

Statement of Environmental Effects & DA Package	
In Support of a Development Application	
<b>Proposal</b>	Industrial Storage Building – add a second building to the site for storage and load out of finished engineering product ancillary to neighbouring business.
<b>Subject Land and address</b>	Lot 13 DP 1020597 11 Corcoran Court BOOROWA NSW 2586
<b>Applicant</b>	Mr Matthew Corkhill
<b>Owner</b>	Enforcer Rugby Pty Ltd (Mr Matthew Corkhill) PO BOX 62 YOUNG 2594 Ph: 0427 582 369
<b>Application prepared by</b>	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
<b>LGA</b>	Hilltops Council (former Boorowa Council)



DA assisted by:



© JAN 2024

**A. The Site and Area**

---

The Site

The address and lot details:

**Lot 13 DP 1020597, No 11 Corcoran Ct BOOROWA**

What is the present and past use of the site:

**The site is a large rectangular shaped lot which is presently vacant and within an expressly designed Council Industrial Estate. The land has an Industrial Storage Shed on it presently ( approx. 10 – 15 years old) storing raw materials and semi finished as well as finished projects, out of the weather.**

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

**None known – prior uses from subdivision approval were semi rural in nature as this was moreover rural town fringe prior to the 2000's.**

If so provide details of that activity

**No contaminating use known, storage of steel based products.**

What is the area of your site (m<sup>2</sup>)?:

**1,781square metres (approx. 52m deep by approx. 34m wide)**

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

**Land is occupied by a storage shed and has other product stored around the site, used in conjunction with Corkhill's Engineering alongside.**



Wider view of lot set in its locality – SIX Maps





*Recent Google Image of site*

The land is in the Industrial section of Town (zoned and characterised by the development around) within an Industrial Estate exclusively provided for by the Council. Nearby we have a mechanical workshop, excavator business, steel fabrication business and others (to the west), a truck yard, bus yard and a storage premises.



***Subject site presently  
Accesses exists just overgrown due to moreover internal use with***



**Image 2023 – note connectivity to adjacent Corkhill Engineering**

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

**The site is occupied by an existing 21 x 15m storage shed as shown on the site plan. The proposed shed will be perpendicular to the existing shed at rear of site and with vehicle manoeuvring room.**

#### The Site Context

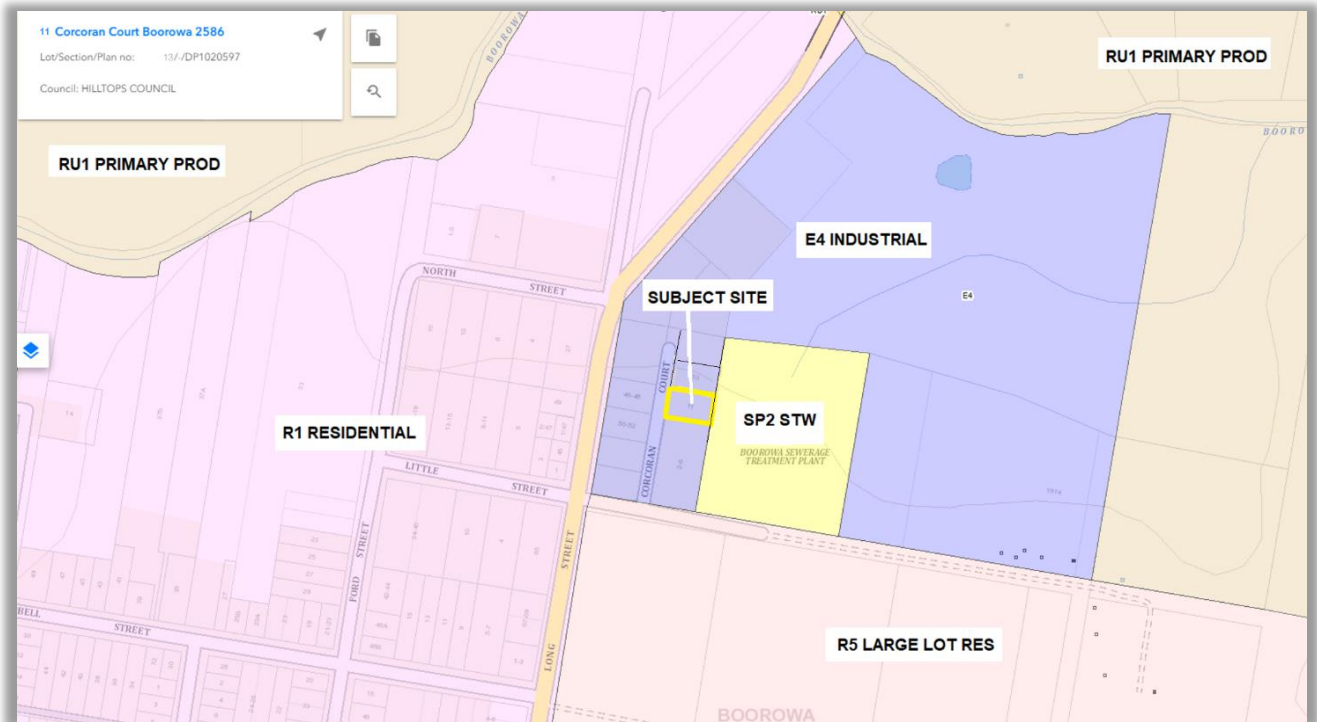
How would you describe the area (residential, commercial, mixed, etc):

**The area is within the Industrial precinct of Boorowa in an estate provided for by then Boorowa Council to a standard it saw fit for its community and which was designed to support Industrial and ancillary support uses.**

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

<b>East:</b> Council Land being the wider grounds of the STW Plan to rear.	<b>West:</b> Steel fabrication and trailer manufacturer & truck depot
<b>North:</b> Storage Units and a Concrete batching plant beyond, Recent industrial start-up sheds approved next door.	<b>South:</b> Truck Depot and steel fabrication business with a Bus Depot beyond and another truck depot





**Zone analysis of locality**

## B. The Proposed Development

---

The development proposed can best be summarised as;

- Addition of a new shed (27.97m x 12.2m main shed and bricked strong room of 5.8m x 2.8m attached) with sealed high quality mouse proof storage end & general storage other end). This will supplement the finished product storage in existing shed on site. The storage is primarily for premium world renowned Enforcer Scrum Machines produced by Corkhill Engineering for Rugby Clubs world wide. This will supplement other finished product storage in current shed.
- Entry & Manoeuvring Areas upgrade
- Supporting parking areas with a common large vehicle swept path for deliveries or collections

The proposal continues the success of activities of Corkhill Engineering by provision of undercover industrial storage of manufactured items before delivery. The proposal is sited constraint in its own industrial dedicated area (not another zone dealing with existing use complications).

*The construction materials and colour scheme proposed*

*The external cladding of the proposed building will match the existing building and will be in modern colorbond wall cladding in a two tone look as detailed on the plans. The colour scheme proposed will be “paperbark” walls with a “pale eucalypt” or similar (mist green) roof.*



Paperbark\*

Colorbond Paperbark



Colorbond Pale eucalypt

*The number of storeys proposed*

*The development in the rear shed will be single . It should be noted that in accordance with the NCC BCA Volume 1 – ablutions only need be provided for a building (not necessarily within). It is understood that the front building has a WC and wash facility adequate for the 1 or 2 staff expected on this site from time to time.*

*The roof type proposed*

*Metal colorbond 20-22 deg pitch – see plans*

*The type of businesses*

*The development is primarily to provide storage for finished product generated next door at the Engineering & Metal Fabrication business. The site and therefore the shed are owned and will be storage stocked with Enforcer Rugby Scrum Machines prior to shipping to clients or market. As required, these will be loaded to a large rigid type truck and transported to client.*

*The number of staff and expected number of customers*

*Max 1 or 2 staff to site to either store product or to load out.*

*The hours of trade*

*It is expected that the shed could be used and will operate within the outside range of*

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

*The plant machinery and production processes and noise control*

*All activities and machinery operated would need to be noise rated, so as to not cause amenity loss during business or after hours. EPA Industrial Noise Policy would apply as within an industrial estate yet residential receptors some 200m away.*

*Load in/out vehicle – large rigid truck max  
Loading vehicle = gas operated forklift*

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:

***No demolition required – area on site is vacant.***

Describe the parking, loading and access provisions included as part of the proposal (include details such as frequency of truck movements and size of vehicles)

***Each building is demonstrated on the site plan. As stated these are warehouse or industrial storage at a parking expectancy beyond 1:100 sq.m per DCP however as no staff assigned to the site this is considered excessive.***

***In this regard the development as designed provides for 3 able bodied car parking spaces and 1 accessible that is a BCA obligation. The heavy rigid swept paths are enscribed on site plan.***

***Vehicle traffic movements expected;***

***On-Off site – 1 or 2 large semi rigid movements to or from site***

***Internal – to neighbouring business – up to 2 or 3 forklift movements or ute movements per day.***

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 proposed commercial/industrial occupancies will be AS1428.1 compliant in terms of level grade from parking space to a min 920mm door set at principal point of entry, and throughout the building. Specific facilities will be provided in accordance with the BCA & Standard. No access performance solutions are anticipated.***

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

No tree removal required – vacant site presently.

What will be the maximum wall height and roof height of your building measured from existing ground level?:

***Height to eave is proposed at 4.2m and to ridge is proposed at 5.95m. Front shed is at least this height and development on neighbouring property is proposed up to 3m taller.***

***Note site levelling and retaining is to occur with approximately 750mm engineer designed retaining walls due to drop off at rear boundary.***

What will the gross floor area (GFA) of your new building be (m<sup>2</sup>):

***263.64 (new shed) + 16.24 (strong room) = 279.88 sq.m total***

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

***The footprint will be per site plan attached***

***New Rear Building***

East: 3m from rear boundary to STW	West: 37m to front boundary Corcoran Ct (6.993m to front shed)
North: 3.028m to side boundary	South: 3.045m – to southern side boundary

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

***Note site levelling and retaining is to occur with approximately 750mm engineer designed retaining walls due to drop off at rear boundary.***



***Specific site view  
Note rollover of site at rear fence line***



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

### Hilltops Local Environmental Plan 2022

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

Does your proposal satisfy the zone objectives: Yes

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

Is your development permissible within the zone? : Yes –

*warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, but does not include local distribution premises.*

#### 3 Permitted with consent

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

#### 4 Prohibited

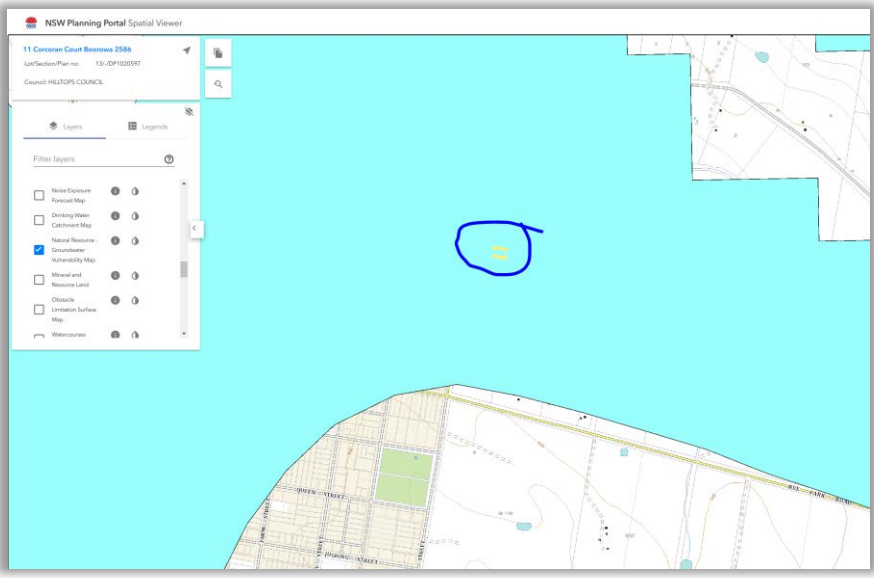
Agriculture; Airports; Airstrips; Amusement centres; Animal boarding or training establishments; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes;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

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

Clause	Complies	Comments
1.2 Aims of plan	Yes	<p>The development is consistent with the following aims of the LEP:</p> <ul style="list-style-type: none"> <li>(a) to advance the environmental, economic and social goals of Hilltops,</li> <li>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following— <ul style="list-style-type: none"> <li>(i) the rural lifestyle and liveability of Hilltops communities,</li> <li>(ii) connected, safe and accessible communities,</li> <li>(iii) diverse and affordable housing options,</li> <li>(iv) timely and efficient provision of infrastructure,</li> <li>(v) sustainable building design and energy efficiency,</li> </ul> </li> <li>(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— <ul style="list-style-type: none"> <li>(i) social infrastructure that is appropriately planned and located in response to demand and demographic change,</li> <li>(ii) the protection and enhancement of cultural heritage values,</li> <li>(iii) land management practices that support sustainable outcomes, including water efficiency,</li> <li>(iv) the siting and arrangement of land uses for development in response to climate change,</li> <li>(v) the planning of development to manage emissions,</li> <li>(vi) planning decisions that recognise the basic needs and expectations of diverse community members,</li> </ul> </li> <li>(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— <ul style="list-style-type: none"> <li>(i) the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time,</li> <li>(ii) accessibility to expand markets for economic activity,</li> <li>(iii) economic activity, value adding opportunities and job creation,</li> <li>(iv) long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact,</li> <li>(v) major infrastructure projects,</li> <li>(vi) innovative renewable energy projects,</li> </ul> </li> <li>(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— <ul style="list-style-type: none"> <li>(i) the avoidance of further development in areas with a high exposure to natural hazards,</li> <li>(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,</li> <li>(iii) the retention and protection of remnant vegetation,</li> <li>(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,</li> <li>(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,</li> <li>(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</li> </ul> </li> </ul> <p>The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.</p>
1.4 Definitions	N/A	The proposed development is defined as a <b>“warehouse or distribution centre”</b> as defined above.

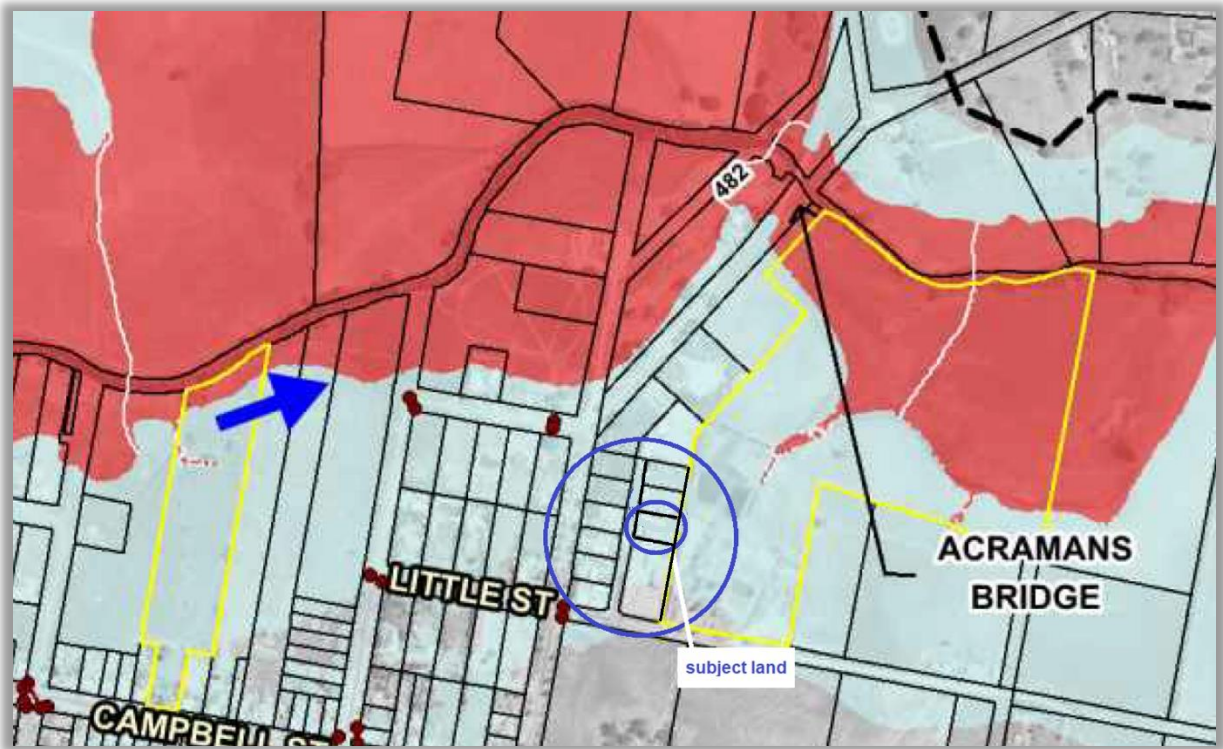
Clause	Complies	Comments
1.9A Suspension of covenants, agreements and instruments	Yes	No restrictions as to user / covenants apply to the site. There is no separate 88B plan from the 2000 subdivision creating this land. Water, Power, Sewer and Fire Services are available. Data is also understood to be available.
2.2 Zoning	N/A	The site is zoned E4 General Industrial
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the land use table, and it is consistent with the objectives of the zone as stated above.
2.7 Demolition	N/A	No demolition proposed.
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.1 Min Subdiv Lot Size	Complies	No lot size min in LEP industrial uses
4.1A Dual Occupancy Lot sizes	Complies	n/a
4.2A Dwellings in RU1, RU4 & C3	Lot sizes	n/a
4.6 Exceptions to development standards	N/A	Development types are permissible so no variation sought
5.10 Heritage Conservation	N/A	The allotment, its buildings, nor Adjacent land nor buildings in locality listed as Heritage nor in a HCA
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	Not subdividing further
6.1 Earthworks	N/A	No extensive earthworks
6.2 Essential Services	Work reqd to comply	Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, <b>available to site – main and hydrant at frontage</b> (b) the supply of electricity, <b>available to site – services in street</b> (c) the disposal and management of sewage, <b>available to site – pumped discharge to front southwestern corner in street</b> (d) stormwater drainage or on-site conservation, <b>disposal to rear consistent with others appears acceptable</b> (e) suitable road access – <b>existing street provided by Council – 2 crossovers exist and just need to be cleared &amp; cleaned up – see street pics above</b>
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – Groundwater Vulnerability	Yes	Site is mapped as affected  Site and building stormwater will be discharged to rear Council land like others in subdiv yet through a sump to arrest speed.  No other site inputs



Clause	Complies	Comments
		
6.6 Salinity	N/A	Not mapped as affected
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Does not exist
Schedule 1 – Item 4 Additional Permitted Uses	N/A	Not relevant this site

## Flood Planning

The land is marked as being outside the Study Area & the Flood Planning Area.



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

~~~~~

## Boorowa Development Control Plan 2013 (BDCP)

The Compliance Table below provides a summary of the relevant controls. Please refer to the [BDCP](#) if you require clarification of the control. +

| Compliance Table for BDCP 2013                                                                                                                                                                |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clause                                                                                                                                                                                        | Control                                                                                                                                                                                                                        | If non-compliance state and address                                                                                                                                                                                                                               |
| <b>Section 2.6 Industrial Development</b> - These controls apply to industrial development in any zone.                                                                                       |                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                   |
| <b>P1D1.1 Servicing</b><br><br>The development shall be connected to utilities to ensure that new development is adequately serviced and does not place undue loads on public infrastructure; | <b>AID1.11</b> The development is serviced by underground electricity, reticulated water and sewer, gas and telecommunications in accordance with the relevant authorities' requirements and relevant Australian Standards;    | <b>Available to site as is a serviced Council Industrial subdivision. Sewer may be centralised and need a rising pumped discharge to a centralised point.</b>                                                                                                     |
|                                                                                                                                                                                               | <b>AID1.1.2</b> Payment of any head-works contributions for water and/or sewer. Refer to Boorowa Council's Development Servicing Plans that may apply to the development.                                                      | <b>Will be calculated by Council if applying to this site. Not expected as subdivision was Council offered</b>                                                                                                                                                    |
|                                                                                                                                                                                               | <b>AID1.1.3</b> Payment of any section 94A development contributions applicable to the development. Refer to Boorowa Council's Section 94A Development Contribution Plan                                                       | <b>Will be calculated and conditioned or prior to CC when approved – if applying</b>                                                                                                                                                                              |
|                                                                                                                                                                                               | <b>AID1.1.4</b> Developments comply with Council's liquid trade waste policy;                                                                                                                                                  | <b>Expected as a prior to CC condition if applicable.</b>                                                                                                                                                                                                         |
| <b>PID1.2 Servicing (cont)</b><br><br>The development shall have appropriate stormwater drainage connected, where possible to Council's existing stormwater infrastructure.                   | <b>AID1.2.1</b> All stormwater from the property shall be disposed of without causing nuisance. This may involve connection to Council's existing stormwater drainage system or other suitable arrangements such as easements. | <b>All properties appear to discharge to rear Council land on this side of Corcoran Court. Council provided subdivision so presumably OK – will provide sump prior to discharge to arrest speed. Front building is understood to discharge to Corcoran Court.</b> |
|                                                                                                                                                                                               | <b>AID1.2.2</b> Separate occupancy has separate sanitary and stormwater drainage lines with independent connection to external lines.                                                                                          | <b>Compliance with National Plumbing Code and AS3500</b><br><br><b>Common ownership and operation of the two sheds. Adequate ablutions exists to front shed.</b>                                                                                                  |



| Compliance Table for BDCP 2013                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clause                                                                                                                                                                             | Control                                                                                                                                                                                                                                                                                                                                                                                                                                | If non-compliance state and address                                                                                                                                                              |
|                                                                                                                                                                                    | AID1.2.3 If not already provided, kerb and guttering and footpath is provided to all road frontages of the development, including road widening and shoulder seal as necessary                                                                                                                                                                                                                                                         | <b>Council subdivision with only table drains presently to all properties. Piped access and open verge to be retained.</b>                                                                       |
| <b>P1D2.1 Access and Parking</b><br><br>To ensure that roads, lot access and parking areas are constructed to a standard that is durable and suitable for the proposed use;        | AID2.1.1 Site access, on-site vehicle circulation areas and manoeuvring areas are provided in accordance with AS 2890 Part 2.<br><br>AID2.1.2 Access driveways within the road reserve are constructed of concrete<br><br>AID2.1.3 Address for an industrial property shall be provided and clearly identifiable.                                                                                                                      | <b>Swept path demonstrated on site plan</b><br><br><b>Consistent with subdivision and existing as provided from subdivision</b><br><br><b>Conditioned and will provide on fence or building.</b> |
| <b>PID2.2 Parking</b><br><br>To ensure that industrial development provides adequate on-site parking;                                                                              | AID2.2.1 On-site parking is provided in accordance with Section 3 of this DCP.<br><br>AID2.2.2 Customer and visitor parking is clearly signed and is located at the front of the development, towards the primary street frontage. Note: Customer and visitor parking may be provided within the building setback area;                                                                                                                | <b>Complies – see site plan and also calculations previously in SEE</b><br><br><b>Expect condition to have parking directional sign to on site locations</b>                                     |
| <b>PID 3 Setbacks</b><br><br>To ensure that new industrial developments do not result in unacceptable noise, vibration or overshadowing impacts on adjoining or nearby properties; | AID3.1 A setback (front building line) of at least 15m is provided from a classified road frontage; and a setback of at least 6m is provided from any other road frontage;<br><br>AID3.2 A building setback of at least 5m is provided from all side or rear boundaries, unless the building is constructed to the boundary. Note: a building should only be constructed to the boundary where adjoining another industrial allotment. | <b>Existing</b><br><br><b>Existing – new shed to rear</b>                                                                                                                                        |

| Compliance Table for BDCP 2013                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Clause                                                                                                                                                                        | Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | If non-compliance state and address                                                                                                        |
|                                                                                                                                                                               | <p>AID3.3 Buildings adjoining non-industrial developments are set back a minimum of 10m from the boundary;</p> <p>AID3.4 Buildings adjoining non-industrial developments do not have a wall height exceeding 8m;</p> <p>AID3.5 Buildings adjoining non-industrial developments do not produce any additional overshadowing of the adjoining property between the hours of 9 AM-3 PM on 21st June.</p> <p>AID3.6 The development complies with Part J of the BCA and provides a rainwater tank to amenities;</p>                                                                                                                                                                                                                                                                     | <p>n/a – STW to rear otherwise complies</p> <p>n/a</p> <p>n/a</p> <p>Sec J provided at CC – tank can be incorporated to rear building.</p> |
| <p><b>PID 4 Noise and Vibration</b></p> <p>To ensure that new industrial developments do not result in unacceptable noise or vibration on adjoining or nearby properties;</p> | <p>AID4.1 Building design and machinery installation effectively minimises any noise emissions.</p> <p>Note: in general, all machinery is to be contained 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;</p> <p>AID4.2 Building design and machinery installation prevents significant vibration transmission to adjoining properties or public areas.</p> <p>Note: If the development includes vibration producing machinery, the DA should include confirmation that the transmitted vibration to a sensitive receiver such as a dwelling would not be at a level so as to result in loss of amenity to neighbours.</p> | <p>No machinery expected – storage building</p> <p>Noted – see above comment</p>                                                           |

| Compliance Table for BDCP 2013                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Clause                                                                                                                                                                            | Control                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | If non-compliance state and address                                                                                                                                                                  |
|                                                                                                                                                                                   | <p>Professional advice would need to be sought in this regard.</p> <p>AID4.3 The operating noise level of plant and equipment does not exceed 5dBA above the background noise level when measured from the property boundary.</p> <p>Note: for potentially noisy developments, an acoustic study prepared by a qualified and experienced acoustic engineer should be submitted with the development application demonstrating that this threshold would not be exceeded at the nearest sensitive receiver.</p>                                                                                                                                                                                                                                                                                                                          | <p><b>Noted and compliance expected.</b></p> <p><b>Truck for delivery and gas powered forklift only expected machinery</b></p>                                                                       |
| <p><b>PID5.1 Streetscape &amp; Context</b></p> <p>To ensure that new industrial development (including significant extensions) is appropriate to the streetscape and context;</p> | <p>AID5.1.1 The majority of offices and/or customer areas and/or staff facilities are located so as to address the primary road frontage of the development. These are generally located in a part of the building that does not exceed one storey in height.</p> <p>AID5.1.2 The front façade of the building is constructed from face brick or decorative masonry block; or timber panelling, pre-coloured metal cladding, and glazing in conjunction with a reasonable proportion of brick or masonry block (greater than 30%).</p> <p>Note: Other types of materials may be considered depending on the character and streetscape of the immediate area;</p> <p>AID5.1.3 Where the building is on a corner allotment, the front façade treatment is extended at least 5 metres down the side of the building facing a side road</p> | <p><b>No offices – warehousing only from nearby business.</b></p> <p><b>Two tone colorbond cladding (walls/roof) and being a rear building not in streetscape</b></p> <p><b>N/A not a corner</b></p> |



| Compliance Table for BDCP 2013                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Clause                                                                                                                                                                                                                                                         | Control                                                                                                                                                                                                                                                                                                                                                                                                                                   | If non-compliance state and address                                      |
| <b>PID5.2 Presentation</b><br><br>To ensure that industrial buildings present acceptably to the public realm in terms of;<br><input type="checkbox"/> Facade treatment<br><input type="checkbox"/> Landscaping and fencing<br><input type="checkbox"/> Signage | <b>AID5.2.1</b> Landscaping is provided to the primary street frontage(s) with such landscaping being low maintenance and occupying not less than 20% of the area between the industrial building setback line and the street;                                                                                                                                                                                                            | <b>Front of front shed to fence line able to be improved if required</b> |
|                                                                                                                                                                                                                                                                | <b>AID5.2.2</b> Vegetation to be planted is a mixture of semi-mature species and seedlings/tube stock to generate both an immediate visual effect, and good overall establishment in the medium term.                                                                                                                                                                                                                                     | <b>Noted</b>                                                             |
|                                                                                                                                                                                                                                                                | <b>AID5.2.3</b> Canopy trees are provided on properties located on classified roads between the front boundary and the building line, sufficient to break up the building bulk;                                                                                                                                                                                                                                                           | <b>No room for canopy trees not on Classif Rd</b>                        |
|                                                                                                                                                                                                                                                                | <b>AID5.2.4</b> Fencing is provided of a uniform colour and material along all common boundaries, and<br>a. Solid fencing is not more than 1.8m above the finished ground level;<br>b. The total height of the fence is not more than 2.4m.<br>c. Additional fencing, screen walls or screen vegetation is provided to conceal unsightly areas from neighbour or public view (e.g. storage areas for particular materials/goods/rubbish); | <b>Fencing exists</b>                                                    |
|                                                                                                                                                                                                                                                                | <b>AID5.2.5</b> Signage is appropriately located and designed so as clearly convey business names and services etc, but without detracting from the appearance of the area or causing issues for adjoining properties, road users, or others                                                                                                                                                                                              | <b>Signage not presently proposed nor on building see plans</b>          |
| <b>u</b>                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                          |

| Compliance Table for BDCP 2013 |                                                                                                                                                                                                                                                                                                     |                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Clause                         | Control                                                                                                                                                                                                                                                                                             | If non-compliance state and address                                             |
|                                | Designated trees should be protected and retained where possible.<br>Designated trees are defined within Section 4.3.1 of the YDCP                                                                                                                                                                  | No tree removal proposed – development area of site is presently without trees. |
|                                | <ul style="list-style-type: none"> <li>Where a designated tree is removed it should be replaced by at least 2 trees local to the area of a similar size at maturity;</li> <li>Work should not occur within the drip line of a retained tree unless an arborist report has been prepared.</li> </ul> | Not applicable – see above.                                                     |

**Construction Impacts**

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

**Negligible impact – footing and slab excavation for new in existing grassed lands. No trees affected**

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

**Any site cut to be protected from a sed/erosion control perspective until out of ground.**

**General Accessibility**

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

**Yes – level across front from accessible parking space to doorway and internally.**

**Privacy**

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

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

**Views**

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

**Overshadowing**

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

**Economic and Social Impacts**

Will your proposal result in any social and economic impacts within the locality? **Yes (positive) – additional commercial and industrial supplementary development potential, proposed in keeping with zone and nature of the area, and in keeping with local demand and demand based on acclaim of product.**

**Drainage**

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

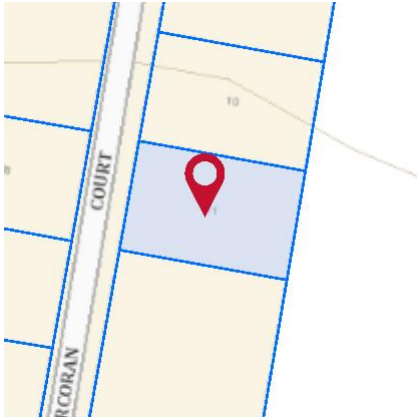
**Stormwaters collected and dispersed via existing networks to adjacent public drainage system.**

## NSW E-PLANNING SPATIAL PORTAL REPORT



# Property Report

11 CORCORAN COURT BOOROWA 2586



## Property Details

Address: 11 CORCORAN COURT BOOROWA 2586  
Lot/Section 13/-/DP1020597  
/Plan No:  
Council: HILLTOPS COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

|                              |                                                          |
|------------------------------|----------------------------------------------------------|
| Local Environmental Plans    | Hilltops Local Environmental Plan 2022 (pub. 23-12-2022) |
| Land Zoning                  | E4 - General Industrial: (pub. 23-12-2022)               |
| Height Of Building           | NA                                                       |
| Floor Space Ratio            | NA                                                       |
| Minimum Lot Size             | NA                                                       |
| Heritage                     | NA                                                       |
| Land Reservation Acquisition | NA                                                       |
| Foreshore Building Line      | NA                                                       |
| Groundwater Vulnerability    | Groundwater Vulnerable                                   |

## 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

11 CORCORAN COURT BOOROWA 2586

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

## Other matters affecting the property

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

Local Aboriginal Land Council

ONERWAL

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 Council**  
Locked Bag 5  
Young NSW 2594  
Telephone: 1300 445 586  
Email: [mail@hilltops.nsw.gov.au](mailto:mail@hilltops.nsw.gov.au)

**Important Notice!**

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

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



**Projection:** GDA94 / MGA zone 55

**Date:** 11/02/2025

**Drawn By:** anonymous

**Map Scale: 1:1000 at A4**

## TITLE DEPOSITED PLAN RESTRICTIONS



FOLIO: 13/1020597

-----

| SEARCH DATE | TIME    | EDITION NO | DATE      |
|-------------|---------|------------|-----------|
| -----       | ----    | -----      | ----      |
| 11/2/2025   | 8:54 AM | 4          | 21/8/2009 |

LAND

----

LOT 13 IN DEPOSITED PLAN 1020597  
AT BOOROWA  
LOCAL GOVERNMENT AREA HILLTOPS  
PARISH OF BOOROWA COUNTY OF KING  
TITLE DIAGRAM DP1020597

FIRST SCHEDULE

-----

ENFORCER RUGBY PTY LIMITED (T AE920599)

SECOND SCHEDULE (1 NOTIFICATION)

-----

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*





David W. Williams  
COUNCIL MEMBER

DP1020597

\*OFFICE USE ONLY

Registered: 24-11-2000  
Title System: TORRENS  
Purpose: SUBDIVISION  
Ref Map: PARISH  
Last Plan: DP1014936#

PLAN OF:  
PLAN OF SUBDIVISION OF  
LOT 9 DP 1014936 &  
PLAN OF EASEMENT FOR  
ELECTRICITY PURPOSES OVER  
LOT 10 DP 1014936  
Lengths are in metres. Reduction Ratio 1:2000

L.G.A.: BOOROOMA  
Locality: BOOROOMA  
Parish: BOOROOMA  
County: KING

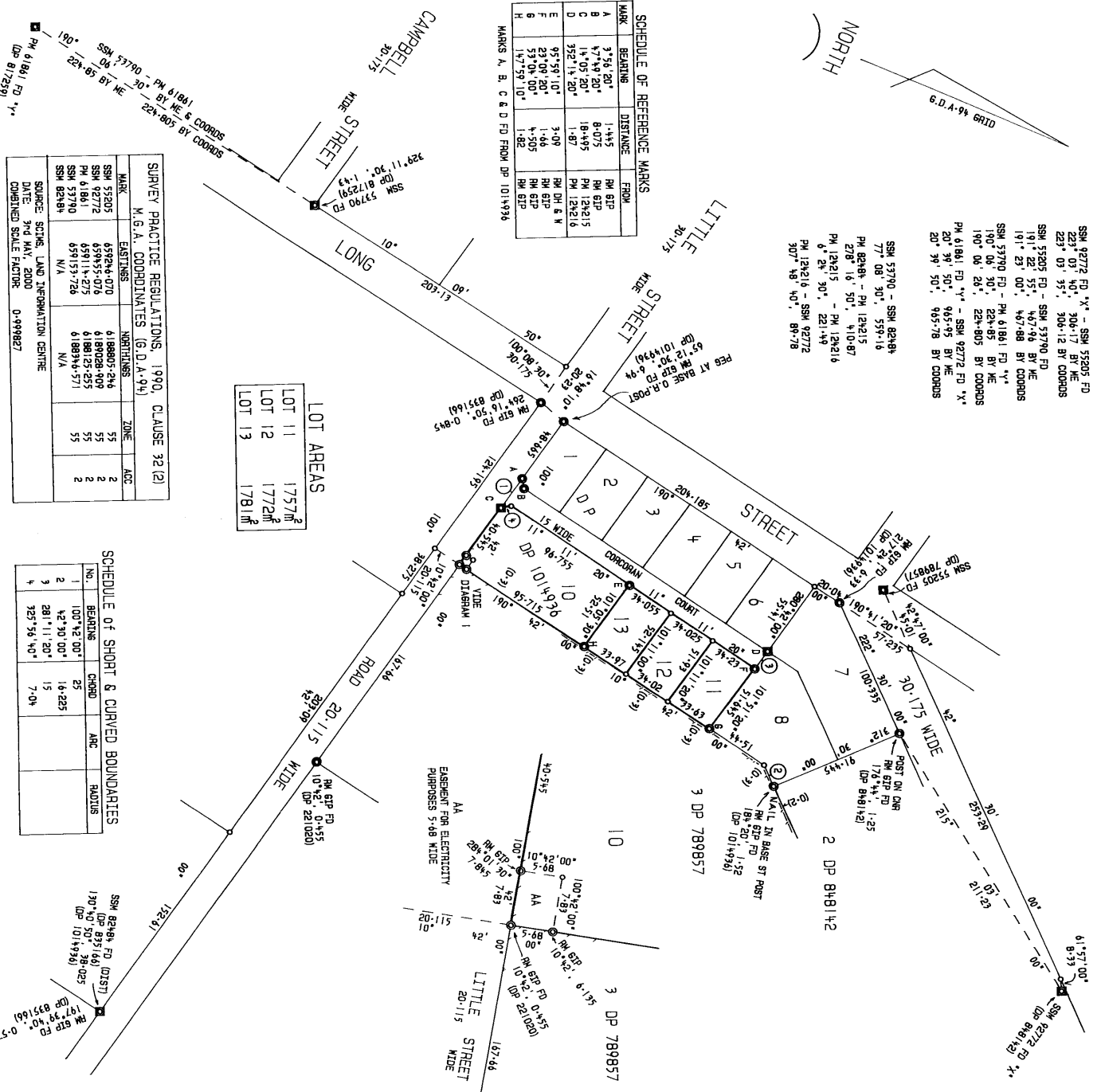
This is sheet 1 of my plan in accordance with the provisions of the Survey Act 1956 (hereinafter referred to as the Act).

Surveyors (Practice) Regulation 1966  
I, WILLIAM SPAN, CHARTERED SURVEYOR, being duly sworn, depose and say that I am a duly qualified and licensed Surveyor under the Survey Act 1956, and that I have prepared the above plan in accordance with the provisions of the Act, and that the plan is a true and correct representation of the land shown on the plan, and that I have not been paid for my services by any person other than the person or persons named in the plan as the person or persons to whom my services were rendered.

Plans used in preparation of survey compilation  
DP 884142 R-2308-1603  
DP 221020  
DP 817359  
DP 895166 DP 1014936

PANEL FOR USE ONLY by statements of intention to make a deposit of the plan with the Registrar-General, and to cause public reference, change reserves, assessments, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919 IT IS INTENDED TO CREATE  
1. EASEMENT FOR ELECTRICITY PURPOSES 5.48 WIDE



SCHEDULE OF REFERENCE MARKS

| MARK | BEARING        | DISTANCE | FROM       |
|------|----------------|----------|------------|
| A    | 3° 56' 20"     | 1.445    | PM 61P     |
| B    | 4° 49' 20"     | 8.075    | PM 61P     |
| C    | 1° 05' 20"     | 18.495   | PM 124215  |
| D    | 3° 52' 14" 20" | 1.87     | PM 124216  |
| E    | 95° 59' 10"    | 3.09     | PM 61P & H |
| F    | 23° 04' 20"    | 1.46     | PM 61P     |
| G    | 53° 04' 00"    | 4.905    | PM 61P     |
| H    | 147° 59' 10"   | 1.82     | PM 61P     |

MARKS A, B, C & D FROM DP 1014936

SURVEY PRACTICE REGULATIONS, 1990, CLAUSE 32 (2)

| MARK      | EASTINGS  | NORTHINGS   | ZONE | ACC |
|-----------|-----------|-------------|------|-----|
| SSM 53205 | 65924.070 | 618805.246  | 55   | 2   |
| SSM 92772 | 65925.076 | 6189028.909 | 55   | 2   |
| SSM 61861 | 65911.475 | 6188125.255 | 55   | 2   |
| SSM 53790 | 65915.726 | 6188346.571 | 55   | 2   |
| SSM 82484 | N/A       | N/A         |      |     |

SOURCE: SCIS, LAND INFORMATION CENTRE  
DATE: 3rd MAY, 2000  
COMBINED SCALE FACTOR: 0.999827

SCHEDULE OF SHORT & CURVED BOUNDARIES

| No. | BEARING      | CHORD | ARC    | RADIUS |
|-----|--------------|-------|--------|--------|
| 1   | 100° 42' 00" | 25    | 16.225 |        |
| 2   | 42° 30' 00"  | 15    | 7.04   |        |
| 3   | 28° 11' 20"  | 15    | 7.04   |        |



ASIC  
Current Organisation Extract



ASIC Data Extracted 11/02/2025 at 08:57

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

**- 108 127 037 ENFORCER RUGBY PTY LIMITED -**

|                                         |                            |                     |
|-----------------------------------------|----------------------------|---------------------|
| <b>ACN (Australian Company Number):</b> | 108 127 037                | <b>Document No.</b> |
| <b>ABN:</b>                             | 90 108 127 037             |                     |
| <b>Current Name:</b>                    | ENFORCER RUGBY PTY LIMITED |                     |
| <b>Registered in:</b>                   | New South Wales            |                     |
| <b>Registration Date:</b>               | 25/02/2004                 |                     |
| <b>Review Date:</b>                     | 25/02/2025                 |                     |
| <b>Company Bounded By:</b>              |                            |                     |

**- Current Organisation Details -**

|                         |                                |           |
|-------------------------|--------------------------------|-----------|
| <b>Name:</b>            | ENFORCER RUGBY PTY LIMITED     | 0E9623368 |
| <b>Name Start Date:</b> | 25/02/2004                     |           |
| <b>Status:</b>          | Registered                     |           |
| <b>Type:</b>            | Australian Proprietary Company |           |
| <b>Class:</b>           | Limited By Shares              |           |
| <b>Sub Class:</b>       | Proprietary Company            |           |

**- Company Addresses -**

|                                             |                                                |           |
|---------------------------------------------|------------------------------------------------|-----------|
| <b>- <u>Registered Office</u></b>           |                                                | 6EIQB1156 |
| <b>Address:</b>                             | LATERALS 41 GOLDSMITH STREET GOULBURN NSW 2580 |           |
| <b>Start Date:</b>                          | 24/01/2025                                     |           |
| <b>- <u>Principal Place of Business</u></b> |                                                | 7E2067443 |
| <b>Address:</b>                             | 2-6 CORCORAN COURT BOOROWA NSW 2586            |           |
| <b>Start Date:</b>                          | 05/03/2009                                     |           |

**- Company Officers -**

**Note:**

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

\* Check documents listed under ASIC Documents Received for recent changes.

[Director](#)

|                          |                                   |           |
|--------------------------|-----------------------------------|-----------|
| <b>Name:</b>             | MATTHEW BENEDICT CORKHILL         | 0E9623368 |
| <b>Address:</b>          | 51 MARKET STREET BOOROWA NSW 2586 |           |
| <b>Birth Details:</b>    | 23/06/1969 YOUNG NSW              |           |
| <b>Appointment Date:</b> | 25/02/2004                        |           |
| <b>Cease Date:</b>       |                                   |           |

#### Secretary

|                          |                                   |           |
|--------------------------|-----------------------------------|-----------|
| <b>Name:</b>             | MATTHEW BENEDICT CORKHILL         | 0E9623368 |
| <b>Address:</b>          | 51 MARKET STREET BOOROWA NSW 2586 |           |
| <b>Birth Details:</b>    | 23/06/1969 YOUNG NSW              |           |
| <b>Appointment Date:</b> | 25/02/2004                        |           |
| <b>Cease Date:</b>       |                                   |           |

#### **- Share Structure -**

##### Current

|                                              |          |           |
|----------------------------------------------|----------|-----------|
| <b>Class:</b>                                | ORD      | 0E9623368 |
| <b>Number of Shares Issued:</b>              | 100      |           |
| <b>Total Amount Paid / Taken to be Paid:</b> | \$100.00 |           |
| <b>Total Amount Due and Payable:</b>         | \$0.00   |           |

---

##### **Note:**

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

---

#### **- Share/Interest Holding -**

##### Current

---

##### **- Holding -**

|                            |     |                     |     |           |
|----------------------------|-----|---------------------|-----|-----------|
| <b>Class:</b>              | ORD | <b>Number Held:</b> | 100 | 0E9623368 |
| <b>Beneficially Owned:</b> | Yes | <b>Fully Paid:</b>  | Yes |           |

##### **- Members -**

|                       |                                   |
|-----------------------|-----------------------------------|
| <b>Name:</b>          | MATTHEW BENEDICT CORKHILL         |
| <b>Address:</b>       | 51 MARKET STREET BOOROWA NSW 2586 |
| <b>Joint Holding:</b> | No                                |

**- External Administration Documents -**

There are no external administration documents held for this organisation.

**- Charges -**

There are no charges held for this organisation.

**Notes:**

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced.

At that time ASIC transferred all details of current charges to the PPS Registrar.

ASIC can only provide details of satisfied charges prior to that date.

Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, [www.ppsr.gov.au](http://www.ppsr.gov.au).

InfoTrack may cap documents for on-file searches to 250.

**- Document List -**

**Notes:**

\* Documents already listed under Registered Charges are not repeated here.

\* Data from Documents with no Date Processed are not included in this Extract.

\* Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.

\* The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.

\* In certain circumstances documents may be capped at 250.

| Form Type | Date Received                                                             | Date Processed | No. Pages | Effective Date | Document No. |
|-----------|---------------------------------------------------------------------------|----------------|-----------|----------------|--------------|
| 484       | 17/01/2025                                                                | 17/01/2025     | 2         | 17/01/2025     | 6EIQB1156    |
| 484B      | Change to Company Details Change of Registered Address                    |                |           |                |              |
| 484       | 23/06/2023                                                                | 23/06/2023     | 2         | 23/06/2023     | 6EEB77802    |
| 484B      | Change to Company Details Change of Registered Address                    |                |           |                |              |
| 484       | 09/03/2009                                                                | 09/03/2009     | 2         | 09/03/2009     | 7E2067443    |
| 484C      | Change to Company Details Change of Principal Place Of Business (Address) |                |           |                |              |
| 201       | 25/02/2004                                                                | 25/02/2004     | 3         | 25/02/2004     | 0E9623368    |
| 201C      | Application For Registration as a Proprietary Company                     |                |           |                |              |

**- Company Contact Addresses -**

**- Contact Address for ASIC use only**

**Address:** PO BOX 146 GOULBURN NSW 2580

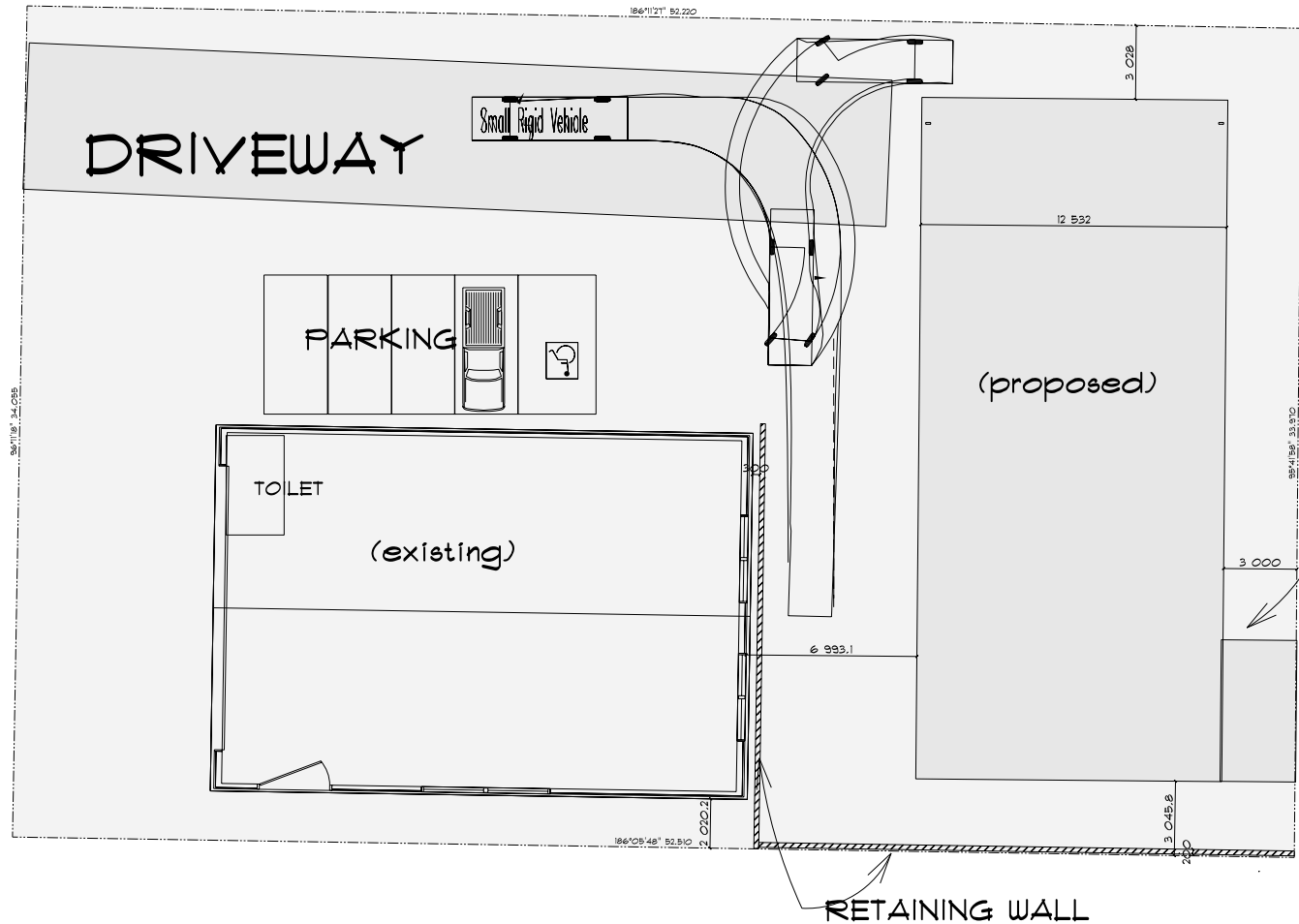
**Start Date:** 03/03/2016

false

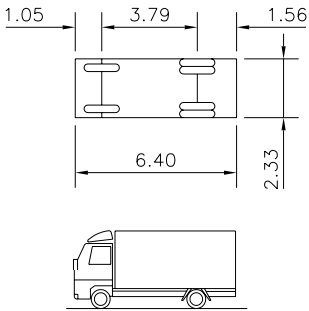
\*\*\* End of Document \*\*\*

## SITE PLAN FLOOR PLAN ELEVATIONS

CORCORAN COURT



SITE 2  
SCALE: 1:300

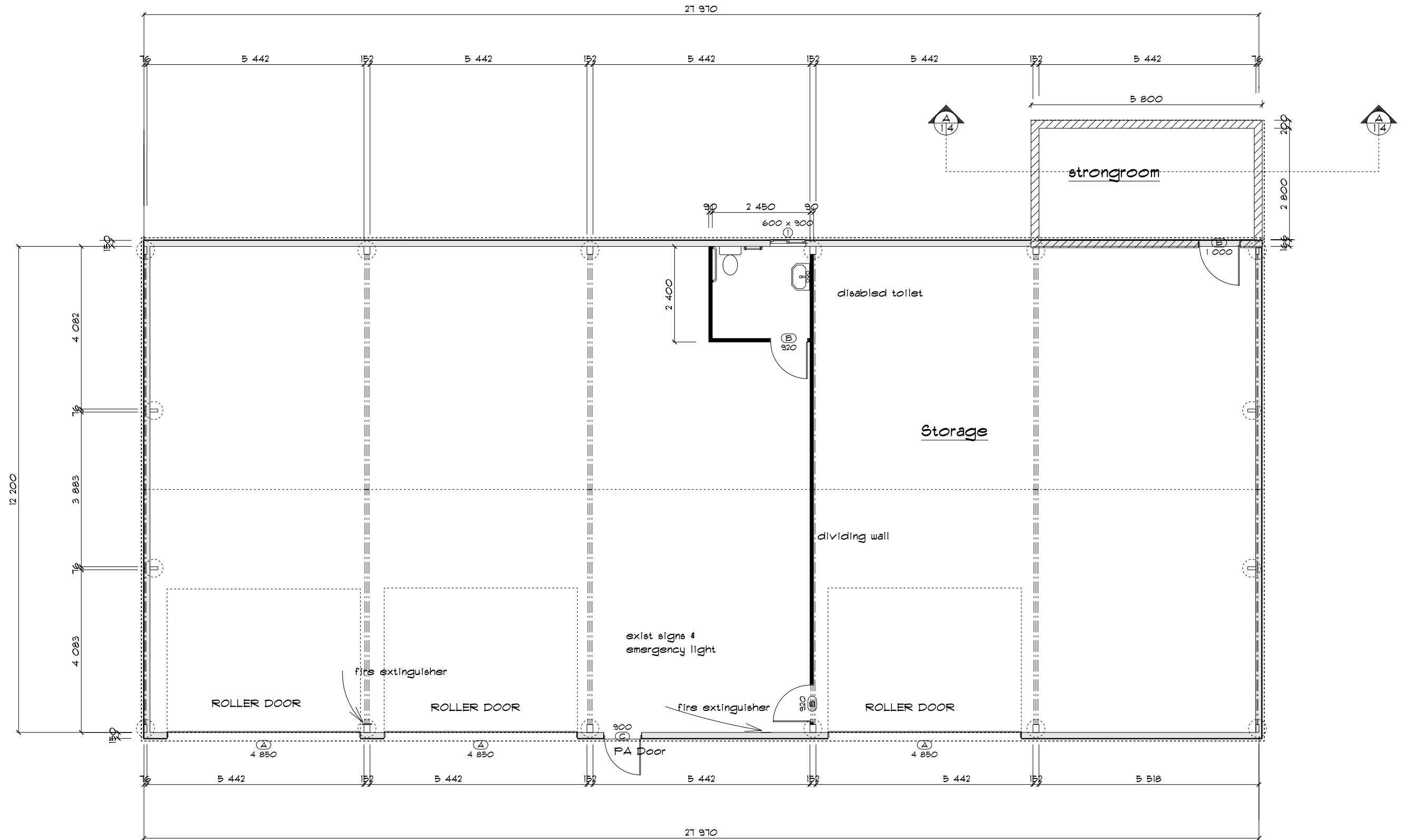


GENERAL NOTES.  
ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE  
ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.  
DON'T SCALE FROM DRAWING. ALL WRITTEN DIMENSION TAKE PRECEDENCE & MUST BE CONFIRMED ON SITE.  
ALL SITE DIMENSION BUILDING SETBACKS & THE LOCATION OF ANY BUILDING ENVELOPES SERVICES OR EASEMENTS TO BE CONFIRMED BY BUILDER OR REGISTERED SURVEYOR AT THE TIME OF SETOUT.  
ALL NEW STORMWATER DRAINAGE & SEWAGE TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS.  
ALL PLUMBING TO AS3500 & THE NATIONAL PLUMBING & DRAINAGE CODE

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS.  
ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER.  
CONCRETE SLABS & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2810.1 RESIDENTIAL SLABS & FOOTINGS.  
ALL TIMBER USED IN THE BUILDING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.  
PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITIES.  
CONSTRUCTION OF ANY STAIRWAYS OR BALUSTRADES TO COMPLY WITH BCA REQUIREMENTS.  
ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.

|                                |                     |                   |
|--------------------------------|---------------------|-------------------|
| Matthew Corkhill               |                     |                   |
| Site Address: 2-6 Corcorans Ct |                     | Boorowa 2586      |
| SCALE: 1:300                   | SITE<br>Page No : 5 | DRAWN BY:<br>Mark |
| DATE: 31/10/2024               |                     | 0429824613        |





MAIN FLOOR

SCALE: 1:100

FLOOR AREA SHED = 263.64 sq.m

FLOOR AREA STRONGROOM = 16.24 sq.m

FLOOR AREA TOTAL = 279.88 sq.m

SITE AREA = 1,781 sq.m

GENERAL NOTES.

ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE

ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

DO NOT SCALE FROM DRAWING. ALL WRITTEN DIMENSION TAKE PRECEDENCE & MUST BE CONFIRMED ON SITE.

ALL SITE DIMENSION BUILDING SETBACKS & THE LOCATION OF ANY BUILDING ENVELOPES SERVICES OR EASEMENTS TO BE CONFIRMED BY BUILDER OR REGISTERED SURVEYOR AT THE TIME OF SETOUT.

ALL NEW STORMWATER DRAINAGE & SEWAGE TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS.

ALL PLUMBING TO AS3500 & THE NATIONAL PLUMBING & DRAINAGE CODE

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS.

ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER.

CONCRETE SLABS & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2870.1 RESIDENTIAL SLABS & FOOTINGS.

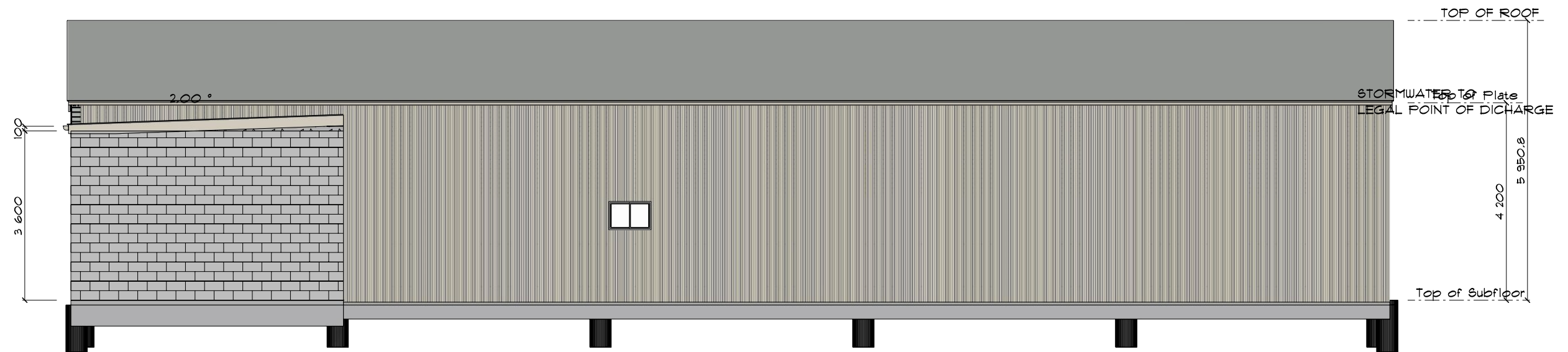
ALL TIMBER USED IN THE BUILDING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITIES.

CONSTRUCTION OF ANY STAIRWAYS OR BALUSTRADES TO COMPLY WITH BCA REQUIREMENTS.

ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.

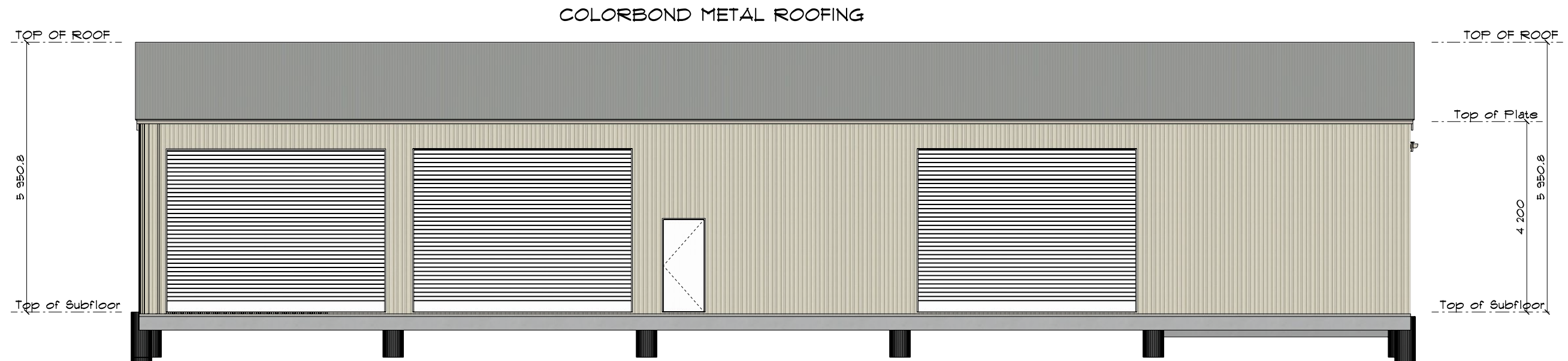
|                                |             |              |
|--------------------------------|-------------|--------------|
| Matthew Corkhill               |             |              |
| Site Address: 2-6 Corcorans Ct |             | Boorowa 2586 |
| SCALE: 1:100                   | FLOOR       | DRAWN BY:    |
| DATE: 31/10/2024               | Page No : 1 | Mark         |
|                                |             | 0429824613   |



200mm block work  
100mm slab to ceiling  
iron roof over @ 2 degrees

## EAST ELEVATION

SCALE: 1:100



## WEST ELEVATION

SCALE: 1:100

**GENERAL NOTES.**  
ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE  
ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.  
DON'T SCALE FROM DRAWING. ALL WRITTEN DIMENSION TAKE PRECEDENCE & MUST BE CONFIRMED ON SITE.  
ALL SITE DIMENSION BUILDING SETBACKS & THE LOCATION OF ANY BUILDING ENVELOPE, SERVICES OR EASEMENTS TO BE CONFIRMED BY BUILDER OR REGISTERED SURVEYOR AT THE TIME OF SETOUT.  
ALL NEW STORMWATER DRAINAGE & SEWAGE TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS.  
ALL PLUMBING TO AS3500 & THE NATIONAL PLUMBING & DRAINAGE CODE

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS.  
ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER.  
CONCRETE SLABS & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2870.1 RESIDENTIAL SLABS & FOOTINGS.  
ALL TIMBER USED IN THE BUILDING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.  
PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITIES.  
CONSTRUCTION OF ANY STAIRWAYS OR BALUSTRADES TO COMPLY WITH BCA REQUIREMENTS.  
ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.

Matthew Corkhill

Site Address: 2-6 Corcorans Ct

Boorowa

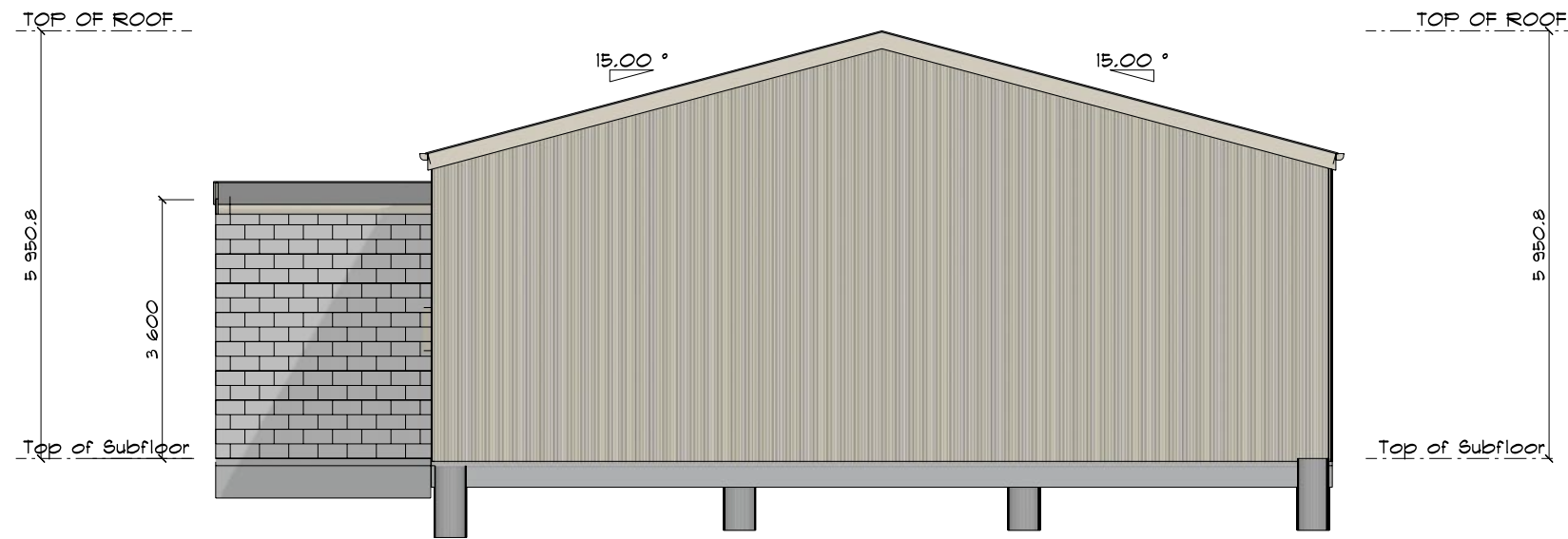
2586

SCALE: 1:100

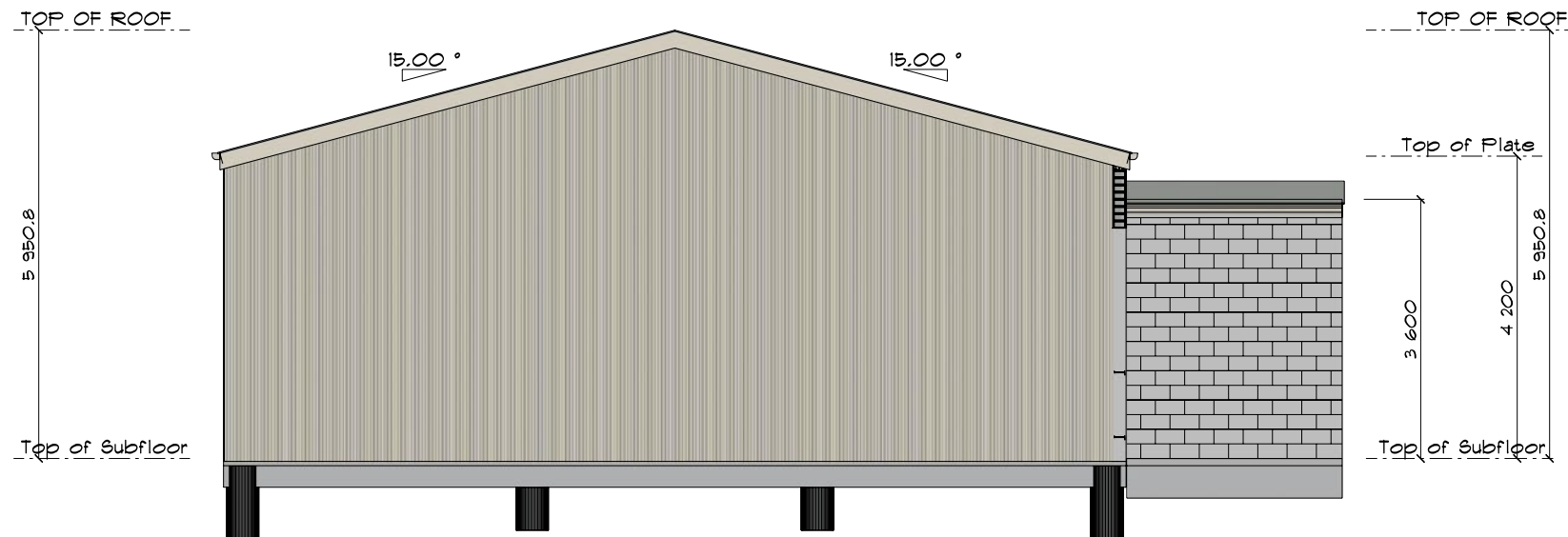
ELEVATIONS  
Page No : 2

DATE: 31/10/2024

DRAWN BY:  
Mark  
0429824613



**NORTH ELEVATION**  
SCALE: 1:100



**SOUTH ELEVATION**  
SCALE: 1:100

**GENERAL NOTES.**  
ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE  
ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.  
DON'T SCALE FROM DRAWING. ALL WRITTEN DIMENSION TAKE PRECEDENCE & MUST BE CONFIRMED ON SITE.  
ALL SITE DIMENSION BUILDING SETBACKS & THE LOCATION OF ANY BUILDING ENVELOPE, SERVICES OR EASEMENTS TO BE CONFIRMED BY BUILDER OR REGISTERED SURVEYOR AT THE TIME OF SETOUT.  
ALL NEW STORMWATER DRAINAGE & SEWAGE TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS.  
ALL PLUMBING TO AS3500 & THE NATIONAL PLUMBING & DRAINAGE CODE

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS.  
ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER.  
CONCRETE SLABS & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2870.1 RESIDENTIAL SLABS & FOOTINGS.  
ALL TIMBER USED IN THE BUILDING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.  
PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITIES.  
CONSTRUCTION OF ANY STAIRWAYS OR BALUSTRADES TO COMPLY WITH BCA REQUIREMENTS.  
ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.

Matthew Corkhill

Site Address: 2-6 Corcorans Ct

Boorowa

2586

SCALE: 1:100

ELEVATIONS 2  
Page No : 3

DRAWN BY:

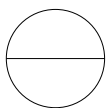
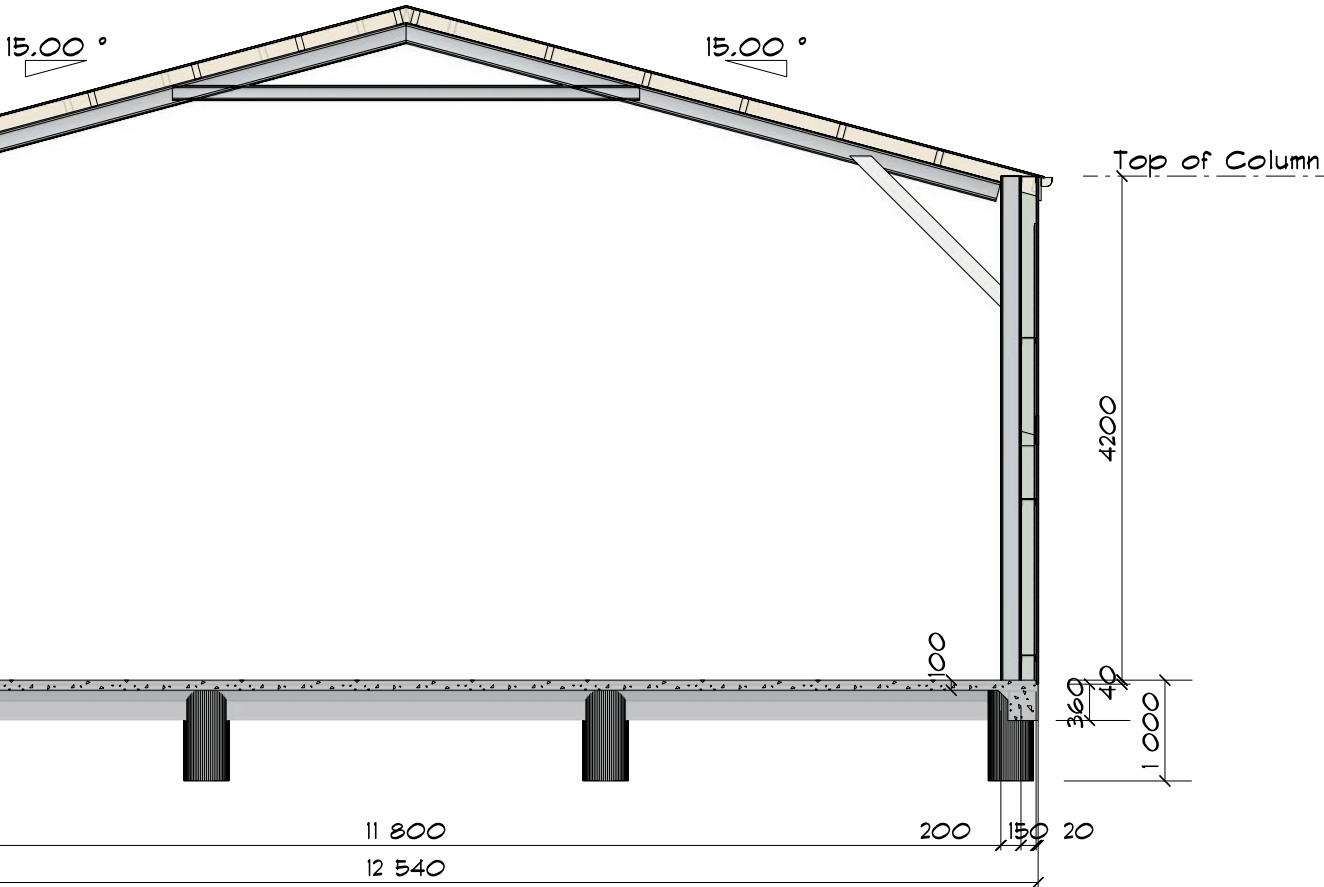
Mark

0429824613

DATE: 31/10/2024

FRAME TO SUPPLIERS DETAIL

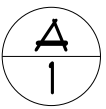
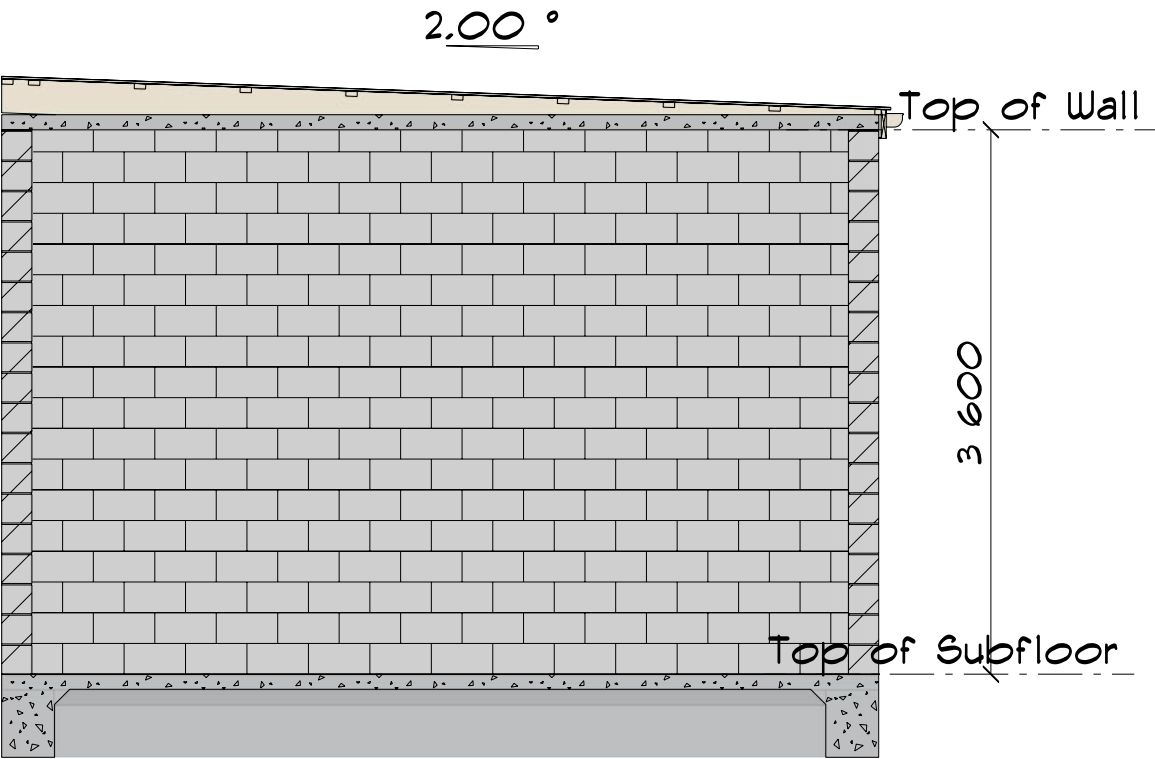
CONCRETE TO ENGINEERS DETAIL



## CROSS SECTION A

SCALE: 1:75

200mm blocks core filled  
concrete ceiling  
iron roof over  
to engineers detail



## CROSS SECTION B

SCALE: 1:50

### GENERAL NOTES.

ALL DIMENSION SHOWN IN MILLIMETERS UNLESS NOTED OTHERWISE  
ALL DIMENSION & LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.  
DON'T SCALE FROM DRAWING. ALL WRITTEN DIMENSION TAKE PRECEDENCE & MUST BE CONFIRMED ON SITE.  
ALL SITE DIMENSION BUILDING SETBACKS & THE LOCATION OF ANY BUILDING ENVELOPE, SERVICES OR EASEMENTS TO BE CONFIRMED BY BUILDER OR REGISTERED SURVEYOR AT THE TIME OF SETOUT.  
ALL NEW STORMWATER DRAINAGE & SEWAGE TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & LOCAL AUTHORITY REQUIREMENTS.  
ALL PLUMBING TO AS3500 & THE NATIONAL PLUMBING & DRAINAGE CODE

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA & ALL RELEVANT AUSTRALIAN STANDARDS.  
ALL STRUCTURAL ELEMENTS TO BE DESIGNED OR CERTIFIED BY A PRACTISING STRUCTURAL ENGINEER.  
CONCRETE SLABS & FOOTINGS TO BE DESIGNED IN ACCORDANCE WITH AS 2870.1 RESIDENTIAL SLABS & FOOTINGS.  
ALL TIMBER USED IN THE BUILDING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.  
PROTECTION OF THE NEW BUILDING FROM TERMITES TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITIES.  
CONSTRUCTION OF ANY STAIRWAYS OR BALUSTRADES TO COMPLY WITH BCA REQUIREMENTS.  
ALL STRUCTURES TO BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES WITHOUT OVERSTRESSING DURING OR AFTER CONSTRUCTION.

Matthew Corkhill

Site Address: 2-6 Corcorans Ct

Boorowa

2586

SCALE: As Noted

SECTION  
Page No : 4

DATE: 31/10/2024

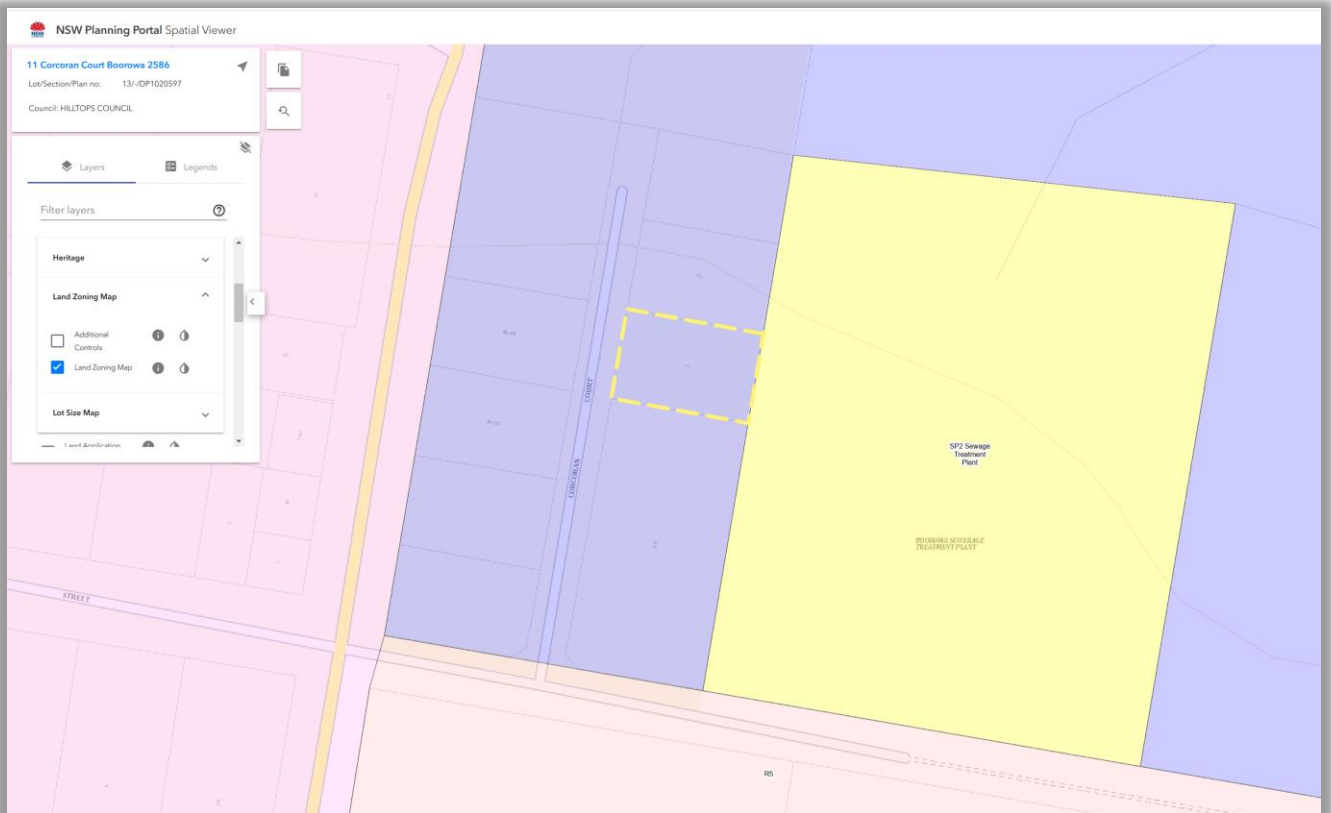
DRAWN BY:

Mark

0429824613

## **SITE PHOTO'S**

## **PLANNING SEARCH IMAGES**



ZONE MAP – extract from Hilltops LEP 2022



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









STREET VIEW – CORCORAN COURT



DEVELOPMENT SITE

Kenneth Filmer

Date: 11 February 2025

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

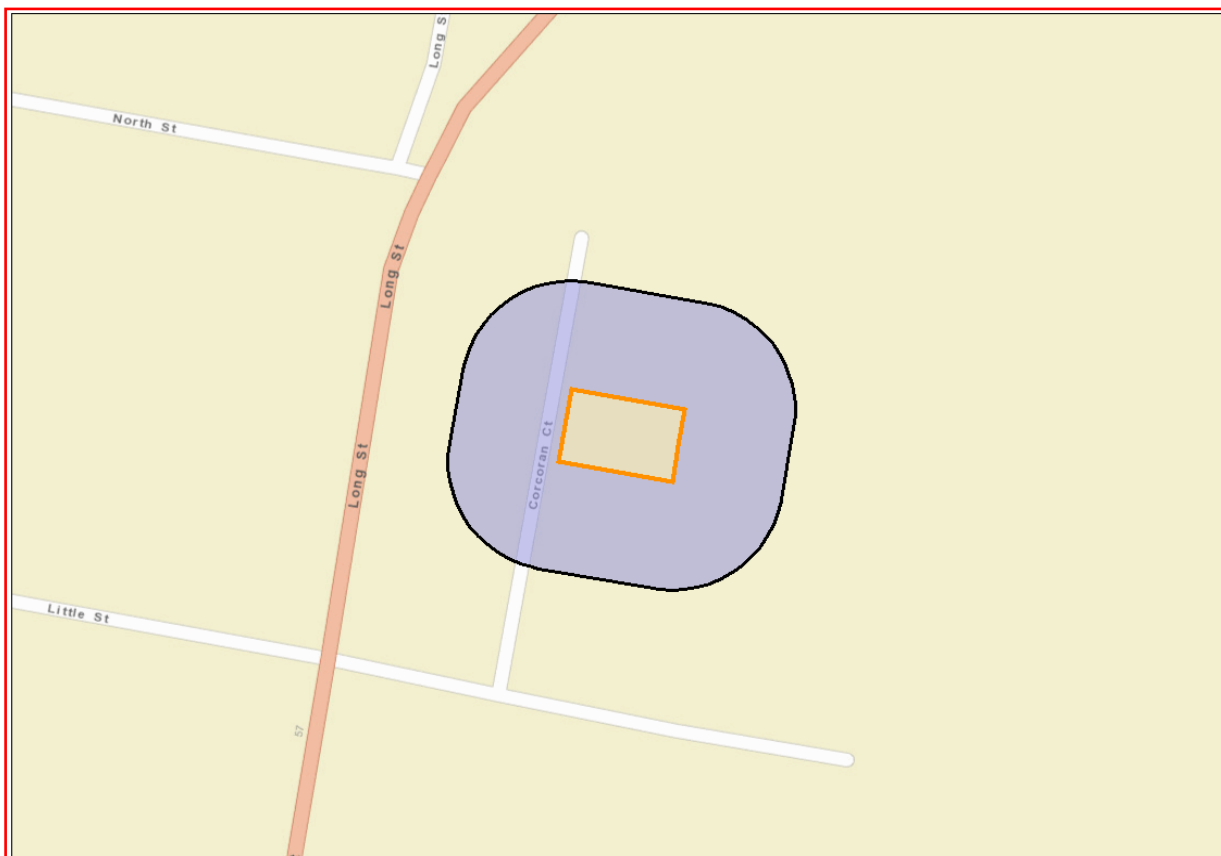
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 13, DP:DP1020597, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 11 February 2025.**

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



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

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

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

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

**Important information about your AHIMS search**

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

## 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                                                                                                                                                                  |                                                                                                                                                         | 11/02/2025 8:59 AM |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)                                                                                       |                                                                                                                                                         |                    |
| 1.1                                                                                                                                                                                        | <b>Does the development Footprint intersect with BV mapping?</b>                                                                                        | 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                                                                                                                                                                                        | <b>Date of expiry of dark purple 90 day mapping</b>                                                                                                     | N/A                |
| 1.4                                                                                                                                                                                        | <b>Is the Biodiversity Values Map threshold exceeded?</b>                                                                                               | no                 |
| 2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)                                                                                            |                                                                                                                                                         |                    |
| 2.1                                                                                                                                                                                        | <b>Size of the development or clearing footprint</b>                                                                                                    | 416.6 sqm          |
| 2.2                                                                                                                                                                                        | <b>Native Vegetation Area Clearing Estimate (NVACE)</b><br>(within development/clearing footprint)                                                      | 201.3 sqm          |
| 2.3                                                                                                                                                                                        | <b>Method for determining Minimum Lot Size</b>                                                                                                          | Lot size           |
| 2.4                                                                                                                                                                                        | <b>Minimum Lot Size</b> (10,000sqm = 1ha)                                                                                                               | 1,781 sqm          |
| 2.5                                                                                                                                                                                        | <b>Area Clearing Threshold</b> (10,000sqm = 1ha)                                                                                                        | 2,500 sqm          |
| 2.6                                                                                                                                                                                        | <b>Does the estimate exceed the Area Clearing Threshold?</b><br>(NVACE results are an estimate and can be reviewed using the <a href="#">Guidance</a> ) | no                 |
| <b>REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area?</b><br>(Your local council will determine if a BDAR is required) |                                                                                                                                                         | <b>no</b>          |



## 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: \_\_\_\_\_

11/02/2025 08:59 AM



## 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.

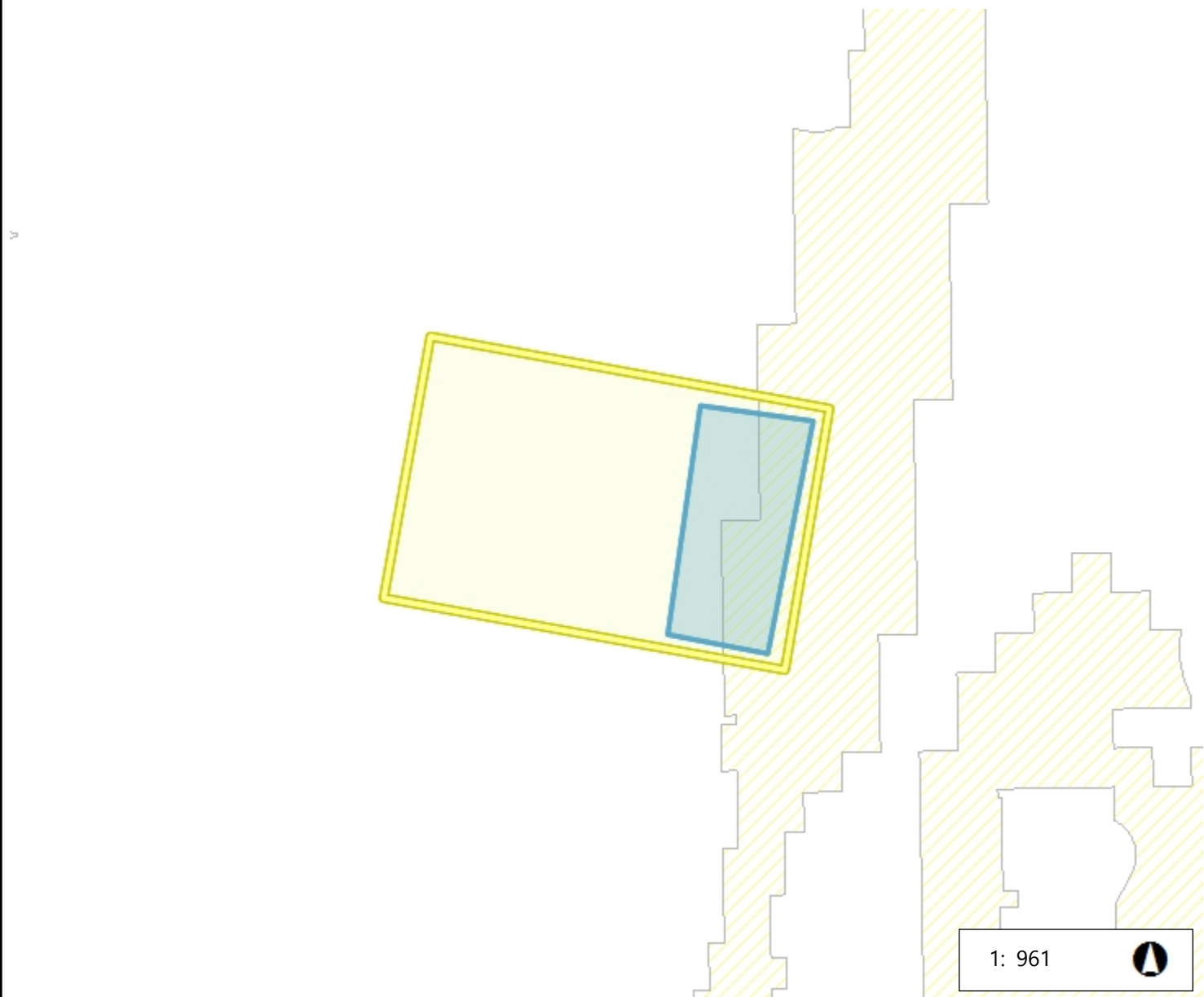
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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](mailto:map.review@environment.nsw.gov.au) or on 1800 001 490.

# Biodiversity Values Map







1: 961

48.8 0 24.42 48.8 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

11/02/2025 08:58 AM

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

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

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

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