

# Statement of Environmental Effects

Lots 1 & 2 DP 578861  
45-47 Hills Street, Young



**SRD**  
**LAND CONSULTING**

March 2025

SRD Land Consulting  
Goulburn  
PO Box 70  
299 Sloane Street Goulburn 2580  
Ph: 48235100

Young

121 Nasmyth Street Young  
Ph: 63821501

#### Document Version and Control

Statement of Environmental Effects – 45-47 Hills Street, Young

No:	Date:	PP Ref:	Author:	Reviewed by:
1	March 2025	Draft SOEE	NJC	

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# INTRODUCTION

## 1.1. THIS REPORT

This statement provides an opinion, in addition to relevant information for the consent authority to assess and determine the subject development application including the following:

- A site analysis of the site and surrounding lands;
- Description of the proposed development;
- Evaluation of the proposed development against legislative and policy framework;
- Conclusion.

The Statement of Environmental Effects is prepared in accordance with Schedule 1 of Environmental Planning and Assessment Regulation 2000 for the purposes of demonstrating that the environmental impact of development has been considered against the relevant controls and to outline steps to be undertaken to protect the environment or to mitigate any potential harm, if necessary.

The development proposal is local as defined by the Environmental Planning and Assessment Act 1979 ('EPAA') and as such the Hilltops Council is the consent authority.

## 1.2. THE PROPOENT

The site is privately owned freehold land, held by Karim Alrefai who is the applicant for this development.

## 1.3. PROJECT LOCATION

The site is located at 45-47 Hills Street, Young. The holding is approximately 2298.27m<sup>2</sup> in total. The property is located on the north eastern edge of Young.

## 1.4. DESCRIPTION OF DEVELOPMENT SITE

The site is located in a R1 – General Residential Zone under the Hilltops Local Environmental Plan 2022. Lots 1 & 2 have dwellings.

The site is accessed off Hills Street, which is a sealed council road.

The land slopes from south to east.

The nearest private receptors on neighbouring properties on all boundaries.





Aerial Photo of Site (Source: Six Maps)



Satellite Image (Google)

THIS PLAN IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE  
 ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION  
 ALL DIMENSIONS AND AREAS STATED ON THIS PLAN ARE PRELIMINARY ONLY AND ARE SUBJECT TO CONFIRMATION AND FURTHER SURVEY  
 THE POSITION AND NATURE OF EASEMENTS TO BE CREATED ARE SUBJECT TO FURTHER SURVEY. ADDITIONAL EASEMENTS MAY BE REQUIRED

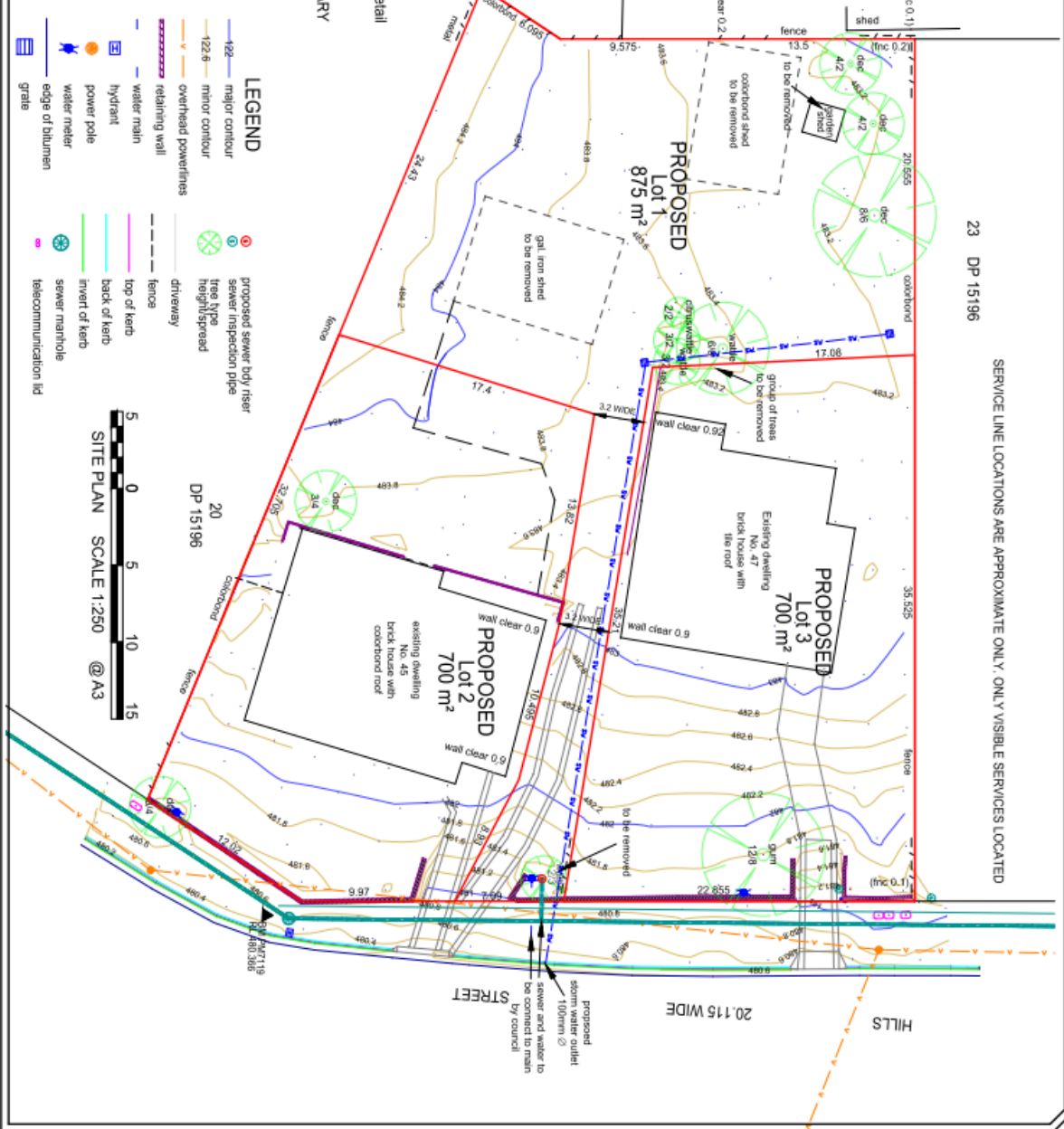


PLAN SHOWING
PROPOSED SUBDIVISION
OVER
LOTS 1 & 2 DP 578861
45 & 47 HILLS STREET,
YOUNG 2594
REFERENCE: 40445
LGA: HILLTOPS
DATE: 13/02/2025
PLAN EDITION: A
PLAN NUMBER:
40445-A-2025-02-13-YH
SCALE: 1:250
SHEET: 1 OF 1

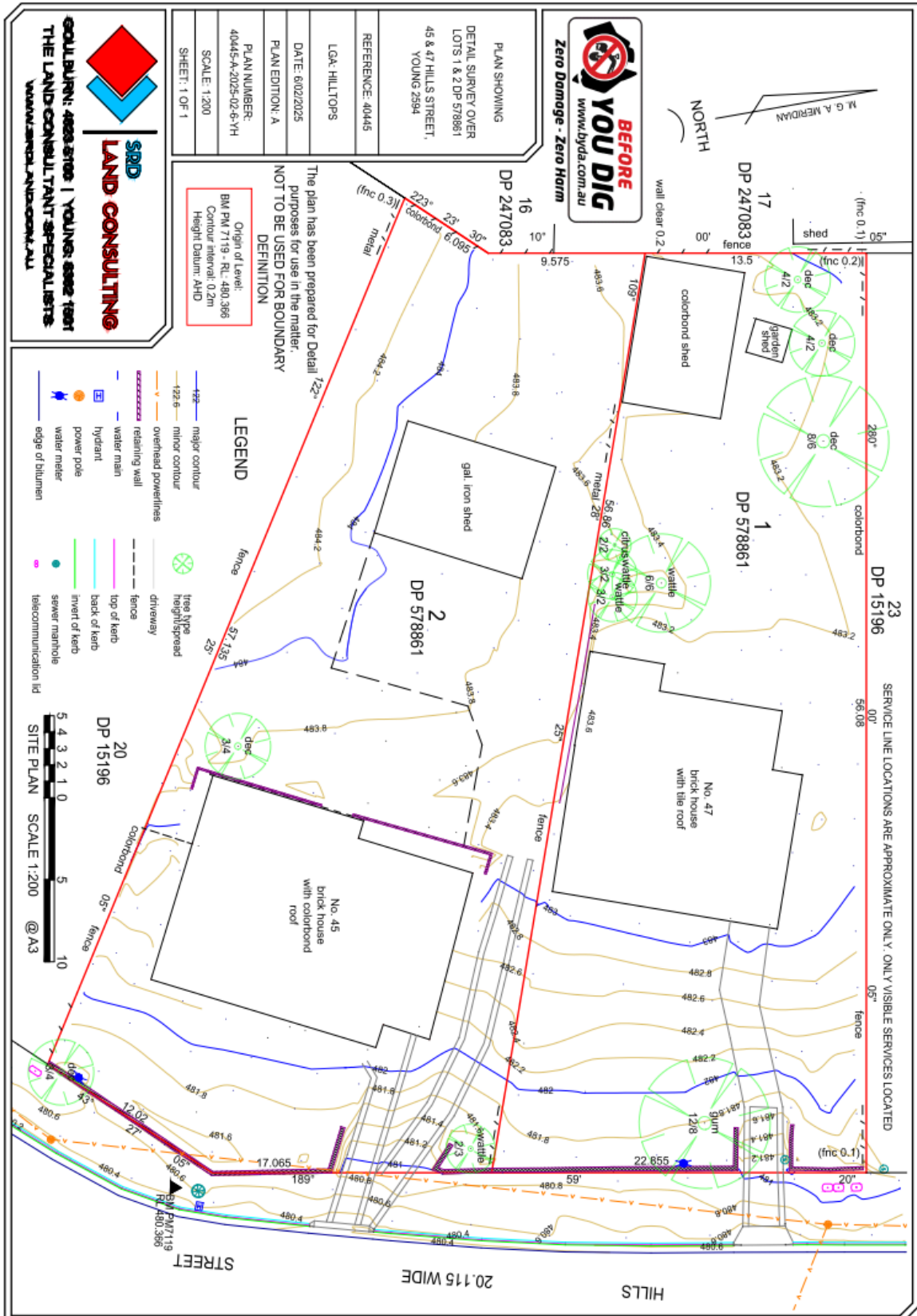
**SBD LAND CONSULTING**  
 GOLBURN: 4888 8888 | YOUNG: 8888 1888  
 THE LAND CONSULTANT SPECIALISTS  
 WWW.SBDLANDCONSULTING.COM.AU

Origin of Level:  
 BM PM 7719 - RL: 480.366  
 Contour Interval: 0.2m  
 Height Datum: AHD

The plan has been prepared for Detail purposes for use in the matter.  
 NOT TO BE USED FOR BOUNDARY DEFINITION









## 2. THE DEVELOPMENT

### 2.1 OBJECTIVES AND OVERVIEW OF THE DEVELOPMENT

The objective of the proposed development is to obtain development consent for a 3 lot Torrens Title Subdivision at 45-47 Hills Street, Young (the site). This development is enabled through the LEP and DCP.

### 2.2 DEVELOPMENT OPTIONS

A review of the alternative uses for the site identified the following:

1. Do nothing and leave the site as it is

By doing nothing and leaving the site as it is there are no additional benefits to the site or the surrounding area.

2. Lodge an application for the proposed subdivision

This second option is reflective of the landowner's interests and takes into account the relevant environmental planning regulations and features of the site. The proposed development will facilitate better development on the site to achieve better outcomes for the owner and wider community.

It is considered that by lodging an application for the proposed subdivision is in the best interest of the owner but also for the surrounding locality as it will help provide additional residential options to allow diversity of the residents.

### 2.3 STAGING

This development is not intended to be a staged development.

## 3 STATUTORY CONTEXT

The following Acts and planning instruments are considered relevant to the proposal.

### 3.1 RELEVANT LEGISLATION (ACTS AND REGULATIONS)

#### 3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The relevant sections of the Environmental Planning and Assessment Act 1979 (EPA & A Act) is s4.15 – Evaluation. This is addressed later in this SoEE.

#### 3.1.2 BIODIVERSITY CONSERVATION ACT 2016

No vegetation is proposed to be removed.

#### 3.1.3 LOCAL GOVERNMENT ACT 1993

A Section 68 application will be required for this application.

#### 3.1.4 ROADS ACT 1993

No application will be required under the Roads Act 1993.

#### 3.1.5 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP'S)

##### 3.1.5.1 State environmental planning policy (Transport and infrastructure) 2021

*Division 5, Subdivision 2 Development Likely to affect an electricity transmission or distribution network Clause 2.48 Determination of development applications – other development.*

*(1) This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—*

*(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*

*(b) development carried out—*

*(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*

*(ii) immediately adjacent to an electricity substation, or*

*(iii) within 5m of an exposed overhead electricity power line,*

*(c) installation of a swimming pool any part of which is—*

*(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or*

(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,

(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.

The proposal is within or immediately adjacent powerlines infrastructure; however there is no works proposed as part of the development, therefore the development satisfies the SEPP.

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### 3.1.5.2 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This State Environmental Planning Policy (SEPP) does not apply to the lot.

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### 3.1.6 HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

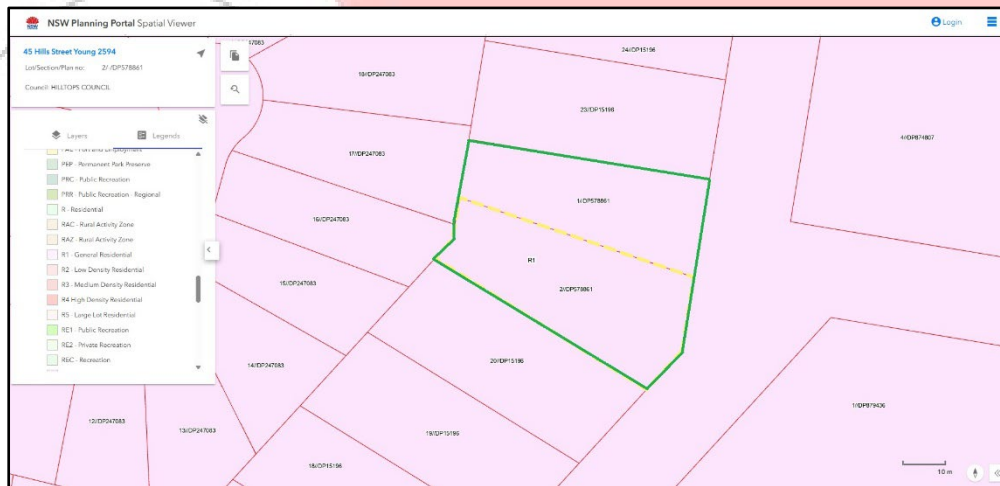
The site is zoned R1 'General Residential' under provisions of the Hilltops Local Environmental Plan 2022 (HLEP 2022). The proposed development relates to the construction of a shed which is ancillary to the agricultural use of land which is permissible.

Objectives of the R1 'General Residential' zone are as follows:

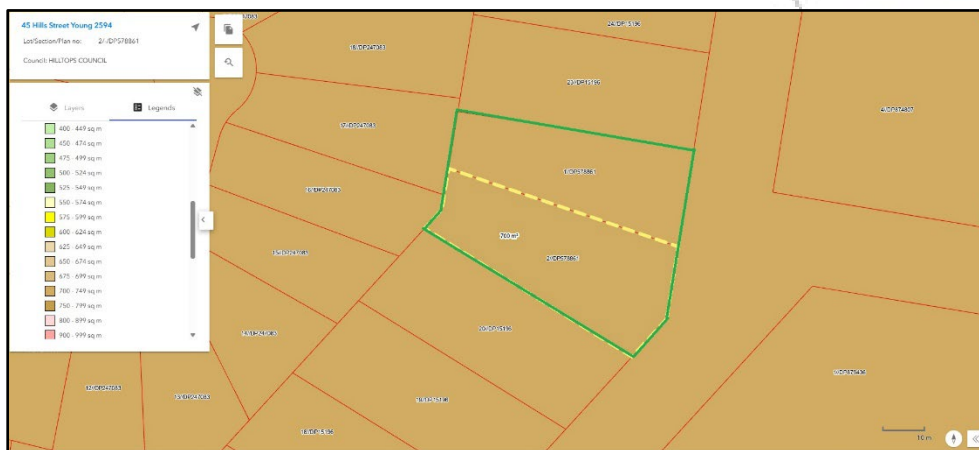
- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.
- To provide fully serviced residential lots linked to town water and sewer networks.

Comment – The development is in keeping with the objectives of the zone.

The relevant provisions of the LEP are addressed in Appendix A of this report.



Zoning Map (Source: NSW Planning Portal)



Minimum Lot Size Map (Source: NSW Planning Portal)

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### 3.1.7 YOUNG DEVELOPMENT CONTROL PLAN 2011

The relevant provisions of the Young Development Control Plan 2011 are addressed in the Table in Appendix B of this report.

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### 3.1.8 YOUNG DEVELOPER CONTRIBUTIONS PLAN

The development is considered part of the section 94 area and contributions may apply.



## 4 CONSULTATION WITH COUNCIL AND GOVERNMENT AGENCIES

Preliminary consultation with Government Agencies has not been undertaken.

### 4.1 HILLTOPS COUNCIL

Preliminary Discussions have not been held with Hilltops Council to discuss the broad issues to be addressed in the development application.

### 4.2 GENERAL AND COMMUNITY CONSULTATION

Preliminary consultation has not been undertaken with adjoining property owners and industry members as part of the preparation of this application and the statutory public exhibition requirements under the Environmental Planning and Assessment Act 1979. Further consultation will be undertaken by the Council in the form of Advertisement and Notification as required by the EP&A Act and Council's Policies.

## 5 SITE CHARACTERISTICS AND KEY DEVELOPMENT ISSUES

### 5.1 LIKELY DEVELOPMENT IMPACTS

Section 4.15 – (1) Matters for consideration – general of the Environmental Planning and Assessment Act 1979 states:

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provisions of:
  - i. any environmental planning instrument, and
  - ii. any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
  - iii. any development control plan, and
  - iv. any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
  - v. the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
  - vi. any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

## 5.2 CONTEXT AND SETTING

The proposed development has demonstrated consistency with the surrounding locality through the environmental planning framework and site features that have informed the proposed development. The proposal is for a 3 lot subdivision, with a vacant lot proposed to the rear of the two existing dwellings.

## 5.3 VISUAL IMPACT

The development will not negatively impact on the visual amenity of the locality, the street fronts of the lots are fully developed, the new lot is to the rear of both existing dwellings and will not impact surrounding neighbours.

## 5.4 PRIVACY AND OVERSHADOWING

The development is for a 3-lot Torrens Title subdivision. There are neighbours adjoining the allotment; however, it is not anticipated that this proposal will result in the loss of privacy or overshadowing for those neighbours. The rear vacant lot has sufficient area for a dwelling to be sited without impacting neighbours.

## 5.5 ACCESS, TRAFFIC AND PARKING

Access is existing and meets the current requirements of Council. Proposed lots 1 & 2 will share an access way from the street with a new driveway being constructed between lots 2 and 3. The new driveway is 3.2m wide. Parking for proposed lots 2 & 3 is existing, Lot 1 is of a sufficient size that a dwelling and associated parking can be constructed and a vehicle can manoeuvre in a forward manner in and out of the lot.

## 5.6 ARCHAEOLOGY

A search of AHIMS has not been completed the lot is fully developed.

## 5.7 HERITAGE

The site is not a heritage listed item, nor is it in proximity to any heritage items. The site is not within a Heritage Conservation Area.

## 5.8 SERVICES

The site is connected to all required services, the new lot will have services extended to it.

## 5.9 LANDSCAPING

The site has existing landscaping, no further is proposed. Future dwellings will landscape as required.

## 5.10 BUSHFIRE

The site is not identified as Bushfire Prone Land.

### 5.11 NOISE AND VIBRATION

No potential for noise or vibration impacts have been identified. Construction noise will be as per normal construction times/processes.

### 5.12 ECOLOGY

Site works are proposed. Removal of some vegetation will be required, vegetation has been identified as wattles and citrus trees, currently in Lot 1 DP 578861.

### 5.13 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures required.

### 5.14 WATER MANAGEMENT

Stormwater management will remain as existing for proposed Lots 2 & 3, proposed lot 1 will have stormwater extended to the street.

### 5.15 FLOODING

The site is not located within a flood prone area.

### 5.16 EROSION AND SEDIMENT CONTROL

Erosion and Sediment Control will be installed and remain for the duration of works on site and until the site had been remediated.

### 5.17 SOCIAL AND ECONOMIC ASSESSMENT

The development would not result in any direct social or economic impact other than to provide support for the continued agriculture use of the land.

### 5.18 SITE SUITABILITY AND THE PUBLIC INTEREST

The proposed development is considered to be a suitable use of the site. This development is permissible under the LEP and has addressed any relevant concerns through this SoEE. The proposal is considered to be within the public interest.

## 6 CONCLUSION

This SoEE has shown that the development is within the public interest, both socially, economically and environmentally. The proposed subdivision is the most suitable option for the development of the site. Any relevant matters have been addressed through this SoEE.

The key reasons why the proposed is acceptable includes;

- The proposed development is permissible through the LEP.
- The proposed development will have a positive impact on the site and the surrounding community
- Care has been taken to design and locate the lots to ensure that it is sympathetic to the site and the surrounding areas.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter. If we can provide any further information or clarity, please don't hesitate to contact us.



## APPENDIX A – HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

Requirement	Proposed/Comments	Compliance
<b>Clause 1.2 Aims of the Plan</b>		
<p>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</p> <p>(a) to advance the environmental, economic and social goals of Hilltops,</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <p>(i) the rural lifestyle and liveability of Hilltops communities,</p> <p>(ii) connected, safe and accessible communities,</p> <p>(iii) diverse and affordable housing options,</p> <p>(iv) timely and efficient provision of infrastructure,</p> <p>(v) sustainable building design and energy efficiency,</p> <p>(c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following—</p> <p>(i) social infrastructure that is appropriately planned and located in response to demand and demographic change,</p> <p>(ii) the protection and enhancement of cultural heritage values,</p> <p>(iii) land management practices that support sustainable outcomes, including water efficiency,</p>	<p>The development satisfies the aims of the plan by:</p> <ul style="list-style-type: none"> <li>• Advances the economic goals of the council.</li> <li>• Providing diverse and affordable housing options;</li> </ul>	✓

<p>(iv) the siting and arrangement of land uses for development in response to climate change,</p> <p>(v) the planning of development to manage emissions,</p> <p>(vi) planning decisions that recognise the basic needs and expectations of diverse community members,</p> <p>(d) to facilitate a strong and diverse economy by providing a range of services and opportunities for residents and investors, including by providing for the following—</p> <p>(i) the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time,</p> <p>(ii) accessibility to expand markets for economic activity,</p> <p>(iii) economic activity, value adding opportunities and job creation,</p> <p>(iv) long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact,</p> <p>(v) major infrastructure projects,</p> <p>(vi) innovative renewable energy projects,</p> <p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <p>(i) the avoidance of further development in areas with a high exposure to natural hazards,</p>		
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<p>(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,</p> <p>(iii) the retention and protection of remnant vegetation,</p> <p>(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,</p> <p>(v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality,</p> <p>(vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems.</p>		
<p><b>Landuse Table</b></p> <p>Zone R1 General Residential 1 Objectives of zone</p> <ul style="list-style-type: none"> <li>• To provide for the housing needs of the community.</li> <li>• To provide for a variety of housing types and densities.</li> <li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>• To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street.</li> <li>• To provide fully serviced residential lots linked to town water and sewer networks.</li> </ul>	<p>The proposed development satisfies the objectives of the zone.</p> <p>The subdivision will allow for a variety of housing types and lots that are fully serviced.</p>	

4.1 Minimum Subdivision Lots Size		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) for residential land—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to ensure sufficient land area to promote high levels of residential amenity, and</p> <p>(iii) to ensure new lots are adequately serviced with town water supply and a reticulated sewer network, with an effective way of disposing of domestic waste, and</p> <p>(iv) to create lot sizes and arrangements that—</p> <p>(A) support the efficient provision and management of roads and services, and</p> <p>(B) align with existing and proposed development layouts in the neighbourhood, and</p> <p>(C) minimise adverse impacts on the amenity and productivity of adjoining development,</p> <p>(b) for semi-rural land and rural villages—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to ensure sufficient land area to promote high levels of amenity, and</p> <p>(iii) to ensure new lots have adequate land area for on-site sewer management or are able to connect to a reticulated sewer network, and</p> <p>(iv) to create lots that—</p> <p>(A) are compatible with the existing predominant lot pattern or desired future layout of the locality, and</p>	<p>All Lots apply with the minimum lot size requirements of the zone which is 700sqm.</p>	

<p>(B) minimise adverse impacts on the amenity and productivity of adjoining primary production lands,</p> <p>(c) for rural land—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to facilitate the orderly and economic use and development of rural lands for rural and related purposes, and</p> <p>(iii) to prevent fragmentation of primary production agricultural land, and</p> <p>(iv) to sustain primary production and natural resource values, and</p> <p>(v) to minimise potential for land use conflict between primary production land uses and other land uses, and</p> <p>(vi) to protect supply chains for primary production land uses including natural resources and access to markets.</p> <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p> <p>(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or</p>		
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(b) by any kind of subdivision under the Community Land Development Act 2021.

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## APPENDIX B – YOUNG DEVELOPMENT CONTROL PLAN 2011

Requirement	Proposed/Comments	Compliance
<b>1.1 Introduction</b>		
<p>The objectives of the plan are:</p> <p>(a) To provide detailed provision for regulating development;</p> <p>(b) To protect and improve the environment;</p> <p>(c) To protect and improve amenity and design of development;</p> <p>(d) To conserve, protect and enhance environmental heritage;</p> <p>(e) To encourage a diversity of housing to meet the needs of the residents; and</p> <p>(f) To facilitate development that is environmentally sustainable.</p>	The proposed development satisfies the objectives.	✓
<b>Section 5.2 Subdivision in the General Residential Zone (R1) and Village Zone (RU5)</b>		
<p>PSD2.1 All intersections shall be designed for safe traffic management;</p>	<p>ASD2.1 Avoid four-way intersections, and provide a minimum spacing between intersections of 40m (may be 20m for minor access roads and cul de sacs);</p>	No four-way intersection proposed.
<p>PSD2.2 Minimise the use of cul-de-sacs, and where these are provided provide adequate minimum frontages to facilitate reasonable access and dwelling construction;</p>	<p>ASD2.2 Avoid cul-de-sacs if possible;</p>	No cul-de-sac proposed.

<p>PSD2.3 Provide road widths that are consistent with the character of the Young Township or the village concerned, within a logical hierarchy of roads;</p>	<p>ASD2.3.1 Provide minimum road carriageway widths as follows:</p> <ul style="list-style-type: none"> <li>□ Cul-de-sac or minor access road (up to 15 dwellings) – 9m</li> <li>□ Local Street (15-100 dwellings) – 11m</li> <li>□ Collector (above 100-300 dwellings) – 12m;</li> </ul> <p>ASD2.3.2 Provide verges to each side of road carriageways as follows:</p> <ul style="list-style-type: none"> <li>□ Cul-de-sac or minor access road (up to 15 dwellings) – 4.5m</li> <li>□ Local Street (15-100 dwellings) – 4.5m;</li> <li>□ Collector (above 100-300 dwellings) – 4.5m;</li> </ul> <p>ASD2.3.3 Road Construction:</p> <ul style="list-style-type: none"> <li>□ All roads created as a part of the subdivision are sealed and provided with kerb and guttering, and are designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Development.</li> <li>□ All existing street shoulders adjacent to the subdivision are sealed and provided with kerb and guttering</li> <li>□ All roads created as a part of the subdivision are dedicated to Council to become public roads.</li> <li>□ Any street and advisory signs that are required are manufactured, located and erected in accordance with Council's Engineering Guidelines for Subdivision and Development.</li> </ul>	<p>No new roads proposed.</p> <p>No new roads proposed.</p> <p>No new roads proposed.</p> <p>Hills Street is sealed and has kerb and gutter.</p>
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PSD2.4 Minimise allotments; the use of battle-axe	ASD2.4 Have no more than 5% battle-axe allotments	Lot 1 is battle axe.
PSD2.5 Avoid long dead-end streets, so as to optimise access by service and emergency vehicles;	ASD2.5.1 Have cul-de-sacs accessing no more than 15 dwellings;  ASD2.5.2 Provide, where feasible, two access points for subdivisions of over 30 allotments (compulsory for subdivisions of over 200 allotments);	No Cul-de-sac proposed  Subdivision is for 3 lots.
PSD2.6 Respond to natural features of the site, including grades, watercourses, aspect and soil types;	ASD2.6.1 Orientate at least 70% of allotments north-south or east-west;  ASD2.6.2 Provide larger allotments on south- facing slopes;  ASD2.6.3 Provide a minimum lot width of 20m where cross-grades of allotments exceed 10%, or where lots are east- west;	Lot 3 has an east-west orientation on the longer side.  Lot does not face south.  Lot is greater than 20m wide.
	ASD2.6.4 Where terracing of cross-grade lots is required to provide level building envelopes, such terracing is provided by the developer, with the engineering design of retaining walls certified by an experienced practicing structural engineer and the geotechnical stability of sites is certified by a qualified and experienced geotechnical engineer;	No terracing required.
PSD2.7 Provide, where necessary, public open space of usable size,	ASD2.7.1 Maintain natural watercourses and	No watercourse onsite.

<p>grades and shape, conveniently located to serve the residents of the subdivision OR alternatively contribute to the upgrading of public open space in the vicinity and/or access to that space in accordance with any contributions plan that may be in force;</p>	<p>incorporate within open space areas;</p> <p>ASD2.7.2 Provide 10% of land as public open space for subdivisions of 30 allotments or more, or, alternatively contribute an equivalent amount (costed at residential land value) for open space purchase and/or embellishment and/or access to open space in the vicinity;</p>	<p>Subdivision is only for 3 lots. No public open space is required.</p>
<p>PSD2.8 Locate building envelopes so that there is an equitable distribution of views;</p> <p>To ensure that Site Design (undeveloped allotments) provides for;</p>	<p>ASD2.8.1 Arrange layout so as to maximise access to existing views for both existing and proposed allotments;</p>	<p>No views compromised.</p>
<p>PSD2.9.1 An energy efficient dwelling house and any ancillary buildings and facilities</p> <p>PSD2.9.2 Outdoor landscaping and recreation space</p>	<p>PSD2.9.1 An average lot size of 700m<sup>2</sup> and a minimum lot size of 650m<sup>2</sup> is achieved or exceeded;</p> <p>PSD2.9.2 All allotments can accommodate a building envelope of 16m x 9m; such building envelope to be no closer than 1m to any side or rear boundary, or 6m to the front boundary, and located so that an 8m high dwelling on the envelope would not overshadow an existing dwelling so as to overshadow more than 50% of their private open space or north-facing roof between 9am and 3pm on 21st June; Note: Building envelopes need not be implemented by way of an 88B instrument, however if the</p>	<p>Lots are greater than 700sqm.</p> <p>Lot 1 can accommodate a building envelope of greater than 16x9m. Lots 2 and 3 have an existing dwelling on each lot.</p>



<p>PSD2.9.3 Outdoor service space</p> <p>PSD2.9.4 Onsite car parking</p> <p>PSD2.9.5 Buffering allowance from sensitive or offensive uses</p>	<p>developer chooses to do so, such restriction will be endorsed by Council;</p> <p>ASD2.9.3 At least 70% of allotments are oriented within 15 degrees of north- south or east-west, with the majority of allotments being oriented north- south;</p> <p>ASD2.9.4 All allotments have a minimum width of 18m at a point 6m back from the front boundary except east-west orientated lots (i.e. within 15 degrees of east-west) which have a minimum width of 20m at that same point;</p>	<p>Lots face east-west.</p> <p>Lot 3 has a width greater than 18m as to both lots 2 &amp; 3.</p>
<p>PSD2.10 Vehicular access is provided to and from the site</p>	<p>ASD2.10 Where battle-axe allotments are provided, no more than two such allotments may be serviced by a shared driveway;</p>	<p>A battle axe is proposed, Lot 1 &amp; 2 share a vehicle crossover, but separate driveways.</p>
<p>Servicing PSD2.11 Site servicing, including any easements that may be required, and disposal of sewage and waste water</p>	<p>Servicing ASD2.11.1 Power is provided in the form of underground services, in accordance with Country Energy Requirements;</p> <p>ASD2.11.2 Street lighting is provided in accordance with the requirements of Country Energy;</p> <p>ASD2.11.3 A layback is provided to each allotment created, consistent with the parking and access chapter of this</p>	<p>Electricity exists to proposed lots 2 &amp; 3. Lot 1 will have power extended.</p> <p>Streetlighting exists.</p> <p>Layback exists for all lots.</p>

	<p>DCP OR roll-over kerb is provided.</p> <p>ASD2.11.4 All allotments created are provided with a sewer connection, the connection to which is designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Development OR where sewer is not available, are able to satisfy the requirements of Council's On Site Management Plan for waste water disposal.</p> <p>ASD2.11.5 All allotments created are provided with a connection point to Council's water mains, the connection to which is designed and constructed in accordance with Council's Engineering Guidelines for Subdivision and Development.</p> <p>ASD2.11.6 All allotments created are drained directly to the street drainage system or to receiving waters OR are drained to the street system or receiving waters via an inter-allotment drainage system constructed in accordance with Council's Engineering Guidelines for Subdivision and Development. Note: inter-allotment drainage would be required for all allotments with a cross-fall where any portion of the allotment drains through an adjoining allotment, or where the allotment drains away from the street;</p>	<p>Sewer exists for proposed lots 2 &amp; 3, and will be extended to proposed lot 1.</p> <p>Lots 2 &amp; 3 have existing water connections and water will be extended to proposed lot 1.</p> <p>Stormwater exists for proposed lots 2 &amp; 3 and will be extended for proposed lot 1. Stormwater will drain to the existing Council system.</p>
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