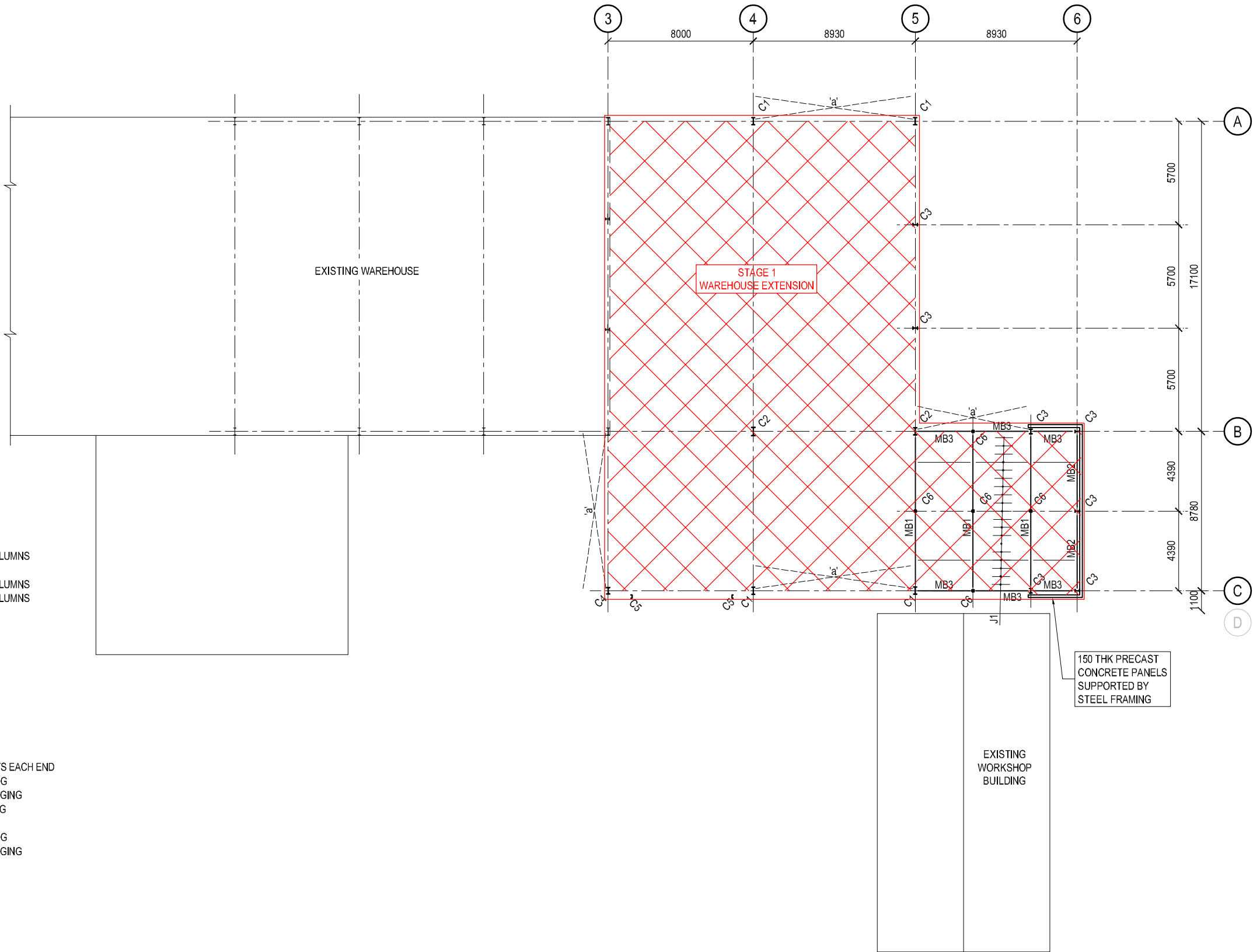
ROOF FRAMING PLAN - STAGE 1

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A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD				DATE: 19/10/2021		DRG No.	ISSUE
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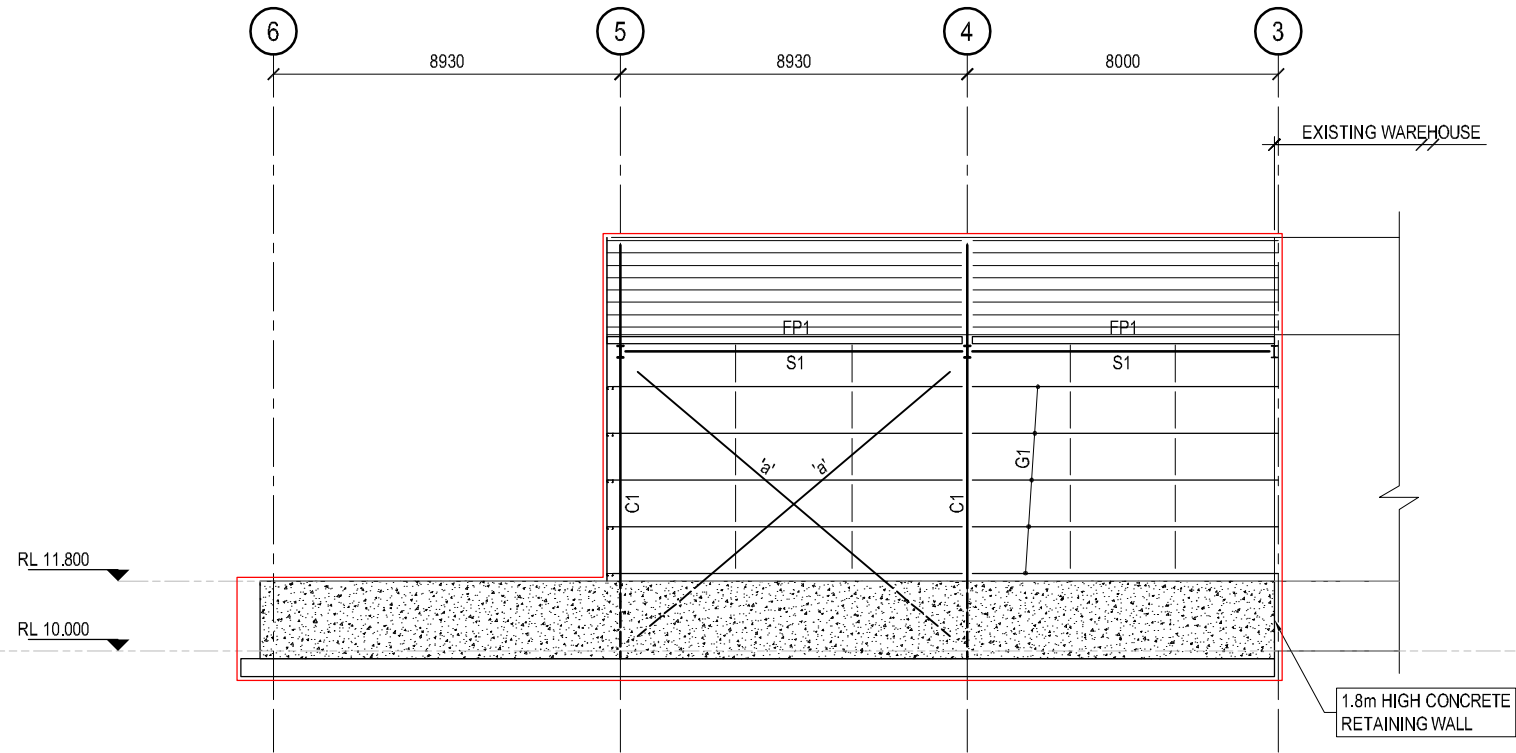
MEMBER SCHEDULE

COLUMNS	C1	410 UB 60
	C2	460 UB 75
	C3	250 UB 37
	C4	360 UB 57
	C5	200 PFC DOOR COLUMN
RAFTERS	C6	125 x 6 SHS
	R1	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS OR 89 x 5 SHS TRUSS 800 DEEP.
	R2	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS
	R3	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS OR 75 x 4 SHS TRUSS 800 DEEP.
	R4	310 UB 46
RAKING ANGLES	RA1	125 x 125 x 12 EA
	RB1	230 PFC
	WB1	300 PFC
WALL BEAMS	MB1	310 UB 46 (ALLOWANCE FOR 1 TONNE GANTRY)
	MB2	300 PFC (ALLOWANCE FOR 1 TONNE GANTRY)
	MB3	150 PFC
STRUTS	S1	125 x 4 SHS
	S2	100 x 4 SHS
	S3	200 x 100 x 6 RHS LAID FLAT
BRACING	a'	Ø16 ROD - THREADED ENDS C/W 'D' WASHER & NUTS EACH END
PURLINS	P1	C15024 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING OR Z20019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	P2	Z15019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	FP1	C20019 2 ROWS BRIDGING
GIRTS	G1	C15024 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING OR Z20019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	J1	C15019 @ 450 CTS MAX.



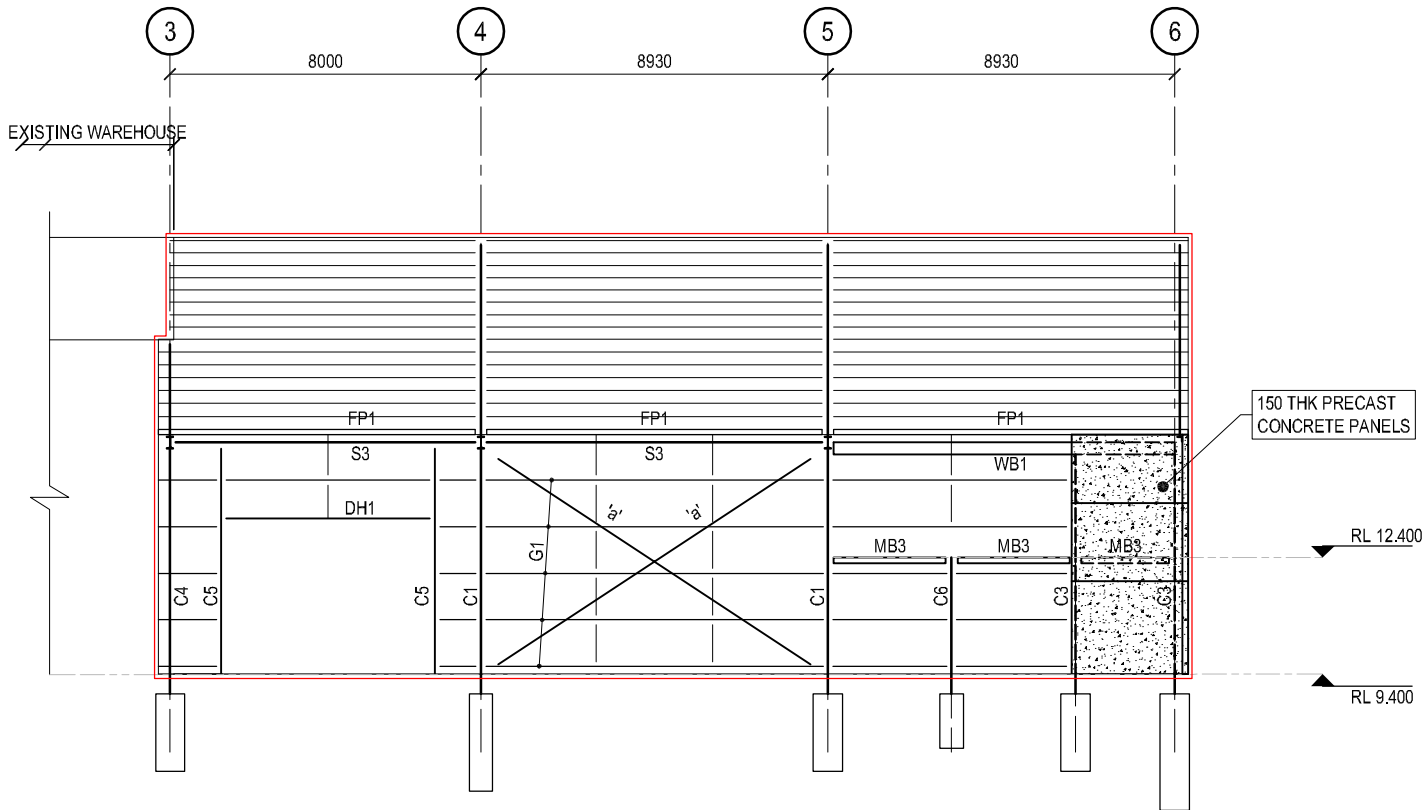
MEZZANINE FRAMING PLAN - STAGE 1

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										DRG No. S-12	ISSUE A



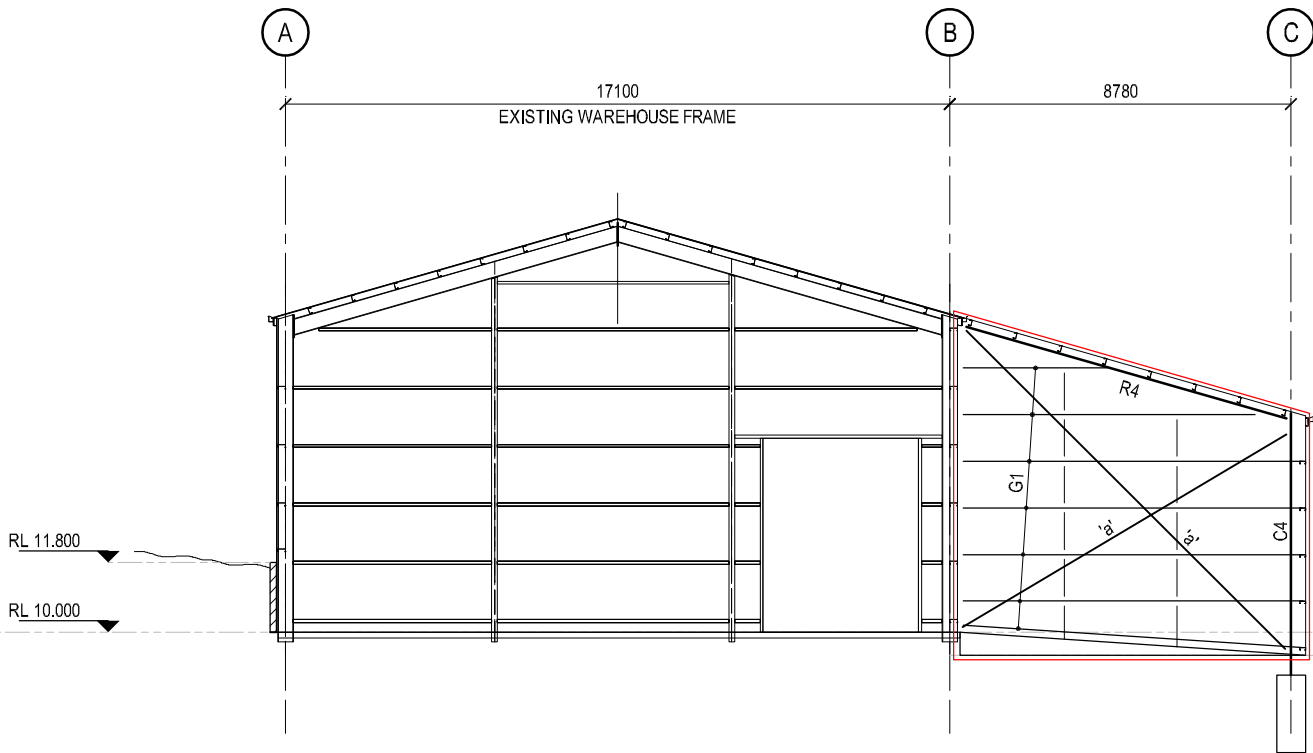
WAREHOUSE EXTENSION - NORTHERN ELEVATION (GRID 'A')

LOOKING SOUTH



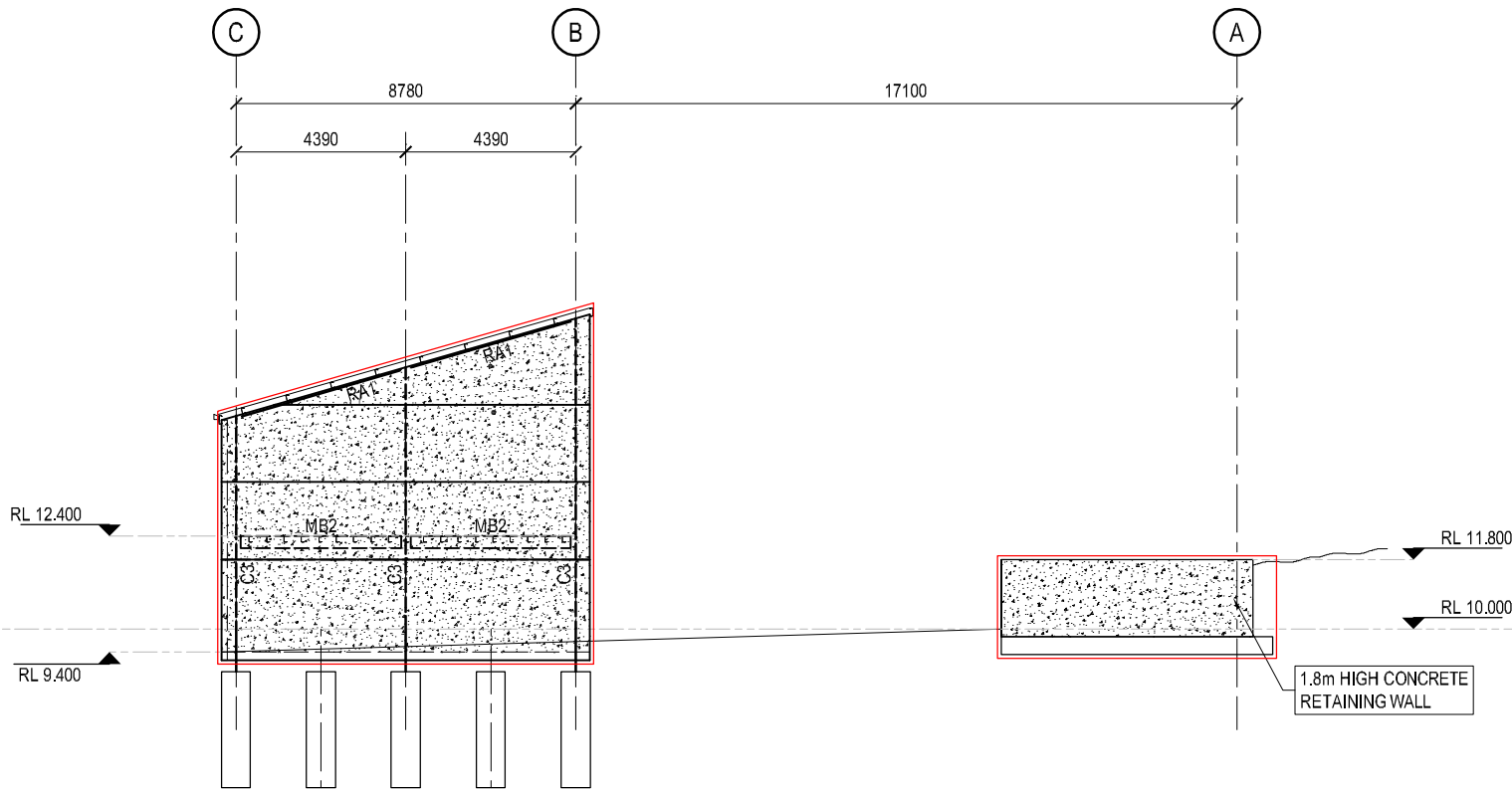
WAREHOUSE EXTENSION - SOUTHERN ELEVATION (GRID 'C')

LOOKING NORTH



WAREHOUSE EXTENSION - WESTERN ELEVATION (GRID '3')

LOOKING EAST



WAREHOUSE EXTENSION - EASTERN ELEVATION (GRID '6')

LOOKING WEST

ELEVATIONS - STAGE 1

ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD

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ABN 95 371 979 052

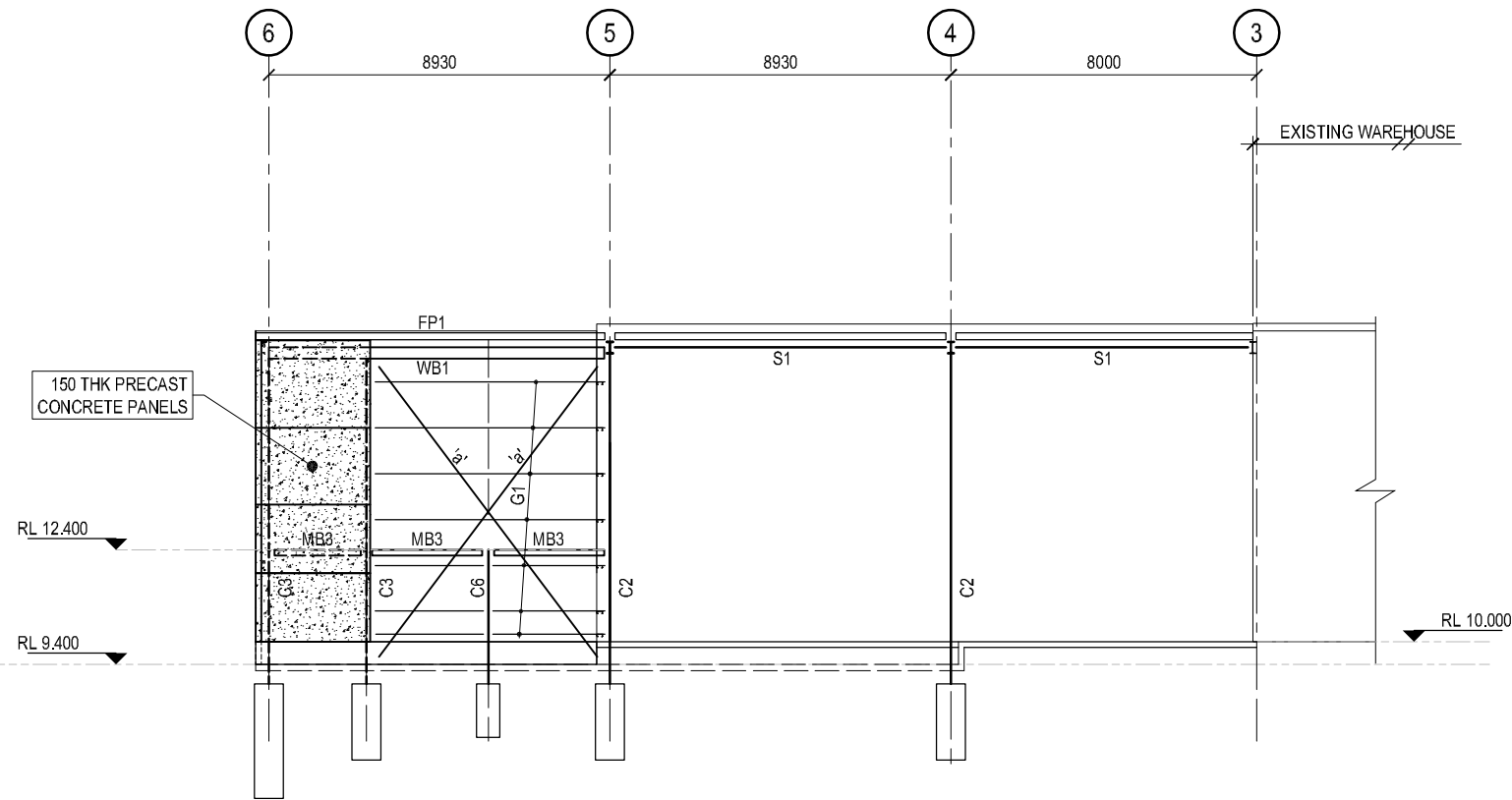
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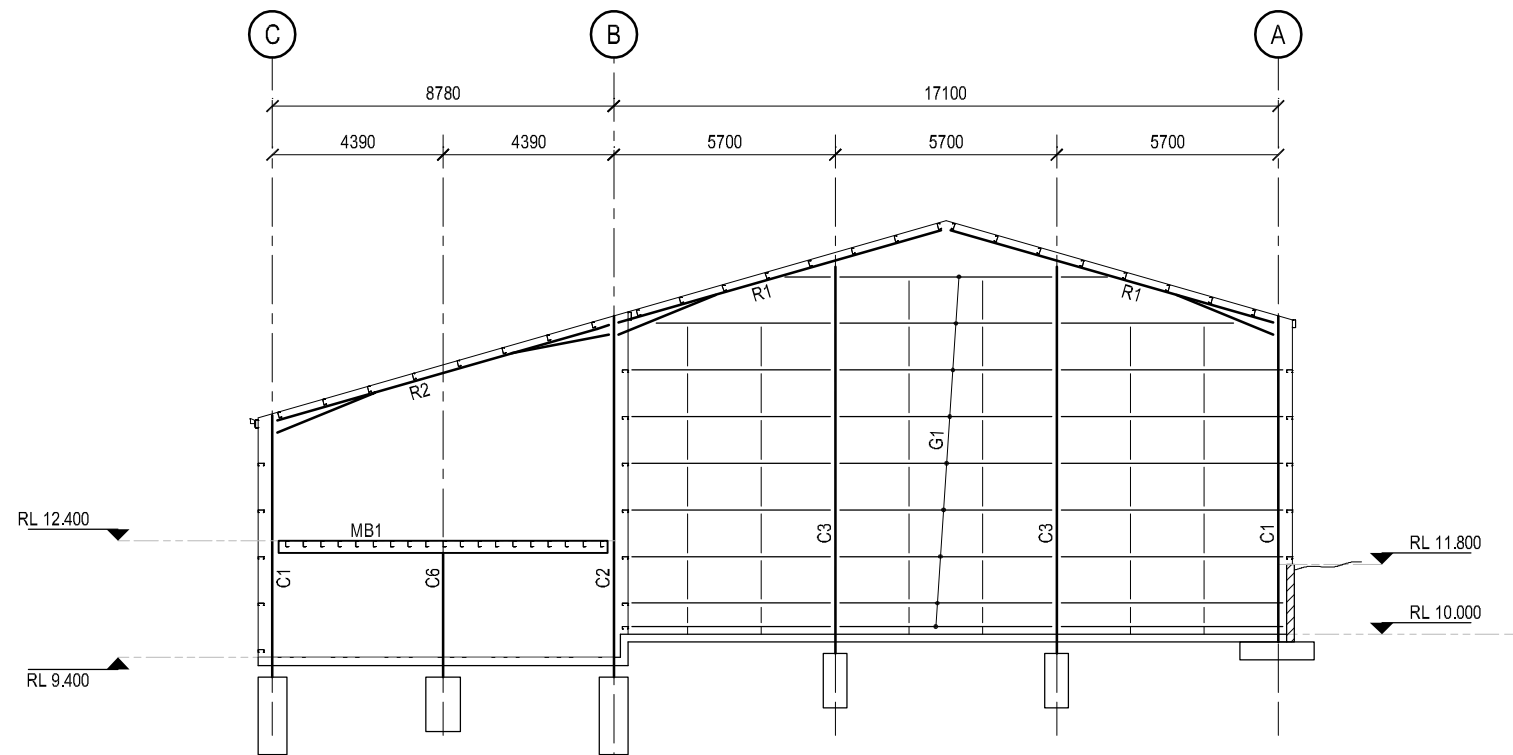
Structural Engineers
DRAWN:
K.BLOEM
DATE:
19/10/2021
SCALE:
1:200 (A3)

TITLE:
QUAYLE MILLING
133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
ELEVATIONS - SHEET 1 OF 2
STAGE 1

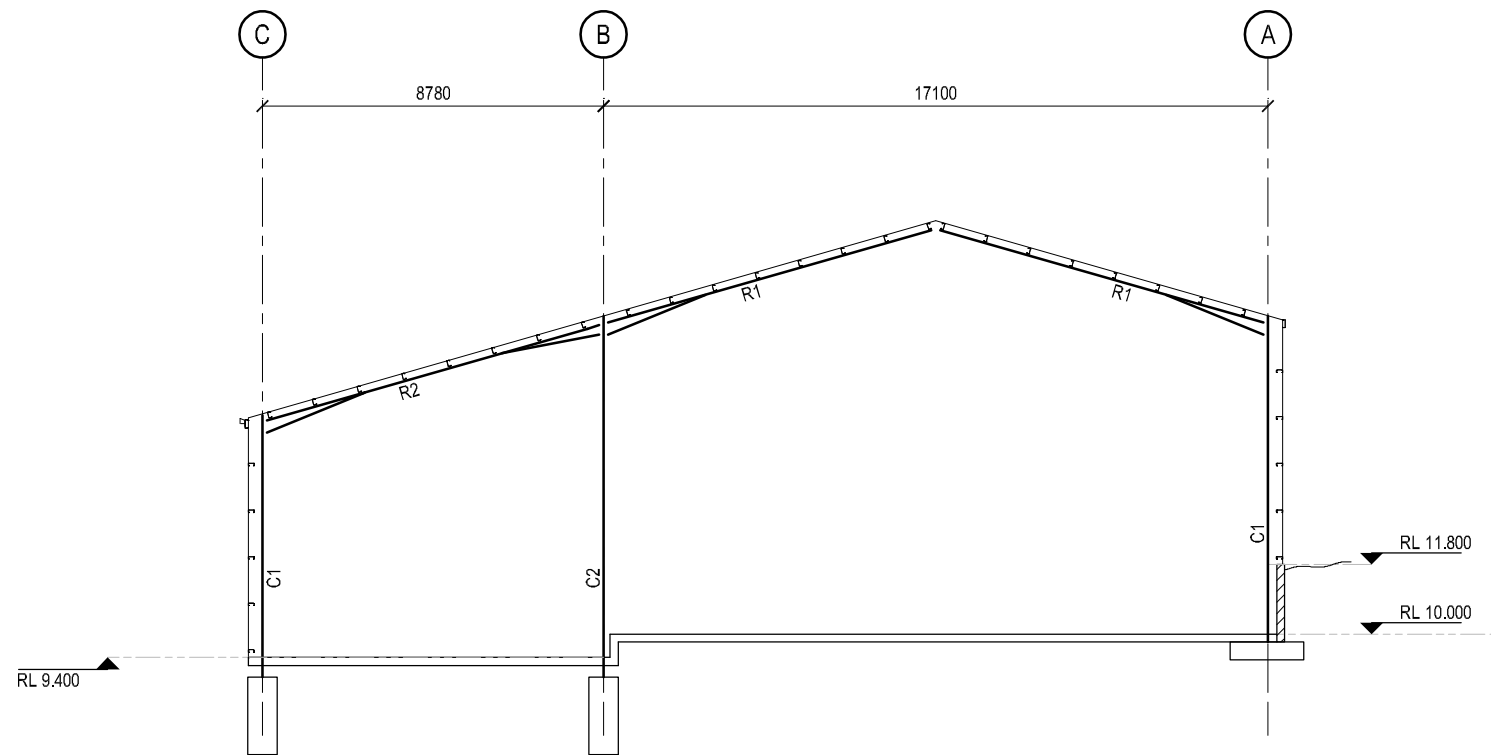
JOB No.
21S060
DRG No.
S-13
ISSUE
A



WAREHOUSE EXTENSION - GRID 'B' ELEVATION
LOOKING SOUTH



WAREHOUSE EXTENSION - GRID '5' ELEVATION
LOOKING WEST



WAREHOUSE EXTENSION - GRID '4' ELEVATION
LOOKING WEST

ELEVATIONS - STAGE 1

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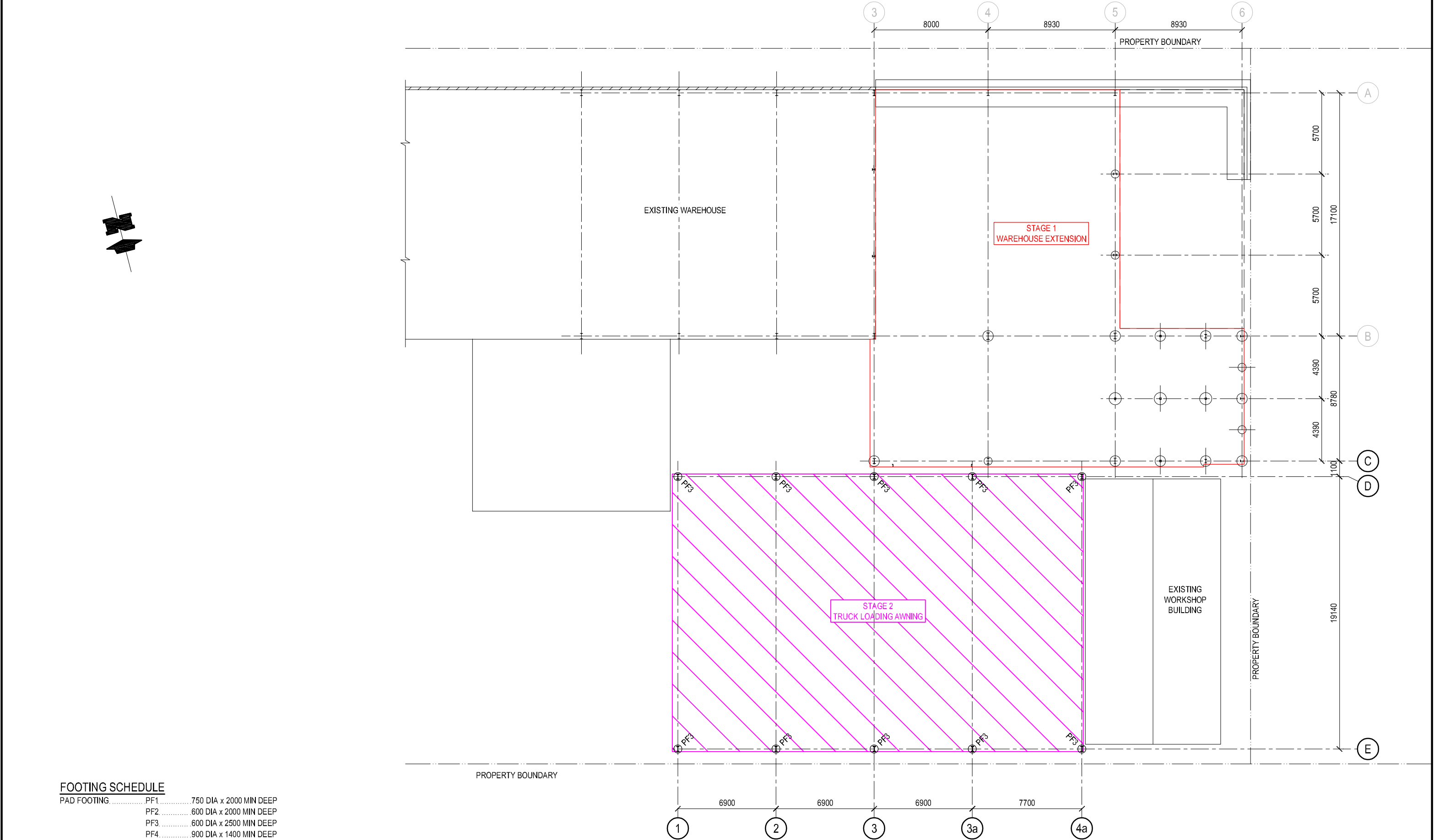
ABN 28 648 242 988
52 Johnston Street, WAGGA WAGGA NSW 2650
T:02 6921 1877 F:02 6921 7415 E:pkennard@pkenconsulting.com.au

Structural Engineers	DRAWN: K.BLOEM
	DATE: 19/10/2021
	SCALE: 1:200 (A3)

TITLE:

QUAYLE MILLING
133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
ELEVATIONS - SHEET 2 OF 2
STAGE 1

JOB No.	21S060
DRG No.	S-14
ISSUE	A



FOOTING SCHEDULE

PAD FOOTING	PF1	750 DIA x 2000 MIN DEEP
	PF2	600 DIA x 2000 MIN DEEP
	PF3	600 DIA x 2500 MIN DEEP
	PF4	900 DIA x 1400 MIN DEEP
	PF5	600 DIA x 1400 MIN DEEP
	PF6	600 DIA x 3000 MIN DEEP
	PF7	750 DIA x 3000 MIN DEEP
RETAINING WALL	RW1	REFER DETAIL SHEET
	RW2	REFER DETAIL SHEET

ISSUE	DATE	DESCRIPTION	BY:	APPROVED
A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD



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DRAWN:	K.BLOEM
DATE:	19/10/2021
SCALE:	1:250 (A3)

TITLE:

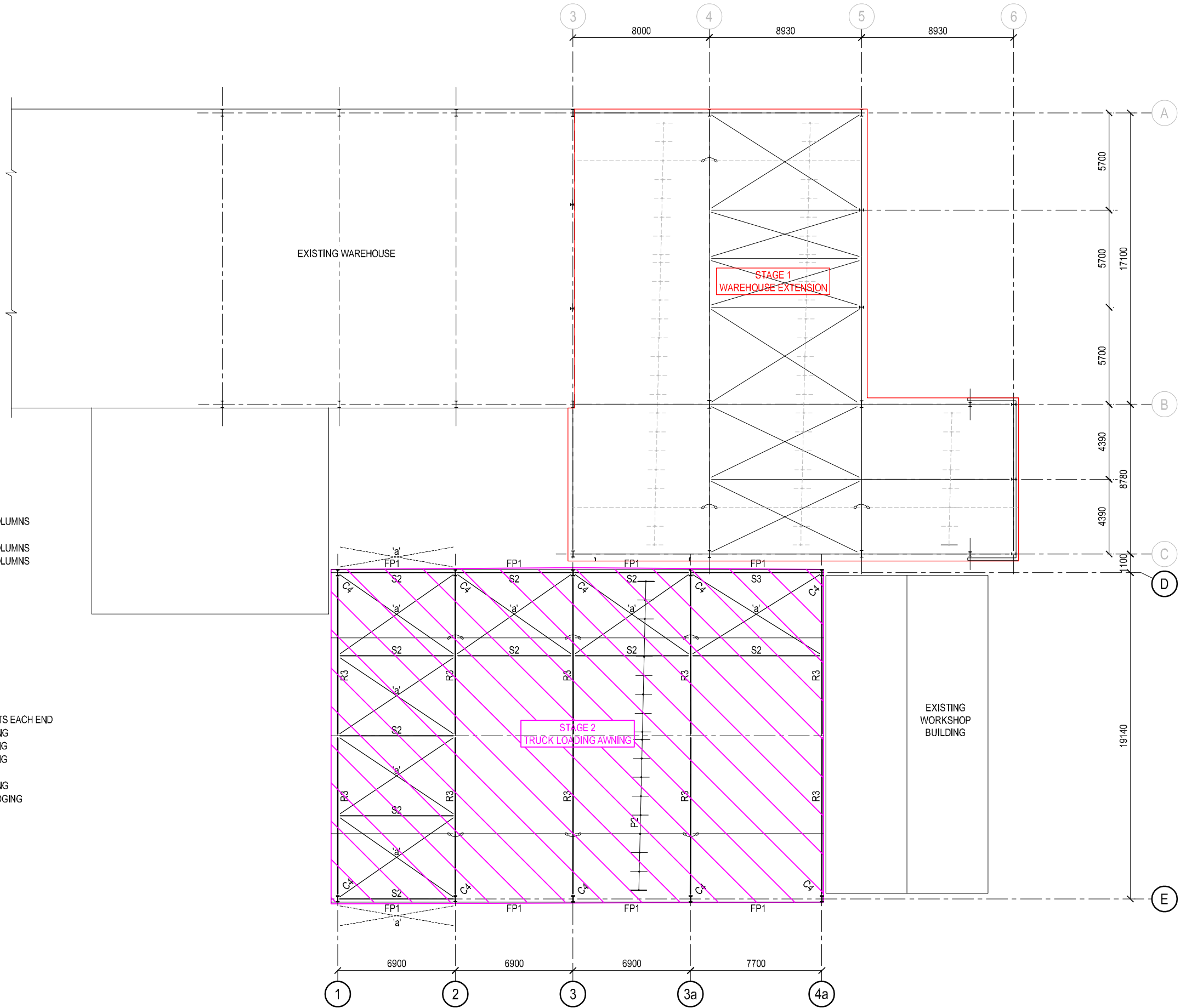
QUAYLE MILLING
133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
FOOTING PLAN
STAGE 2

JOB No.		21S060
DRG No.	ISSUE	
C-21	A	



MEMBER SCHEDULE

COLUMNS	C1	410 UB 60
	C2	460 UB 75
	C3	250 UB 37
	C4	360 UB 57
	C5	200 PFC DOOR COLUMN
RAFTERS	C6	125 x 6 SHS
	R1	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS OR 89 x 5 SHS TRUSS 800 DEEP.
	R2	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS
	R3	310 UB 46 C/W 310UB 46 HAUNCH x 300 DEEP AT COLUMNS OR 75 x 4 SHS TRUSS 800 DEEP.
	R4	310 UB 46
RAKING ANGLES	RA1	125 x 125 x 12 EA
	RB1	230 PFC
WALL BEAMS	WB1	300 PFC
MEZZANINE BEAMS	MB1	310 UB 46 (ALLOWANCE FOR 1 TONNE GANTRY)
	MB2	300 PFC (ALLOWANCE FOR 1 TONNE GANTRY)
	MB3	150 PFC
STRUTS	S1	125 x 4 SHS
	S2	100 x 4 SHS
	S3	200 x 100 x 6 RHS LAID FLAT
BRACING	'a'	Ø16 ROD - THREADED ENDS C/W 'D' WASHER & NUTS EACH END
PURLINS	P1	C15024 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	P2	Z20019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	P3	Z15019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	FP1	FP23019 2 ROWS BRIDGING
GIRTS	G1	C15024 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING OR Z20019 @ 1200 CTS MAX. LAPPED. 2 ROWS BRIDGING
	J1	C15019 @ 450 CTS MAX.



ROOF FRAMING PLAN - STAGE 2

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Structural Engineers

DRAWN:
K.BLOEM

DATE:
19/10/2021

SCALE:
1:250 (A3)

TITLE:

QUAYLE MILLING
133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
ROOF FRAMING PLAN
STAGE 2

JOB No.

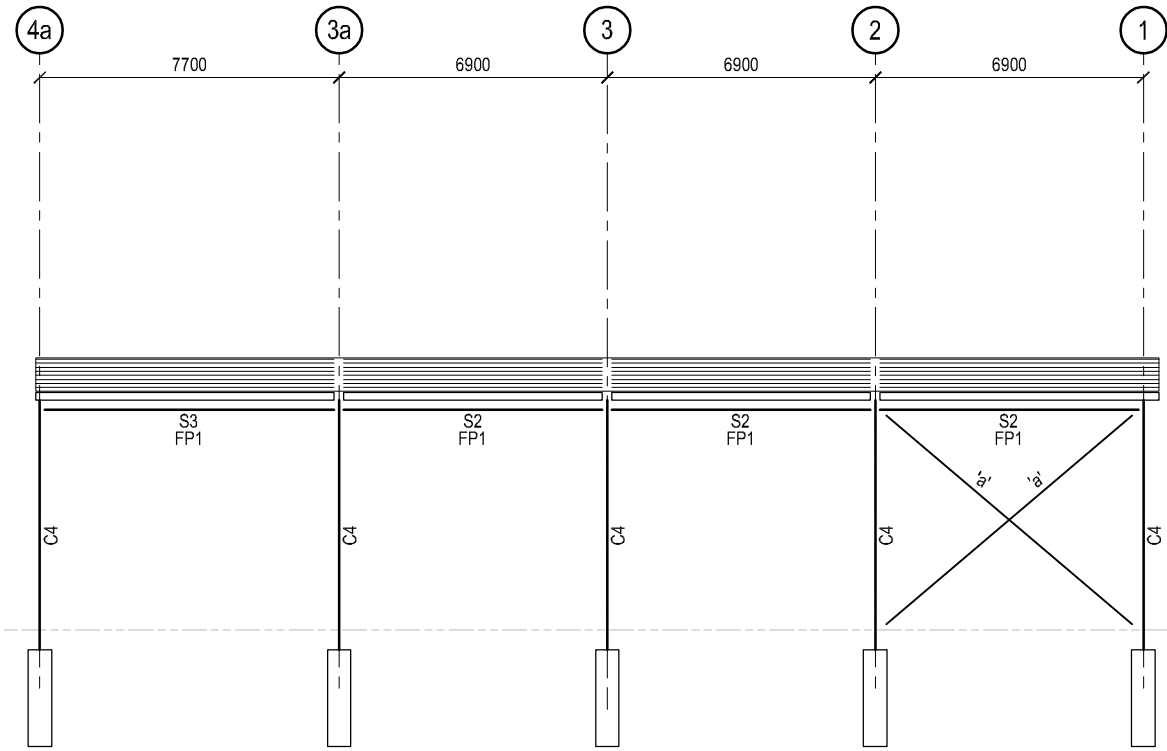
21S060

DRG No.

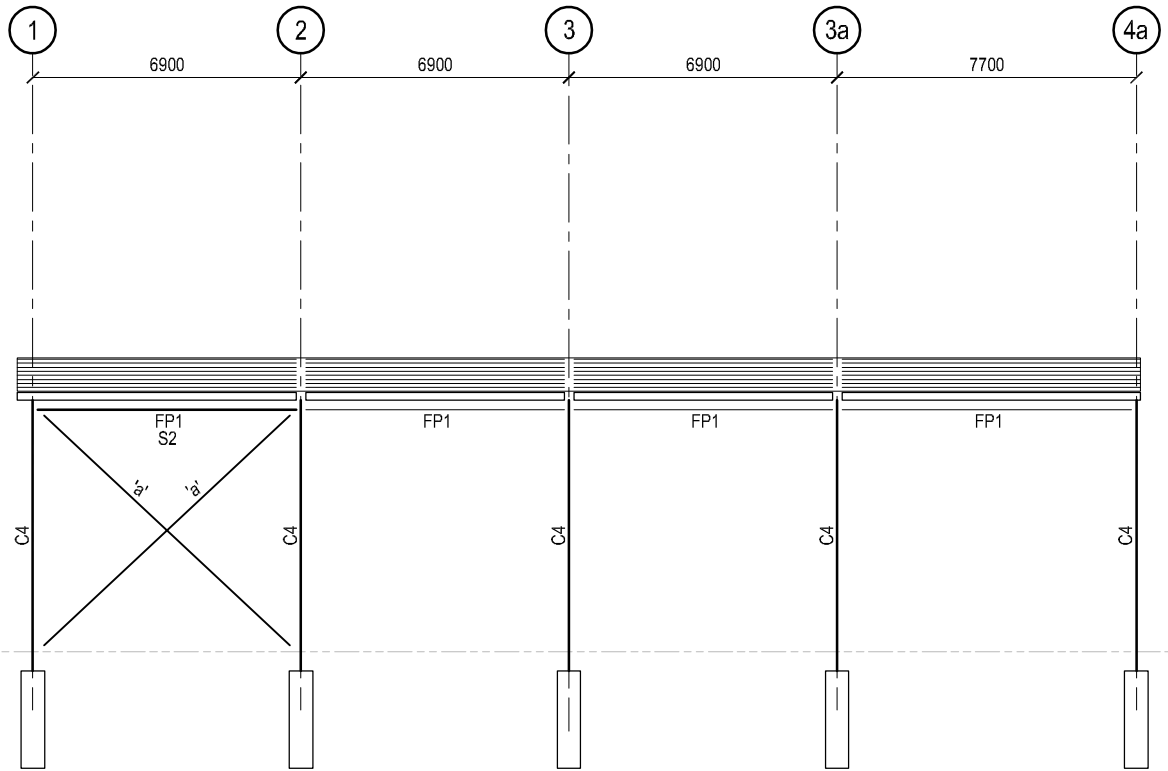
S-21

ISSUE

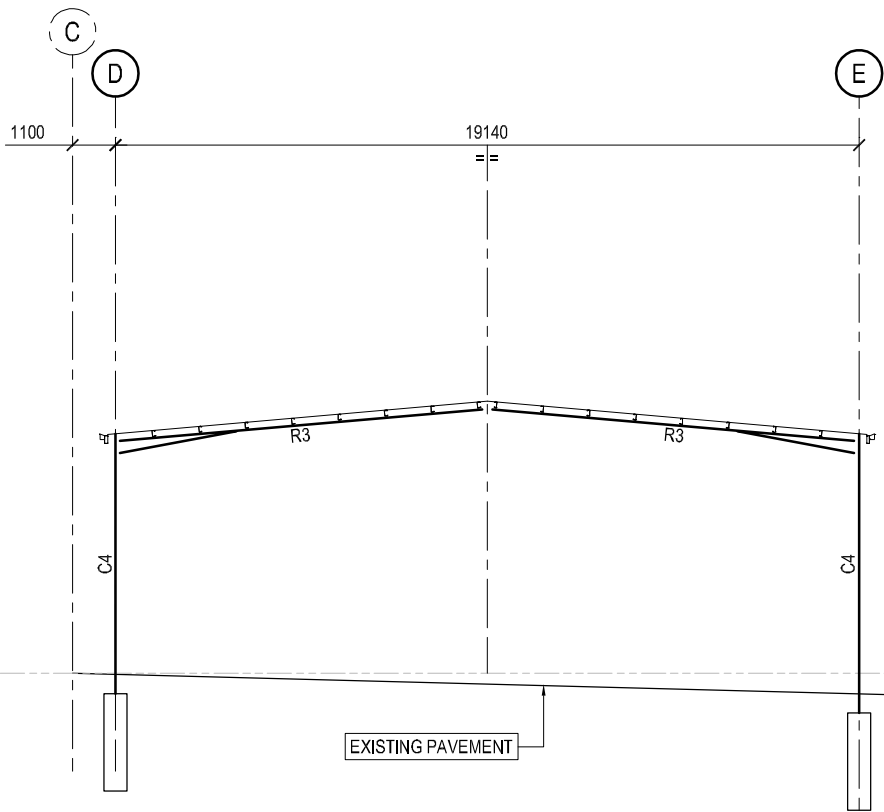
A



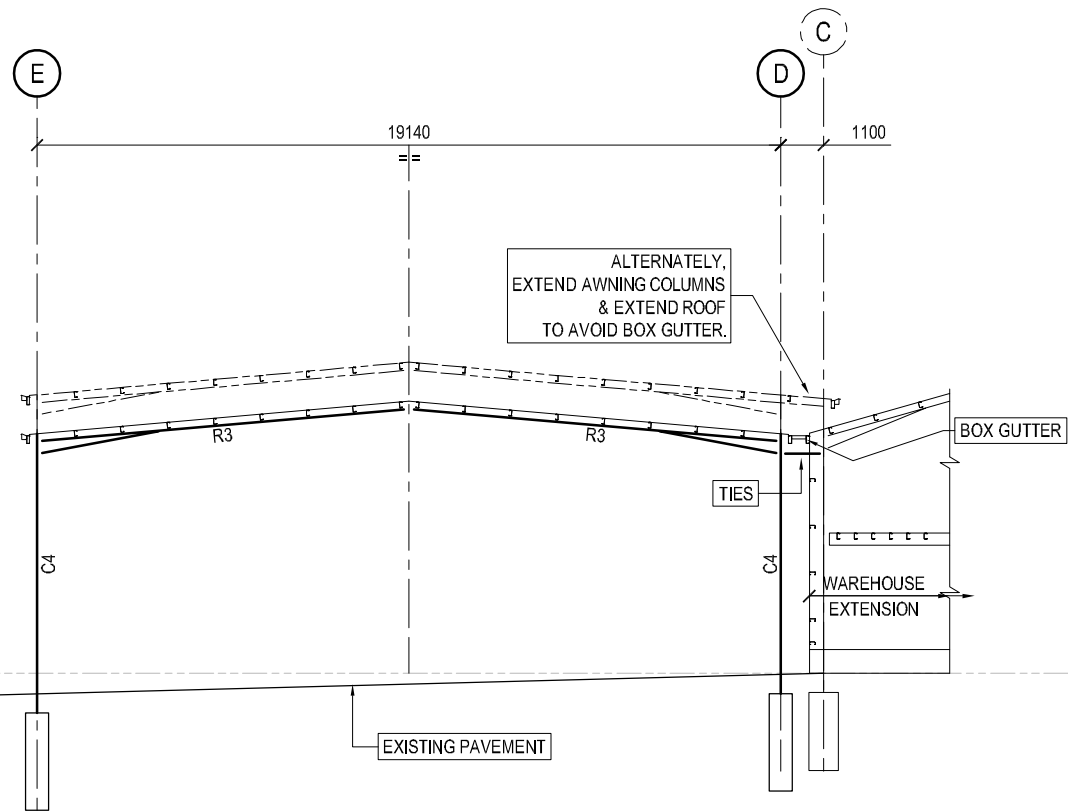
TRUCK LOADING AWNING - NORTHERN ELEVATION (GRID 'D')
LOOKING SOUTH



TRUCK LOADING AWNING - SOUTHERN ELEVATION (GRID 'E')
LOOKING NORTH



TRUCK LOADING AWNING - WESTERN ELEVATION (GRID '1')
LOOKING EAST



TRUCK LOADING AWNING - EASTERN ELEVATION (GRID '4a')
LOOKING WEST

ELEVATIONS - STAGE 2

ISSUE	DATE	DESCRIPTION	BY:	APPROVED
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Structural Engineers

DRAWN:
K.BLOEM

DATE:
19/10/2021

SCALE:
1:200 (A3)

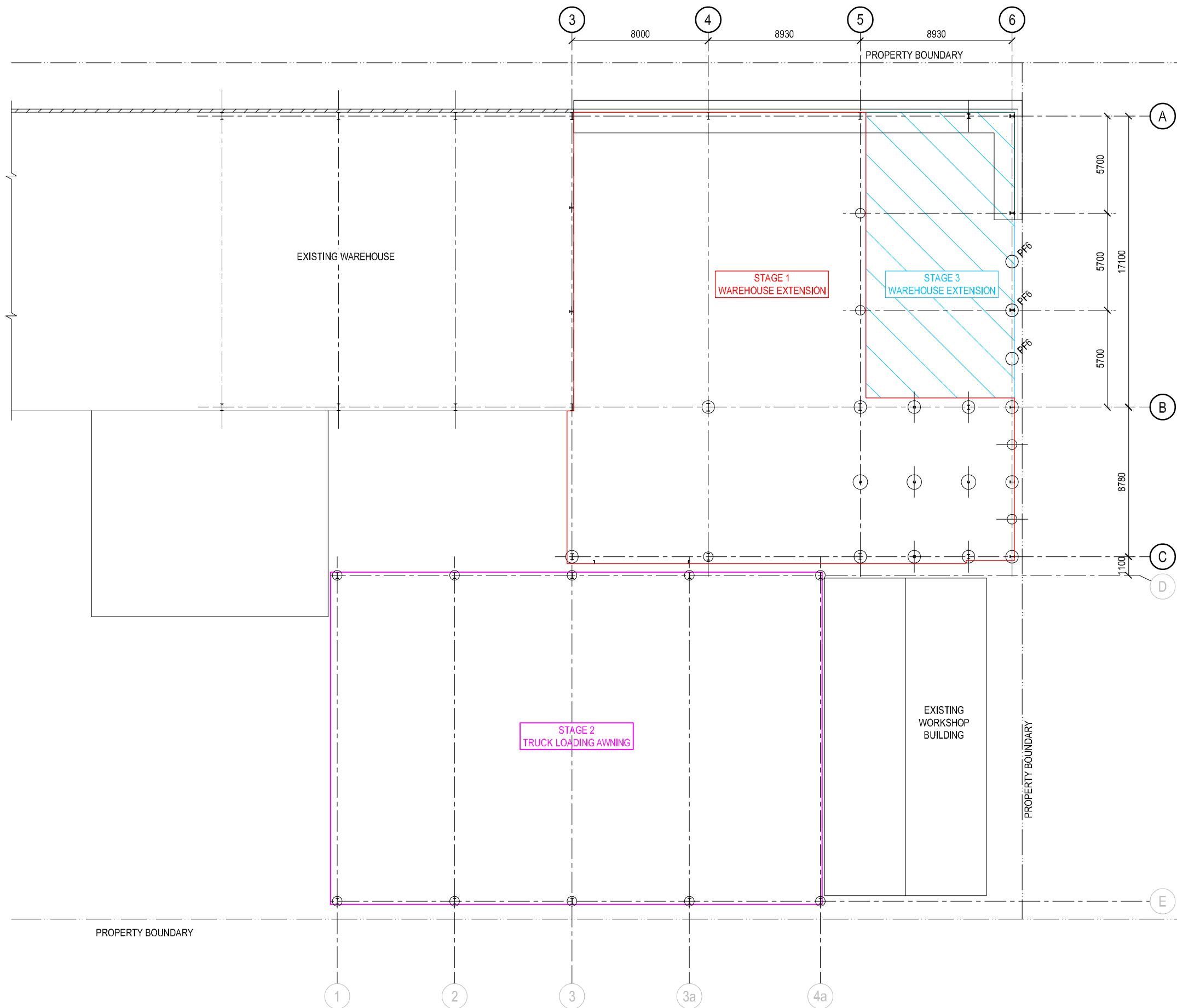
TITLE:

QUAYLE MILLING
133 LOVELL STREET YOUNG NSW
WAREHOUSE EXTENSION
ELEVATIONS
STAGE 2

JOB No.
21S060

DRG No.
S-22

ISSUE
A

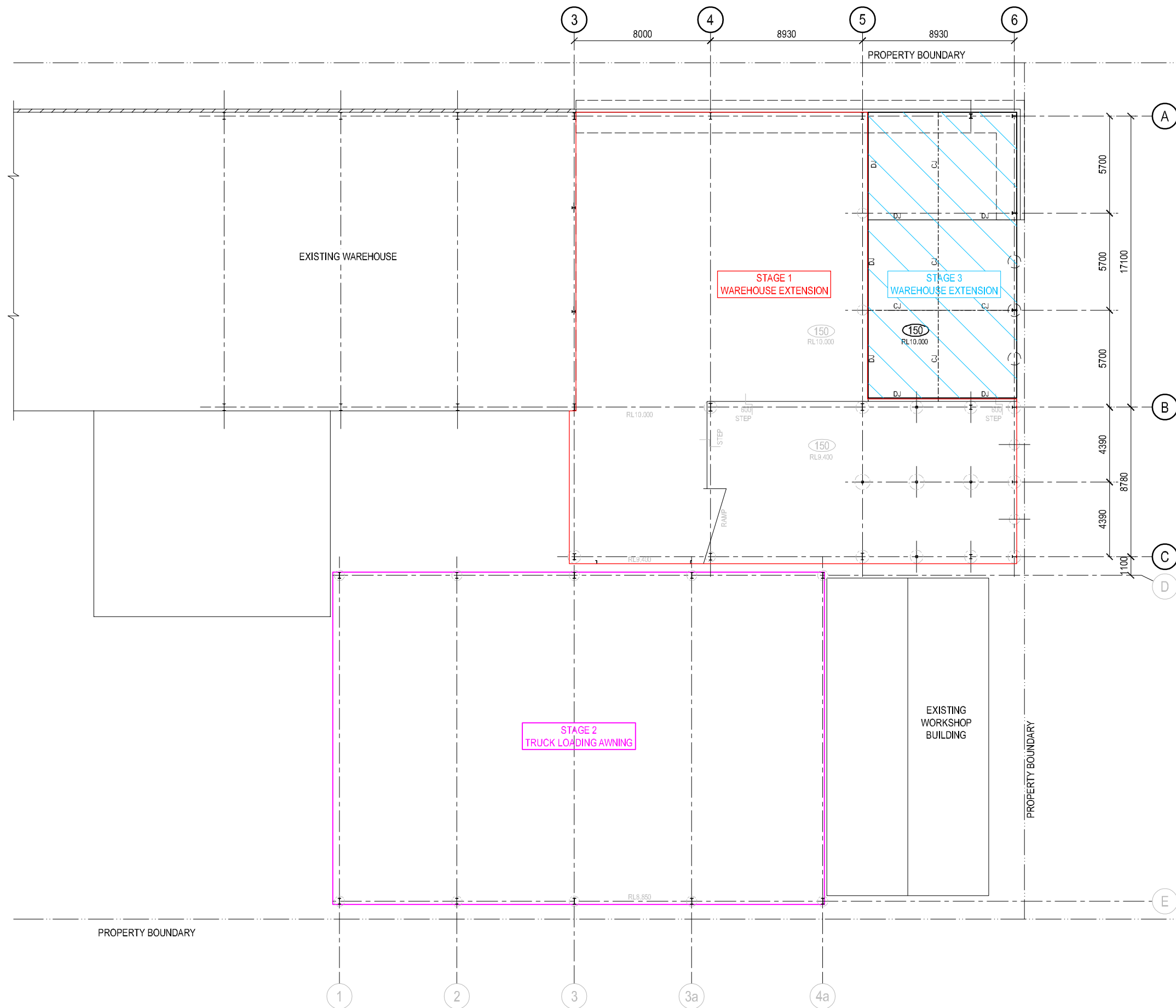


FOOTING SCHEDULE

PAD FOOTING	PF1	750 DIA x 2000 MIN DEEP
	PF2	600 DIA x 2000 MIN DEEP
	PF3	600 DIA x 2500 MIN DEEP
	PF4	900 DIA x 1400 MIN DEEP
	PF5	600 DIA x 1400 MIN DEEP
	PF6	600 DIA x 3000 MIN DEEP
	PF7	750 DIA x 3000 MIN DEEP
RETAINING WALL	RW1	REFER DETAIL SHEET
	RW2	REFER DETAIL SHEET

FOOTING PLAN - STAGE 3

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A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD									

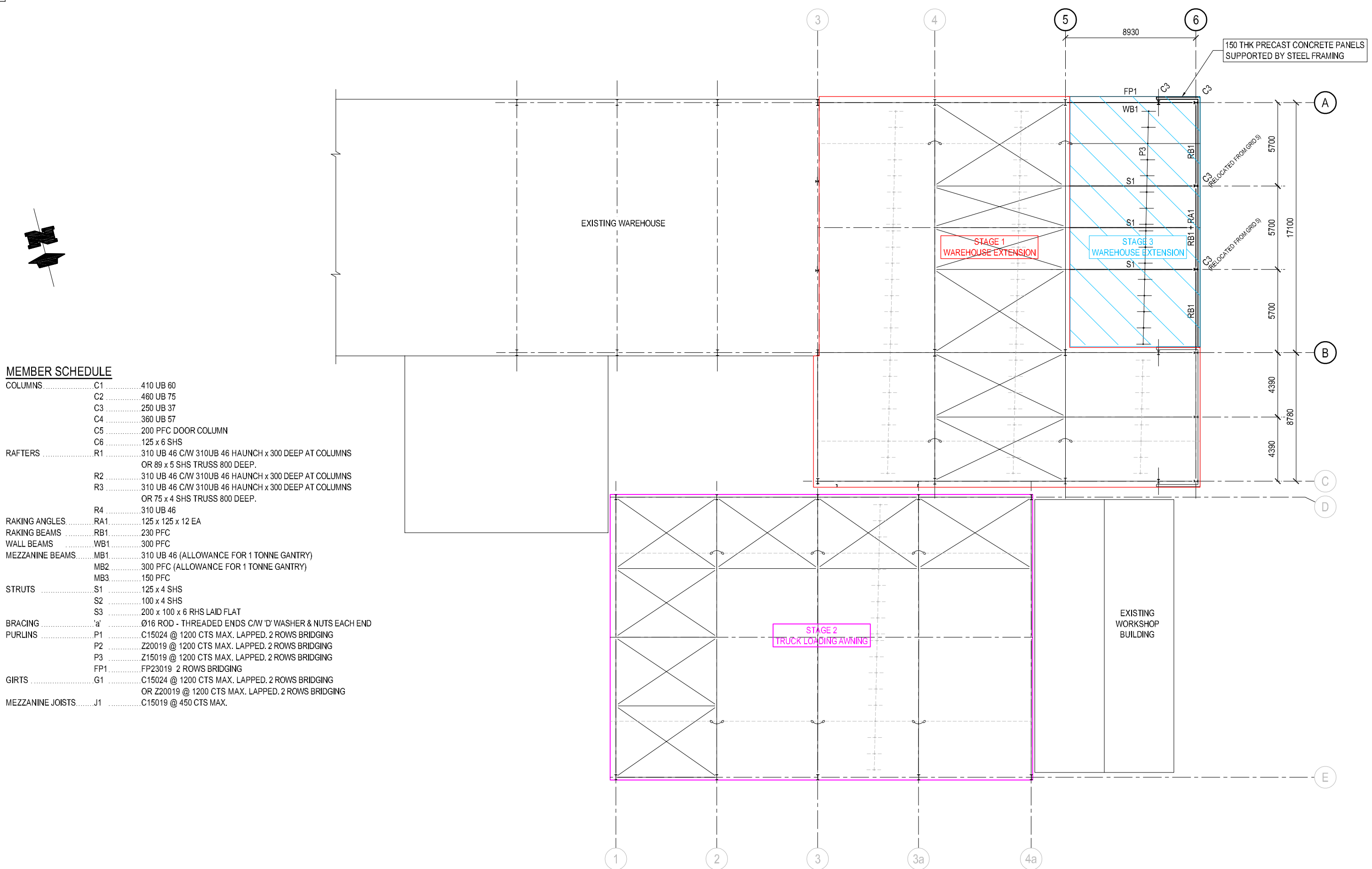


CONCRETE SLAB PLAN - STAGE 3

SLAB NOTES:

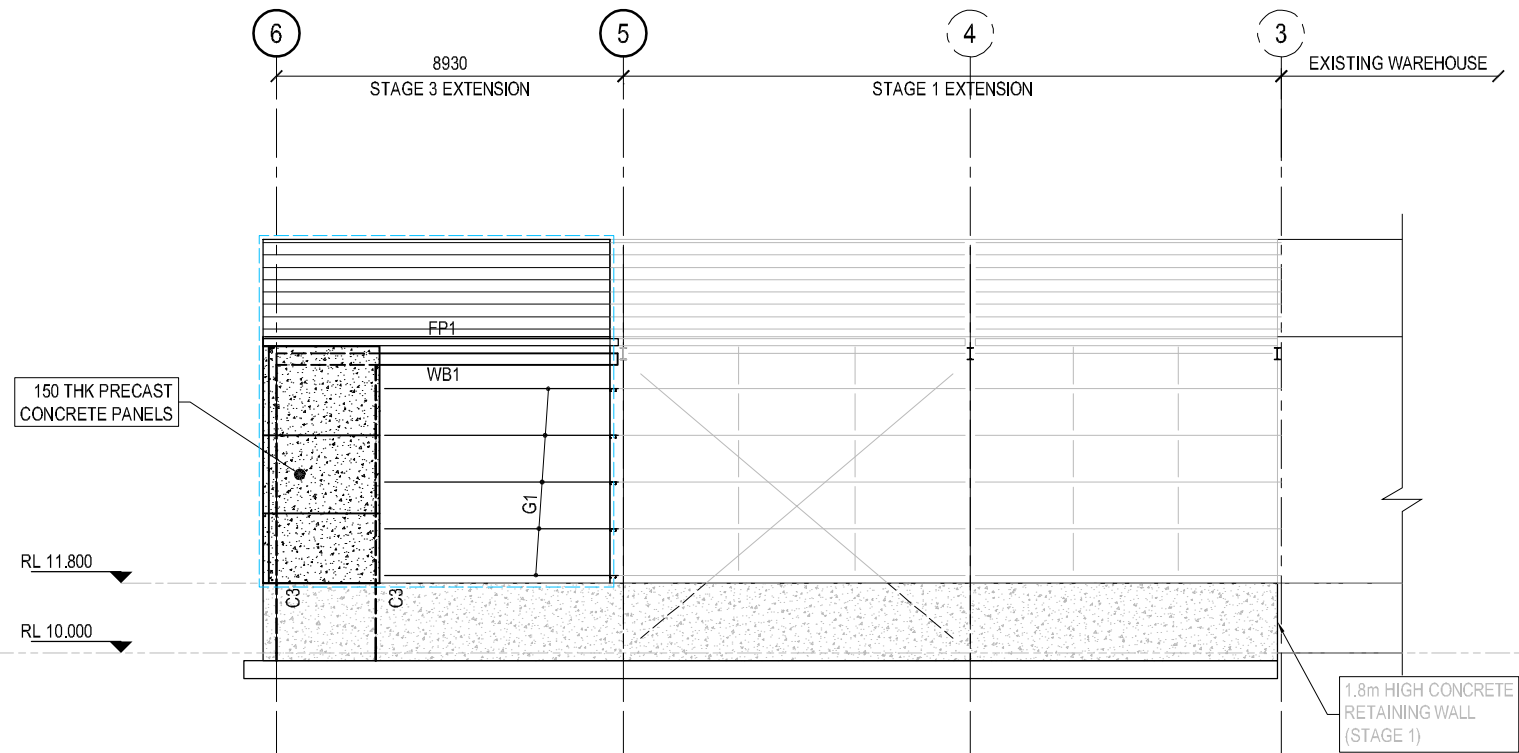
- INTERNAL SLAB TO BE 150 MIN THICK, REINFORCED WITH SL92 MESH (T),
HAVING 30 MIN COVER.
- PROVIDE 50 MM MIN COMPACTED SAND SAND BLINDING LAYER AS REQUIRED.
- PROVIDE A 0.3mm THICK POLYTHENE VAPOUR BARRIER BETWEEN
SAND AND SLAB.
- RETAINING WALL.....RW1.....REFER DETAIL SHEET
- RW2.....REFER DETAIL SHEET

ISSUE	DATE	DESCRIPTION	BY:	APPROVED	 Quayle Livestock Nutrition Quality Livestock Nutrition Customised Feed Solutions quaylelivestocknutrition.com.au Visit our website	 KB DRAFTING Structural & Mechanical Design and Detail Drafting 25 Cedar Street LEETON NSW 2705 02 9927 723 717 E: kens@kb.com.au ASB 90 371 979 062	 Peter Kennard Consulting 25 Cedar Street LEETON NSW 2705 02 9927 723 717 E: kens@kb.com.au ASB 90 371 979 062	Structural Engineers DRAWN: K.BLOEM DATE: 19/10/2021 SCALE: 1:250 (A3)	TITLE: QUAYLE MILLING 133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION CONCRETE SLAB PLAN STAGE 3	JOB No. 21S060 DRG No. C-32 ISSUE A
A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD						

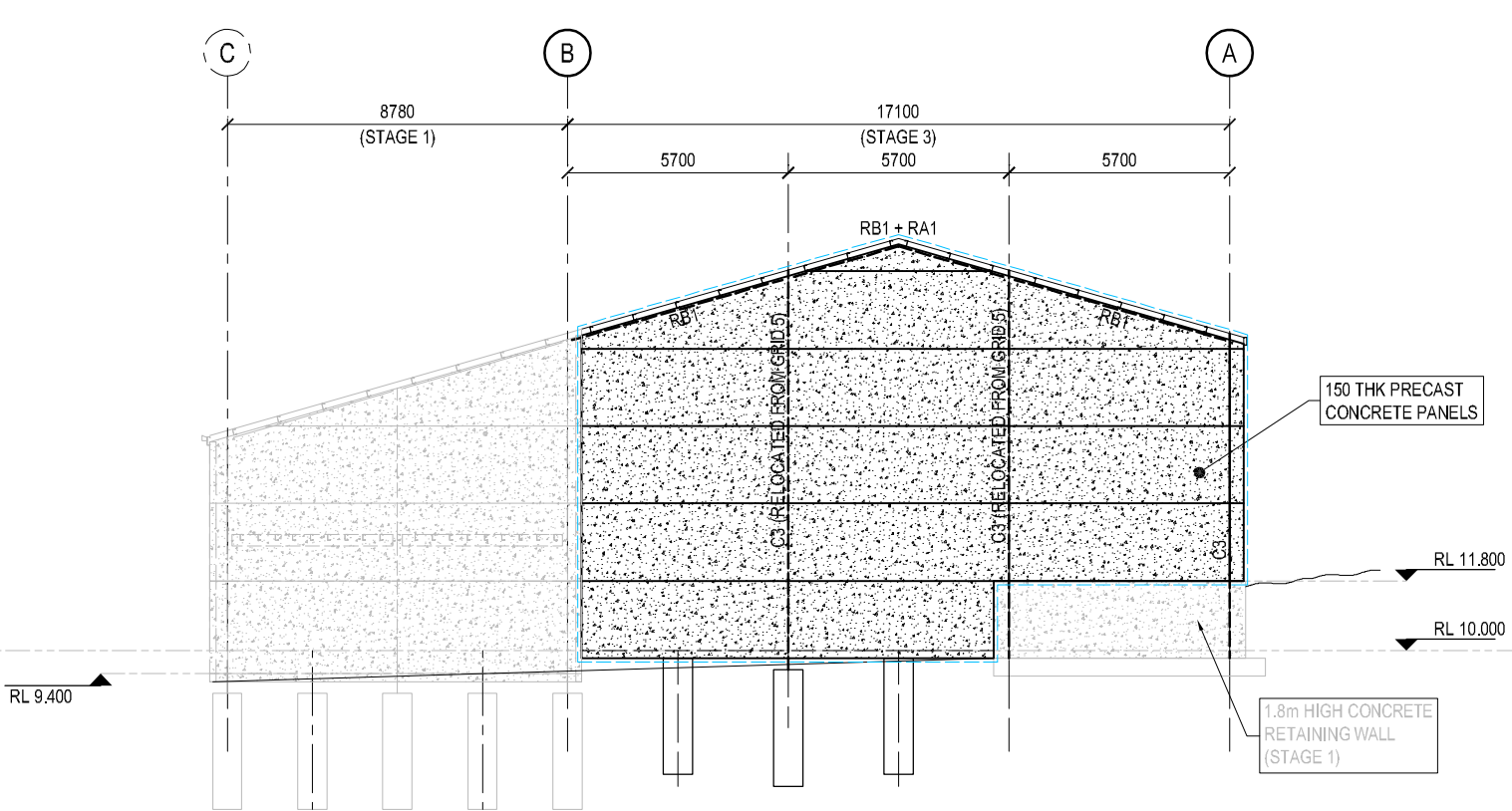


ROOF FRAMING PLAN - STAGE 3

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A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD					DATE:		19/10/2021	DRG No.	S-31		ISSUE	A	
									SCALE:		1:250 (A3)						



WAREHOUSE EXTENSION - NORTHERN ELEVATION (GRID 'A')



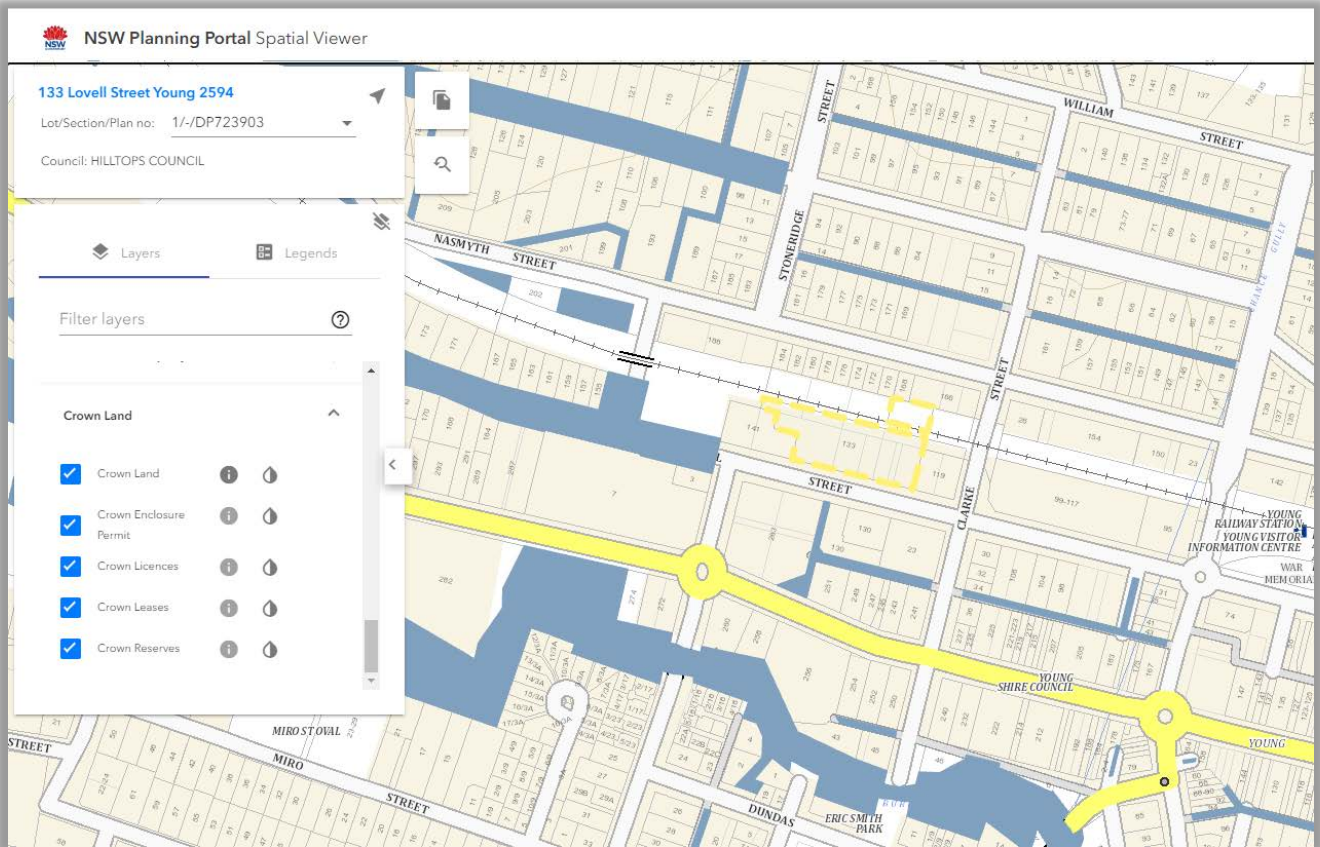
WAREHOUSE EXTENSION - EASTERN ELEVATION (GRID '6')

ELEVATIONS - STAGE 3

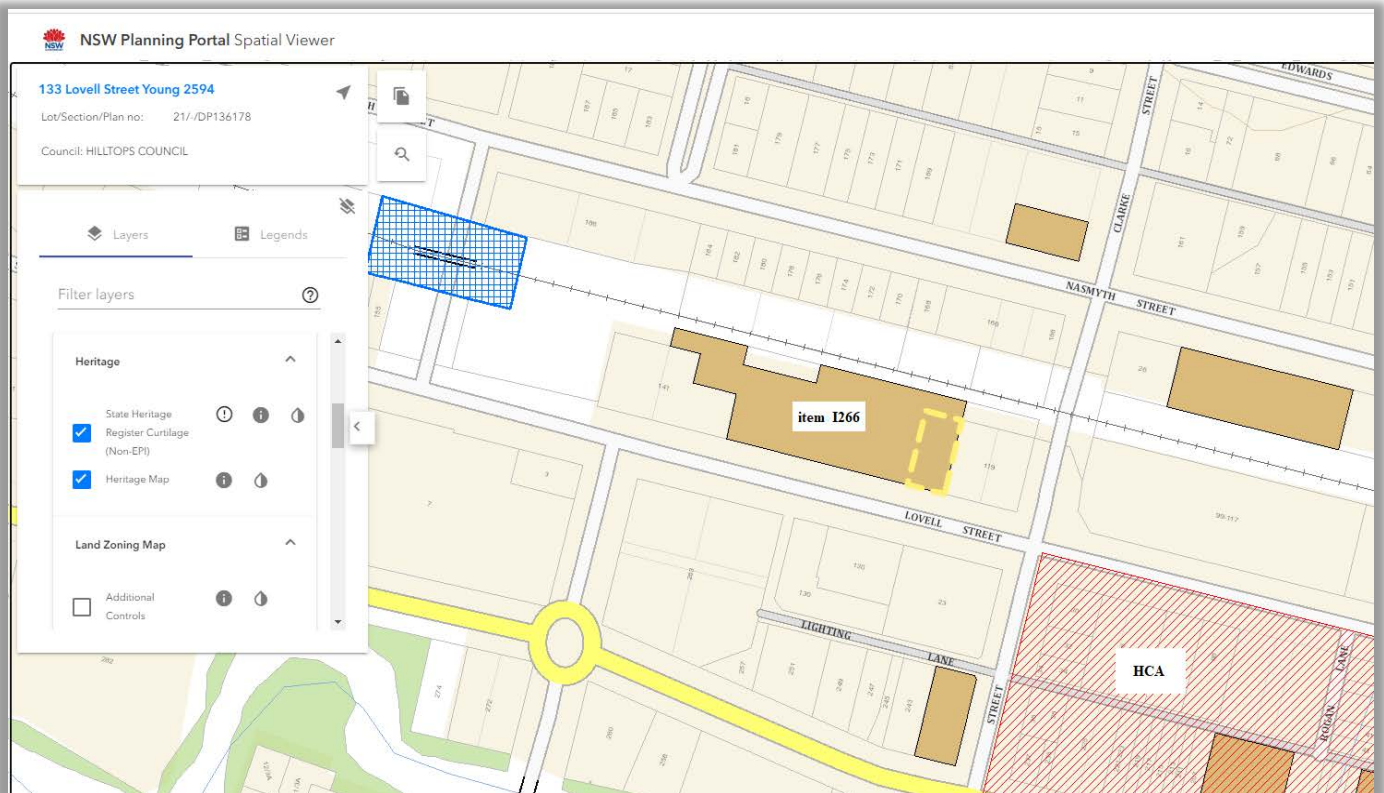
ISSUE	DATE	DESCRIPTION	BY:	APPROVED	 QUAYLE MILLING Quality Livestock Nutrition Customised Feed Solutions quaylelivestocknutrition.com.au	 KB DRAFTING Structural & Mechanical Design and Detail Drafting 25 Cedar Street LESTON NSW 2705 02 9371 123 317 E: vern@kb.com.au A: 95 371 979 062	Copyright This drawing remains the property of Peter Kennard Consulting & may only be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of this drawing is prohibited. • Drawing Status Warning: Unless there is an authorised Peter Kennard Consulting signature at *, this drawing is not authorised for issue. Notes Peter Kennard Consulting ASN 28 448 242 988 02 Johnston Street, WAGGA WAGGA NSW 2650 T: 02 6921 1877 F: 02 6921 7415 pkennard@pckennards.com.au	Structural Engineers  Peter Kennard Consulting	DRAWN: K.BLOEM	TITLE: QUAYLE MILLING 133 LOVELL STREET YOUNG NSW WAREHOUSE EXTENSION ELEVATIONS STAGE 3	JOB No. 21S060	DRG No. S-32	ISSUE A				
A	19/10/2021	REDRAWN. ISSUED FOR DEVELOPMENT APPLICATION	KB	GD													

SITE PHOTO'S

PLANNING SEARCH IMAGES



Nearby Crown Land



Heritage Mapping

BMAT (Biodiversity Offset Tool)

AHIMS (Indigenous Cultural Search)

Biodiversity Values Map and Threshold Report

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

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

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

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

Biodiversity Values Map and Threshold Report		
Date of Report Generation		09/07/2024 4:37 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	489.9 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	172.6 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	700 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area?		no
(Your local council will determine if a BDAR is required)		

What do I do with this report?

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

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

Review Options:

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

Acknowledgement

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

Signature: _____

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

Date: _____

09/07/2024 04:37 PM

Biodiversity Values Map and Threshold Tool

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

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

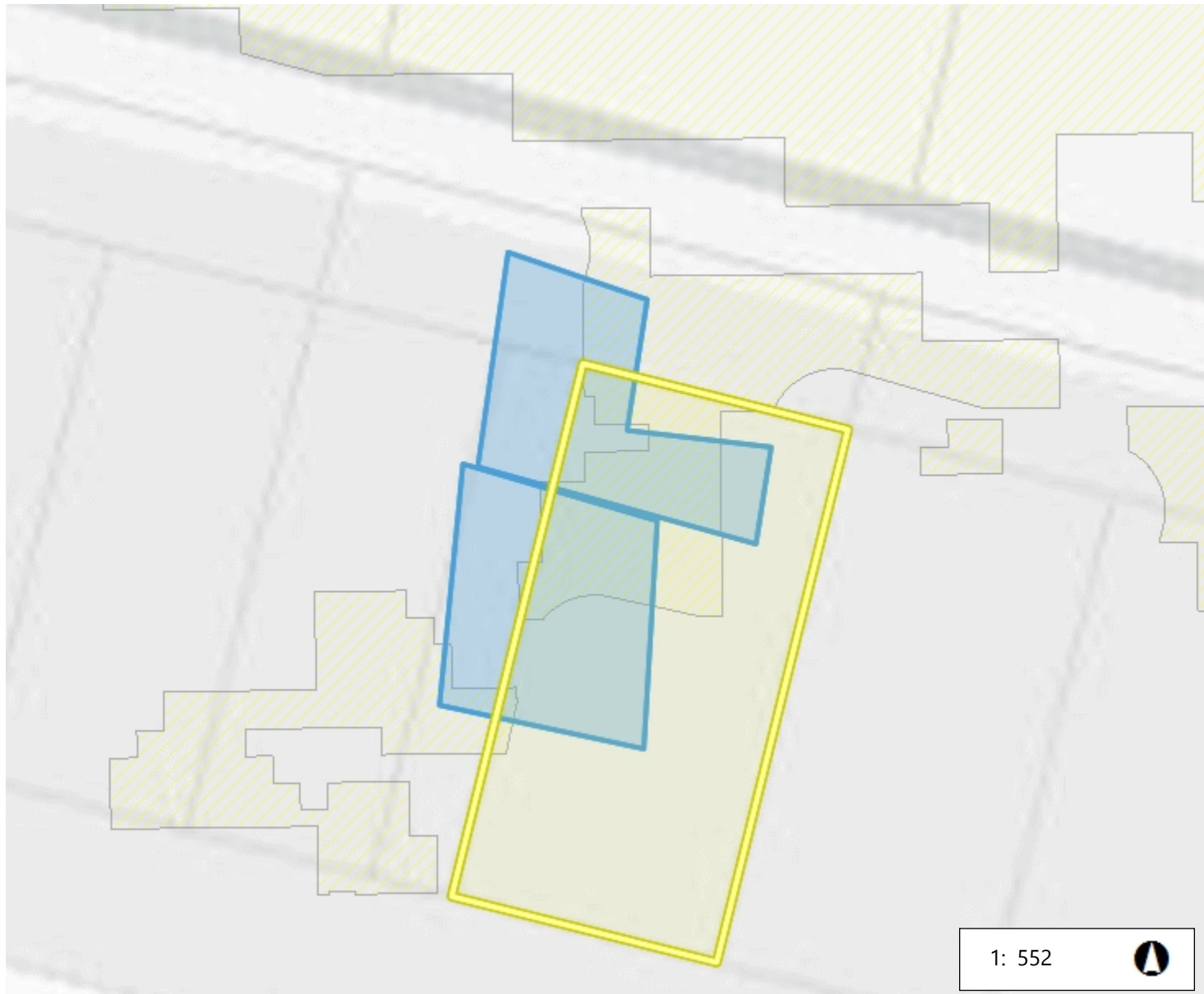
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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

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

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

Biodiversity Values Map



28.0 0 14.01 28.0 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

09/07/2024 04:37 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

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© NSW Department of Planning and Environment

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

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

Kenneth Filmer

Date: 09 July 2024

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

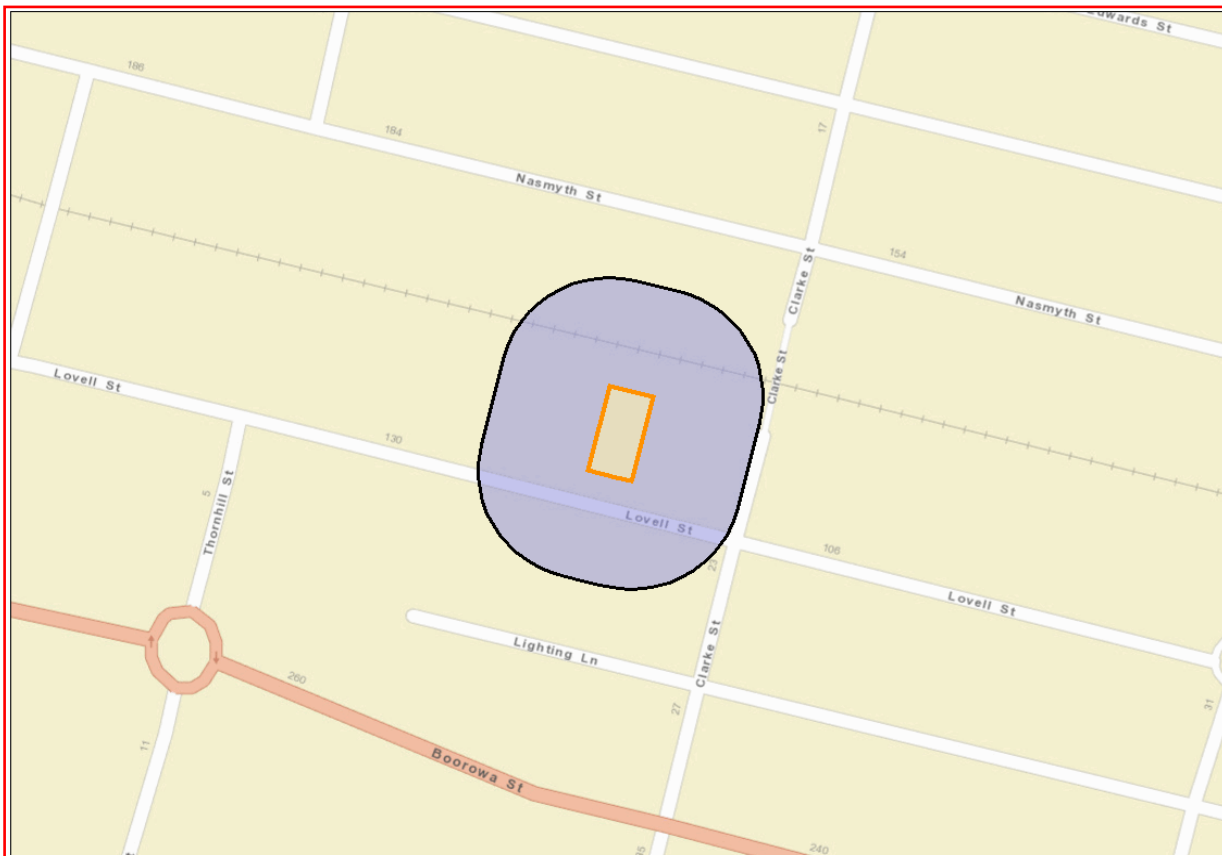
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 21, DP:DP136178, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 09 July 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

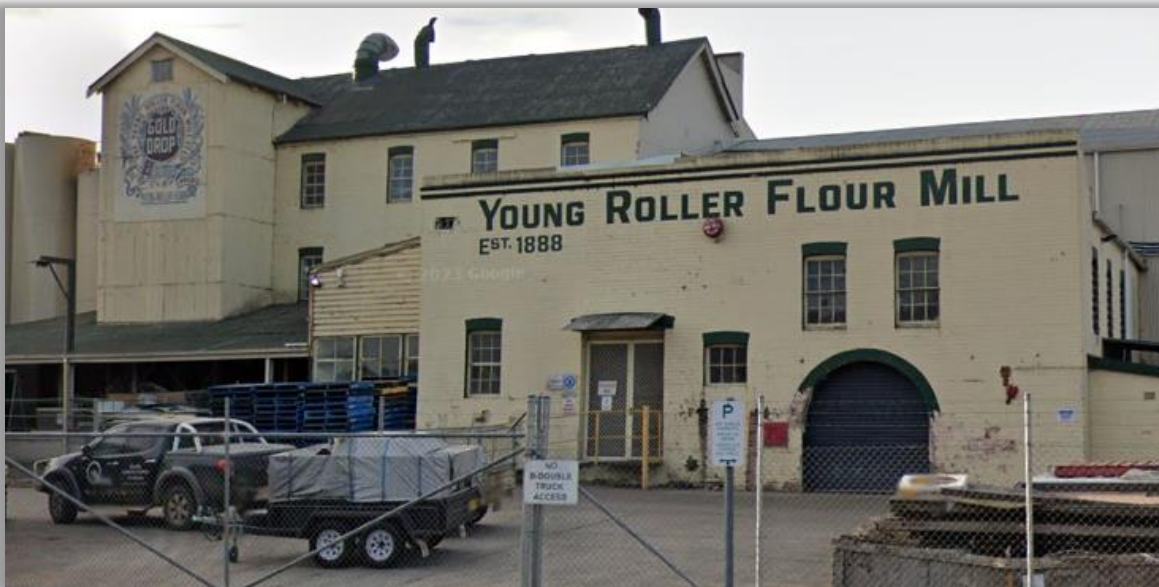
- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- 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.

Heritage Impact Assessment

Statement of Heritage Impact

Accompanying a Development Application

Proposal	Additions & Alterations to Existing Flour Mill Load-Out and Storage, in 3 distinct phases; PHASE 1 - WAREHOUSE EXTENSION – Additions & Alterations to existing Warehouse for Flour Storage pre load out – 528.5 sq.m PHASE 2 – TRUCK LOADING AWNING – 576 sq.m of open sided covered Truck Loading Area PHASE 3 – FURTHER WAREHOUSE EXTENSION to include current silo and blower area.
Subject Land and address	Lot 1 DP 915844, Lot 2 DP 909310, Lots 20 & 21 DP 136178 133 Lovell Street YOUNG NSW 2594
Applicant	Mr Gary Douglas (Site Manager)
Owner	QUAYLE MILLING
Statement prepared by	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA	Hilltops Council



Statement prepared by:



© AUG 2024

Section 1 – The heritage item

1.1 Site description

Heritage item

The Young Roller Flour Mill, now a part of the Quayle Milling Group, is an actively worked modernised Flour Mill producing and packaging flour into local, regional and national markets. Upon the site are remnant buildings from the 132 year history of the site (established on site in 1888 first buildings in 1890/91). The primary 4 buildings from previous eras include;

- The 3 storey mill building,
- the high single storey warehouse and load-out with office, and
- a large metal clad and bush stumped receivals/load-out dry rail stores shed.
- The large concrete silos

Other elements such as the large concrete silos are iconic of the site. Numerous other buildings for offices, workshops, storage and the like, as the business has morphed and grown over the years, exist on the site.



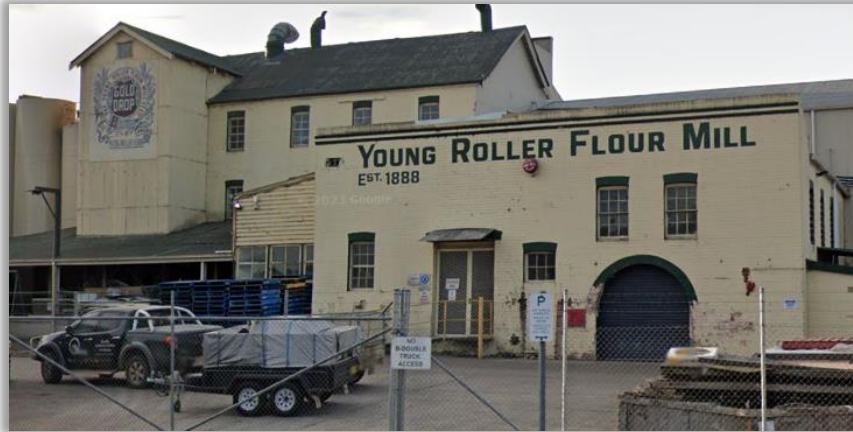
This picture indicates the absence of the storage shed (the sacks in this pic are covered with what appears to be a tarpaulin). The main building is not rendered and none of the additions have yet been made. Estimated date of between 1891-1890.

Source: Dr R Longdin – Monitor Heritage Services 2014



Estimated age of image 1916

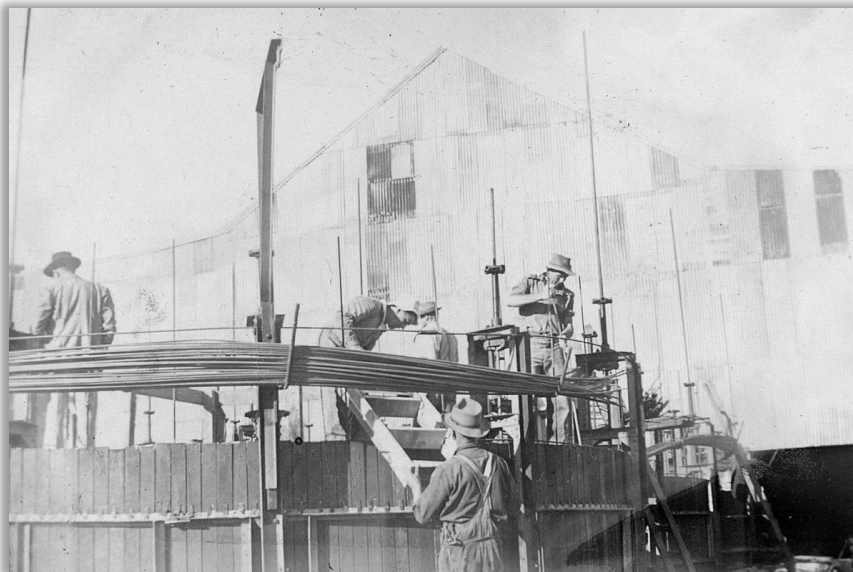
Source: "Gold Drop" – Chris D Stars 1988



**Note façade change to west end main building & render/painting of brickwork pre 1914
Source – Google Streetview circa 2023**



***Estimated age of image late 1890's – note storage shed & original mill building
Source: Dr R Longdin – Monitor Heritage Services 2014***



1946 Construction of silos commenced



2012 SIX Maps image with site tags added

Heritage listings

A review of statutory heritage listings on the Local Environmental Plan, State Heritage Inventory (for local and state heritage items) and the Australian Heritage Database (for Commonwealth, National and World Heritage items), was undertaken. The findings are summarised below;

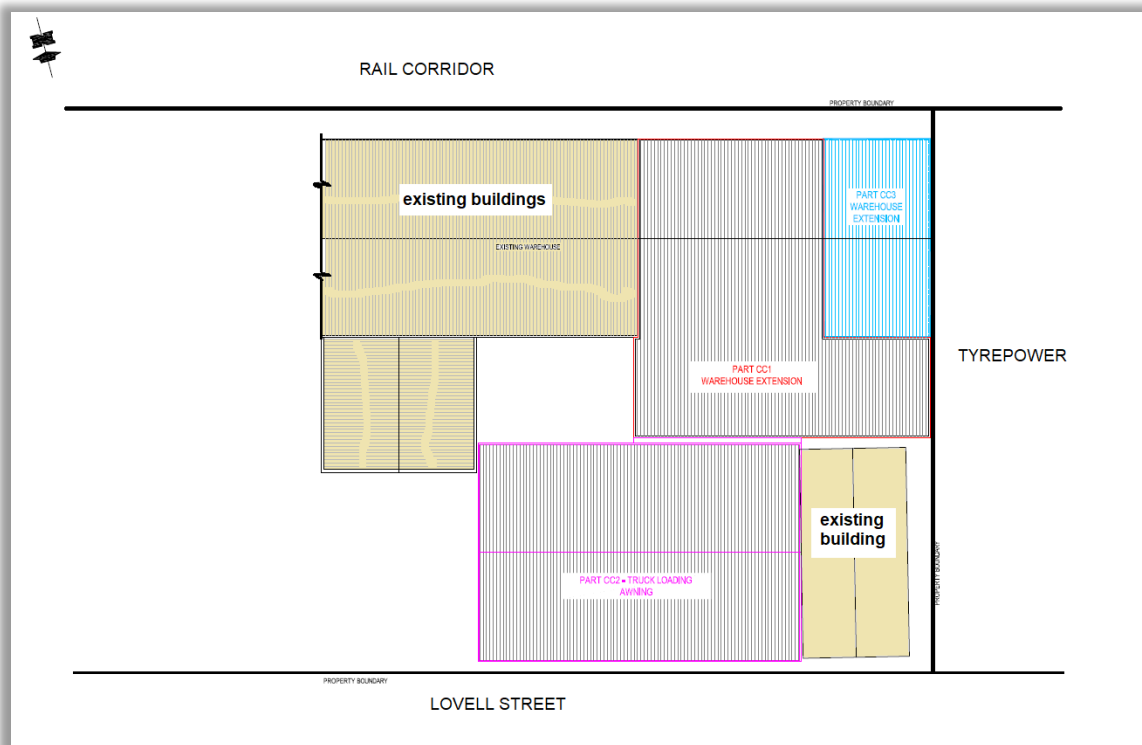
STATUTORY HERITAGE LISTINGS		
Local heritage conservation area		
Local heritage item	Young Co-Op Flour Mill - Hilltops Local Environmental Plan 2023	1 266
State agency s 170 heritage and conservation register		
State Heritage Register	n/a	
Commonwealth Heritage List	n/a	
National Heritage List	n/a	
World Heritage buffer zone	n/a	
World Heritage List	n/a	

The proposed works area

Below is included a diagram and tagged photograph to demonstrate the location of the proposed works. It can be clearly noted that no connection or alteration to any fabric of the historic buildings is proposed nor will it detract from same.



Google streetview of east end of site
Locations circled will make more sense when compared with next plan image of this NE corner of site



Extract of 2024 Plan set for works in East & NEast of site

1.2 Site summary history

Documented history

In a prior Heritage Impact Statement prepared by Ruth Longdin of Monitor Heritage Services in July 2014 (not yet lodged or relied upon), a comprehensive site history was compiled. This document now credits this work and reproduces it for consistency and benefit of assessing regulatory Officers.

3. Site History

This section focusses on the history of the physical site. Much of the information comes from the book of the mill's history entitled: Gold Drop: The Centennial History of the Young Roller Flour Mill (1888-1988). Other information comes from the State Heritage Inventory and the National Trust listing of the site, taken in 1980 and from an assessment made resulting from a physical study and recording of the site undertaken on 20 June 2014.

The Young Roller Flour Mill began as a co-operative formed by local farmers and businessmen wanting to develop a modern up to date milling facility in the late nineteenth century. At that point there were two flour mills in Young, both of which were steam powered stone grinding mills. There were two aims in the beginning of the YFRM. The first of which was to introduce roller mill technology.

*Chris Starrs explains the difference between the two technologies: 'In essence the difference between stone grinding and steel roller mills is that the latter is able to more quickly and with less maintenance process wheat flour, separated from bran and the pollard (the 'offals produced in the process). The more effective separation of the offals prolongs the life of the flour, as the wheat germ oil which quickly turns rancid, is more thoroughly removed.'*¹

*The second aim of the YRFM was to create a co-operative that would eliminate what were thought of as excessive profits to the 'middle man' and increase them for the growers. In essence the aim was to protect the interests of the farmers. The prospectus was first advertised in the Burrangong Argus in August 1888. The contract for construction was signed on 17 May 1890. The land was purchased in Lovell Street and by 8 November 1890 the Burrangong Argus reports that construction was nearing completion and machinery was being installed.'*²

On 21 February 1891 the Burrangong Argus provided its readers with a detailed description of the site which has been documented by Starr:

*It was divided into two portions, one 20' x 28' for cleaning and smutting machinery, the other 40' x 28' for grinding and dressing. The two sections were divided by thick brick walls and massive iron fire-doors. The basement housed the driving wheels for both grinding and cleaning sections. Another building on the North contained the railway landing stage and storage areas for wheat and flour. The steam engine house was on the East and connected to the mill buildings only by the shafts for driving the wheels in the basement.*³

*The mill was, by the middle of the 1890s, considered to be 'state of the art' technology and is said that it was operating at maximum efficiency during these years. It soon out-competed the two existing stone grinding mills and became one of Young's most important businesses. Reflecting this success a number of elements of machinery were implemented in 1895 including a wheat conveyer, a railway weighbridge and a grainshed over the railway siding (perhaps this is the extension to the shed evidenced in the historical pics in the previous section). These changes increased the capacity of the mill from 8 sacks of flour per hour to 10.*⁴

*The success the mill enjoyed in the latter years of the nineteenth century did not extend into the twentieth and decisions were taken to invest further in the infrastructure in 1901 which resulted in an increase in production of over 1000 tons per year. At this stage they were taking wheat from outside of the immediate district to include the areas of Cowra and Albury.*⁵

On March 2 1907 the name Gold Drop was registered as a trade mark throughout the Commonwealth inspiration for this name is thought to have come from an American flour of the same name. This period coincided with a period of considerable financial success which ended with the impending Great War.

In 1913 a new steam engine was installed and this was followed by further equipment being introduced which increased the capacity of the mill by '8 sacks per hour to 20'.6 The years from the first world war through to and including the second world war were not successful ones for the mill. There were many factors involved here and many of them had to do with the introduction of similar technology on a larger scale.

In July 1924 the mill changed it's name from the Young Co-operative Roller Flour Mill to the Young Roller Flour Mill due to changes in the legislation pertaining to the activities of co-operatives. The change in legislation affected the way that a co-operative business could develop its activities and it was felt that a change to a non-co-operative business, in name only, would enable them the freedom to develop the business as the shareholders wanted to. The business continued to operate as a co-operative for much of the twentieth century and this change in name related only to the introduction of the Co-operative Community Settlement and Credit Act 1923.

The post World War Two boom that many agricultural businesses in Australia experienced from the 1940s onwards was a major boon for YRFM. The 1940s saw major changes to the site including:

- A new weighbridge purchased from the Cowra Military Camp (1946);*
- Concrete silos with a capacity of 165 000 bushels of wheat (1946);*
- The yard was concreted (1946);*
- New gates, new entrances and new mesh fence (1949);*
- Building extensions and new laboratory built (1949);*
- 70 ton rail weighbridge (1953);*
- Entoleter machine invested in to prevent weevil and other insect infestations (1959).*

The boom of this era ended in the 1970s when other options were explored to enable the business to continue. One of the options for the business which had been raised a number of times throughout the twentieth century was the development of the stock feeding arm of its business. When flour is milled through steel rollers, as mentioned previously, the centre of the grain, the bran, is removed enabling a longer shelf life of the flour. This bran is very high in protein and was fed to stock. It was decided at this point to develop this as a business to support the mill. For a number of years these two businesses operated but a nasty takeover was attempted at this point which resulted in an inquiry by the Corporate Affairs Commission. It was eventually resolved out of court in favour of the shareholders of YRFM and the Stock feeding element of the business ceased.

In the mid 1980s the company installed a new 60 tonne Toledo Pitless Weighbridge along with blow lines and other bulk handling equipment. It is believed that some of the technology for the mill was replaced in 1995 and then further upgrades occurred in 2005. Information about the mill and its business is scant for these last few years that it operated as a co-operative mill. It continued to operate as a co-operative and to produce flour and stockfeed until the business was sold in 2009.

References in the above passage extracted from Longdin R, 2014 - Starr, C Gold Drop The Centennial History of the Young Roller Flour Mill 1888 – 1988, Young Milling Group

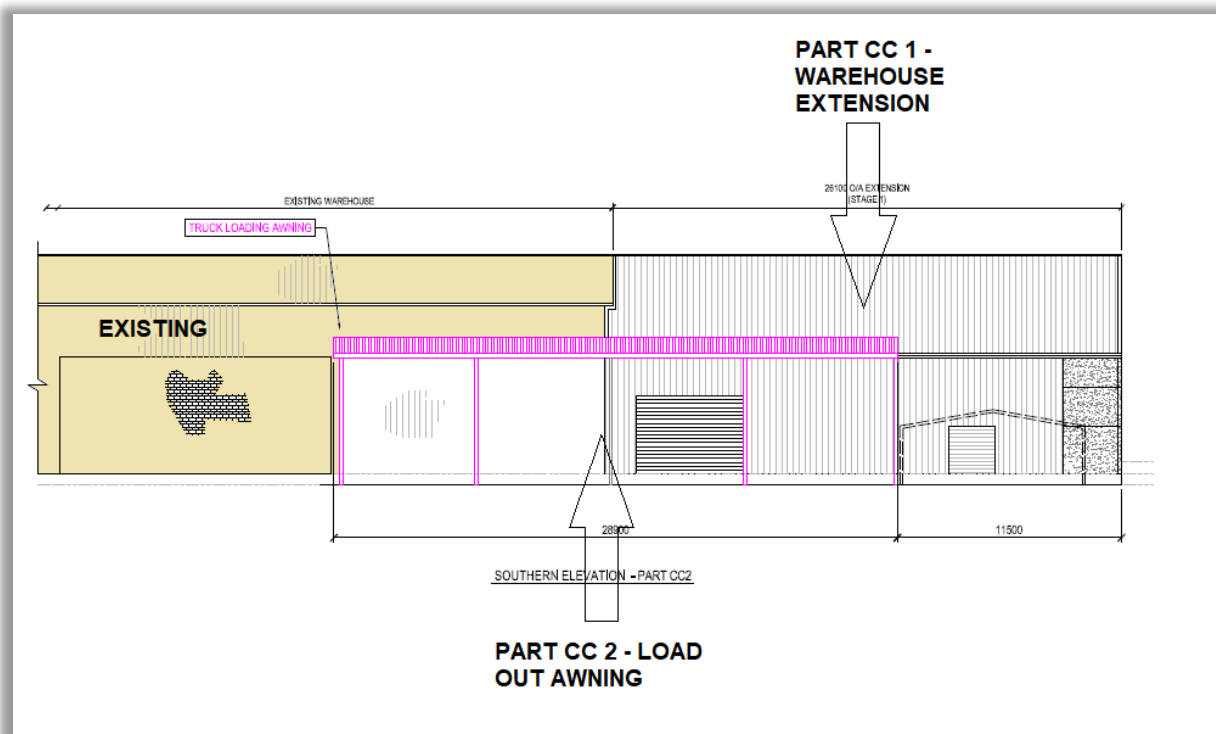
Previous physical changes

Since the 2014 history by Longdin R, 2014, the site has been acquired by the Manildra Group and then absorbed into the Quayle Milling Group. Limited change on site has occurred over the last 10 years to even date.

1.3 Physical analysis

The appearance, construction and condition of the heritage item will remain unchanged by the proposed work. To be clear, the proposed new work in the current Development Application as proposed in August 2024 will be to extend an already colorbond clad and portal framed warehouse (in two proposed stages), and to afford the truck load out concourse area, with an awning.

In the simplified site plan in the previous section, the staging is clear and its location at the eastern end of the site evident. Below is some elevation representation of same, with some intricate detail pared away for ease of interpretation to the lay reader.



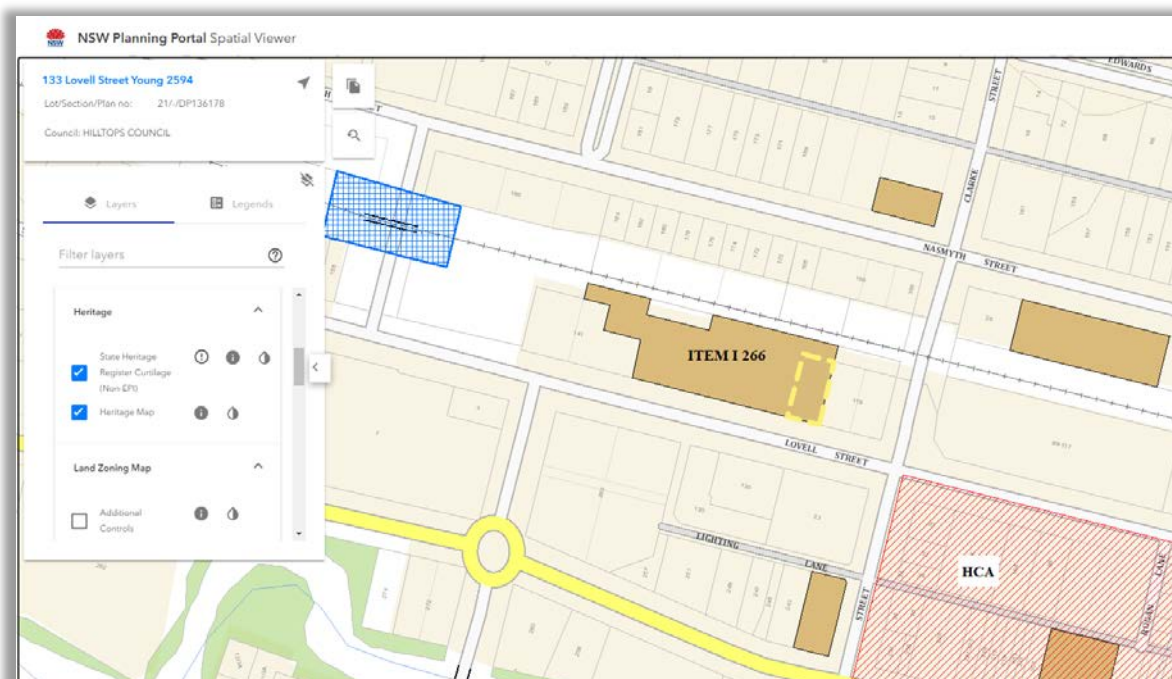
Lovell Street elevation of new work
CC Stage 3 behind structures to the right of this image and not shown

Section 2 - Significance assessment

2.1 Statement of significance

The current listing is not presently supported by listing documentation for the LEP inclusion. Most of the items in the former Young Shire Council have a Draft Heritage Inventory classification and summary by the former (and still current) Heritage Advisor – Ray Christison of High Ground Consulting, when LEP's were being drafted at either 2010 Young LEP or the 2022 Hilltops LEP. Regrettably this item does not.

The item is listed on the Hilltops Local Environmental Plan 2022, and is listed as Item 266 as well as being site mapped in the attached LEP Local attribute mapping. The site is NOT within the Young Heritage Conservation Area.



Extract Hilltops LEP Mapping – Item 266

Young	Anderson Park War Memorial	Lovell Street	Lot 3, DP 838152	Local	1263
Young	Burrangong Shire Council Chambers (former)	26 Lovell Street	Lot 2, DP 931661; Lot 3, DP 660612	Local	1264
Young	Empire Hotel	74 Lovell Street	Lot 1, DP 1109432	Local	1265
Young	Young Co-op Flour Mill	133 Lovell Street	Lot 1, DP 723903; Lot 1, DP 915844; Lot 2, DP 579936; Lot 2, DP 909310; Lots A and B, DP 909444; Lot 5, DP 907118; Lot 20, DP 136178; Lot 21, DP 136178	Local	1266
Young	Lynch Street Bridge	Lynch Street	Road Reserve	Local	1267
Young	St Paul's Presbyterian Church	26 Lynch Street	Lots 1-3, DP 5354	Local	1268
Young	Young Post Office	66 Lynch Street	Lot 6A, DP 90384	Local	1269
Young	Young Court House	74 Lynch Street	Lot 6, Section 20, DP 759144	Local	1270
Young	Young Uniting Church	82 Lynch Street	Lot 1, DP 903100	Local	1271

Extract Schedule 5 – Environmental Heritage (Hilltops LEP 2022)

Council's Heritage Report informing the latest LEP in its preparation (and a document informing the Hilltops Local Environmental Study 2022) does have the following text relative to this item;

Young Co-op Flour Mill

Statement of Significance

Young Roller Flour Mill is the last remaining co-operative flour mill in New South Wales. It is an important element of the agricultural, commercial and industrial infrastructure of Young and has been so since 1890. It has direct associations with its founders, directors and shareholders, many of whom were leading figures in the development of commerce and agriculture in Young. The mill contains early roller milling technology and has the potential to provide information on the construction and operation of small roller flour mills. It has local historical, historical association, aesthetic, social and technical/research significance, rarity and representativeness. It also has a high degree of integrity.

2.2 Significance of the proposed work area

When examining the current DA proposal to the east of the site, the work is remote from the buildings of believed primary importance on the site, namely the original Flour Mill, the former Warehouse & Office in front of the Mill, the Dry Stores shed, or the Silos.

As such, the work is believed to not add or detract from the appearance, use or significance of the more important items on site. In a modern context, the site needs to adapt to keep pace with changing industrialisation and market forces. The proposal does so in a non-intrusive manner.

Prior evaluation of the site for significance has found the following;

NSW Heritage Assessment Criterion	Significance	Reasons
Historical significance Criterion (a)	State	YRFM began as a co-operative business in 1890 and demonstrates the state historic themes of Agriculture, Industry and Transport. It demonstrates the national themes of Economy – developing local, regional and national.
Historical association significance Criterion (b)	State	YRFM has associations with individuals who played significant roles in the development of the town.
Aesthetic significance Criterion (c)	State	Elements of the site have aesthetic appeal.
Social significance Criterion (d)	State	The site is of social significance to the town of Young.
Technical/ Research significance Criterion (e)	State	The study of the technology of roller milling is thought to be limited due to its replacement with subsequent technology and a recent focus on the study of stone milling techniques. It is thought that YRFM may be able to contribute to this study, although it would appear that the technology has been replaced, at least in part in recent years.
Rarity Criterion (f)	State	The YRFM is rare due to the fact that few smaller roller flour mills have survived relatively intact into the 21 st century.
Representativeness Criterion (g)	State	YRFM is representative of smaller roller mills that existed in the latter decades of the 19 th century.

The site has had themes identified for understanding as Developing Local, Regional & National economies at a National level and in the areas of Agriculture, Industry & Transport at a State level.

Section 3 – Proposed works

3.1 The proposal

The additional warehouse is for re-organisation of work effort, and to cover trucks on loading.

Features of the work proposed include;

- the extent and area of demolition = nil. An end wall off current metal framed and clad warehouse will be removed so that the shed may be extended on.
- location and extent of any excavation and if there has been previous ground disturbance = plans demonstrate existing retaining wall in northeast of site. This will need to be amended to the floor level and construction type of the additions so does require some retaining wall removal and reinstate to model to shed extension walling and waterproofing needs.
- proposed works to the existing building/s or new developments = new work for CC Stafe 1 extends from the existing building. After this for CC 2, a stand alone awning is proposed not affecting or touching any item of importance. CC 3 will be a further extension of the warehouse to close out the NE of site, intermediary silo's re-established on site at that time.
- proposed new services = only electrical extension for power/hi bay lighting and emergency lighting/exit signs, water for Fire Hose Reels only, and stormwater conveyance to the Town main drain nearby.
- proposed landscape works = nil. The site is and will be extended to be urbanised at the locations of work.
- proposed change of use = nil. The site works amount to nil increase in product, movement, staffing or turnover. It is a serious re-organisation effort to avoid working over the top of themselves in tight areas.

Documents lodged with the Development Application do include;

Document/Plan	Description	Date	Prepared by
Architectural & Stormwater Designs	Plans documenting & Detailing Warehouse Extension (CC 1 & CC 3) and Truck Loading Awning (CC2) Revision G (13 Sheets)	Rev G = 13/06/2024	KB Drafting (Structural & Mechanical Design & Detail Drafting)
Structural Design & Drawings	Plans for footings, slabs, steel work, retaining, tilt walling – Rev D (16 sheets)	Revision D = 19/10/2021	Peter Kennard Consulting Engineer

3.2 Background

Pre-lodgement consultation

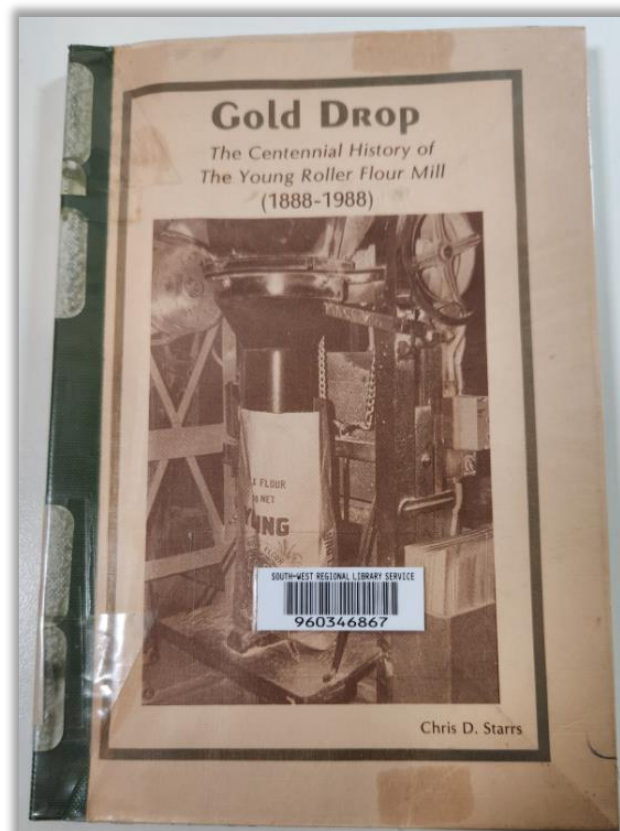
A pre-lodgment discussion with Ray Christison of High Ground Consulting (Heritage Advisor to Hilltops Council under the NSW Heritage Advisory to Local Government Scheme) was held, at Council on 17 July 2024. Photos of the site, plans of the works and information afforded by the Site Owners were put on the table and a broad discussion ensued.

Arising from that meeting, Mr Christison appeared confident that the work proposed was away from, and not detrimental to other elements on site that had far more interpretative ability to the history of the site. He took a pragmatic view that from past dealings with the current ownership group, they were respectful in their site planning. Provided a Heritage Impact Statement was provided in the NSW Heritage format, Mr Christison advised he would be supportive of the application from a Heritage viewpoint.

Considerations of alternatives

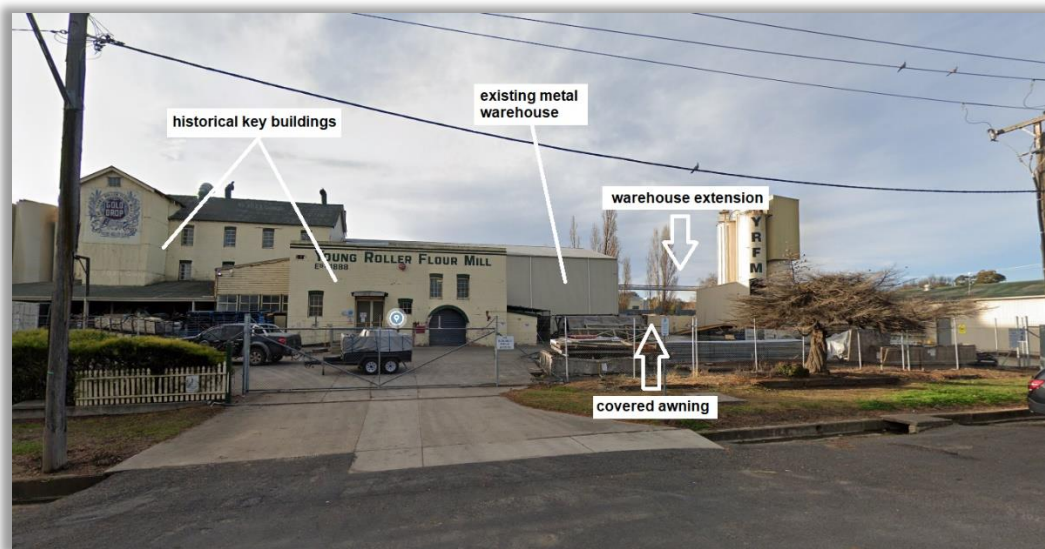
From a logical use of the site, and workflow perspective, there were limited options and alternatives. The current warehouse (to be extended) has a mix of final stage bagging and storage, all working over the top of themselves and with a high degree of frustration. The warehouse extension was in its most practical sense, a lineal extension to separate the processes and organise in batches and loads, the warehouse ready for shipping product.

The Awning is also just a logical extension. Trucks currently park at this part of the site and product is forked from the warehouse to on-truck. This being done in an undercover process allows better less spoiled product during transport. CC No 3 being the final site warehouse enclosure just completes the site in time.



Valuable reference text for this document

Section 4 – Heritage impact assessment



Visual analysis by front elevation

4. 1 Matters for consideration

Fabric and spatial arrangements

The proposed works do NOT connect to the buildings of worth as identified above. The silos and the storage shed also previously identified are at the western end of the parcel. As presented previously, and in context with the image above, the works will not touch, change alter or affect the historic buildings.

Setting, views and vistas

The setting for the buildings is adjacent and against the rail corridor backdrop and the already urbanised elements of the site. The rendering below shows what the shed extension may look like with the awning set against it.



Visual rendering on backdrop



View from Lovell Street behind

Landscape

No landscaping is proposed – site heavily urbanised.

Use

As described in this statement and previously in DA there is no land use conflicts nor visual or interpretative conflicts with what is proposed. The warehousing is an extension, the awning is a load-out area currently in use that would be better served with cover.

Demolition

No demolition proposed. End wall dismantled for extension.

Curtilage

Disused or poorly used storage area is to be used as warehouse extension. Truck load area to have a cover.

Moveable heritage

No moveable heritage identified on site nor affected.

Aboriginal cultural heritage

The site is one urbanised since 1888 and has not had nor affected any known indigenous lands or values. The site is not one identified in the Indigenous Cultural Heritage Study by Young Shire Council in 2009.

Historical archaeology

It is considered that the works proposed will not have any impacts on the archaeological potential of the site.

Natural heritage

No known natural heritage.

Conservation areas

The heritage item is not part of a conservation area.

Cumulative impacts

As the currently proposed works are the next wave of modernisation/mechanisation of the site, they are considered reasonable and acceptable if they do not detract from nor deride those parts of the site which have the strongest interpretative significance to the history of the site and the item/s. The works are distinctly separate from the older visual and readable parts of the site.

The conservation management plan

None expected at this time.



Heritage

Founded in 1888, The Young Roller Flour Mill is proud of its rich heritage as one of the last Farmer's Co-op Mills in Australia.

Historic badging of the product from the site



Present badging used by Quayle Milling

YRFM Product also used under license in many large chain stores trademarks and product lines.

Section 5 – Summary and recommendations

The proposal as put forward appears to offer little if any impact on the existing items identified as having cultural significance on the establishment of rural product servicing at source in country NSW.

This proposal is the next wave of modern use of an historic site, and is being done so by extending other modern structures or covering an area for truck load-out. The proposed work does not affect or impact the buildings with established historic worth and links to the past.

No additional works or restrictions from a heritage perspective, are considered warranted.

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## Section 6 – References

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The following documents, texts or reference material was used in preparation of this documents;

**Young Shire Council Community Based Heritage Study 2013-2016** (Young Shire Council)

**Young Shire Council – Thematic History of Young Shire 2017** – Young Shire Council, High Ground Consulting and NSW Heritage Office.

**Hilltops Council Review of Cultural Heritage Nov 2019 – Forming Appendix G to the Hilltops Draft LEP 2022** – Young Shire Council & High Ground Consulting

**Young Local Environmental Plan 2010** – Young Shire Council & NSW Dept Planning

**Hilltops Local Environmental Plan 2022** – Hilltops Council and NSW Department of Planning, Industry & Environment

**Heritage Impact Statement for the Old Storage Shed at Young Roller Flour Mill 2014**– Dr. Ruth Longdin of Monitor Heritage Services

**Gold Drop - The Centennial History of the Young Roller Flour Mill 1888 – 1988**, Chris D Starrs for Young Milling Group 1988

**Rich Earth – History of Young 2<sup>nd</sup> ed 1977** – William A Bayley

**Young, 120 Years of Local Government 1882-2002, Aug 2003** – M Lamb & M Hall

**Guidelines for Preparing a Statement of Heritage Impact © 2023** – NSW Department of Planning & Environment