

# Statement of Environmental Effects & Development Package

## In Support of a Development Application

<b>Proposal</b>	Bulky Goods Retail Development – Phase 2 <ul style="list-style-type: none"><li>· BCF Store</li><li>· Bulky Goods Retail premises for lease (potential)</li></ul>
<b>Subject Land Address</b>	Lot 1 DP 1202085
	No 323 Boorowa Street, Young 2594
<b>Owner</b>	DJ & TL MELLROSS
	Darren Mellross – 0418 668 451
<b>SEE Prepared By</b>	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: <a href="mailto:Craig@DAbusters.com">Craig@DAbusters.com</a>
<b>Plans &amp; Details Prepared By</b>	Warrick Morley – WMD Drafting
<b>LGA</b>	<b>Hilltops Council</b> – former Young Shire Council area



**Mellross Bulky Goods Retail Complex – Phase 1**

SEE completion assisted by:



© May 2025 (III)

## A. The Site and Area

### The Site

The subject land legal description is Lot 1 DP 1202085 (site of present buildings and land for proposed development), being known locally as 323 Boorowa Street Young. The land is located approximately 1.306km from the Young Post Office in a west north westerly direction. The access to the land is presently from Boorowa Street which connects to Milvale Rd to the west (classified).

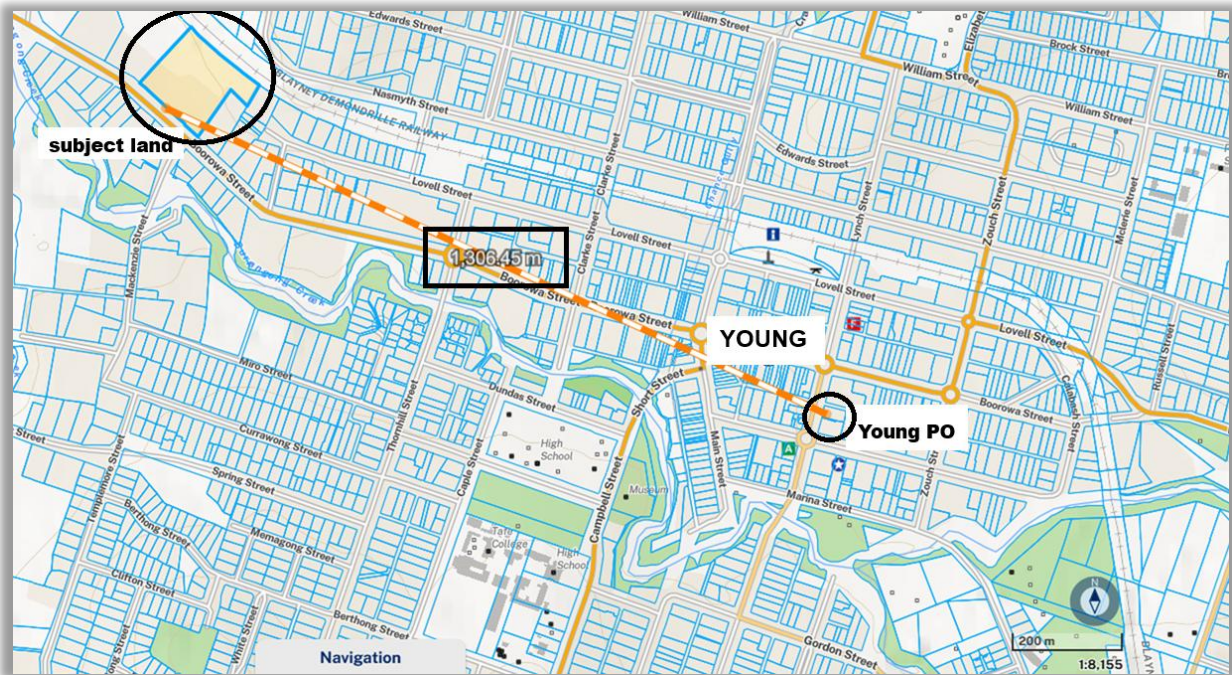


Fig # 1 – Locality Map

Whilst the site is owned by DJ & TL Mellross, the Occupiers of the site are varied businesses presently, and include;

- SuperCheap Auto
- Lawrence & Hansen Electrical Wholesaler
- Leanne Simms Dance Academy
- Anytime Fitness

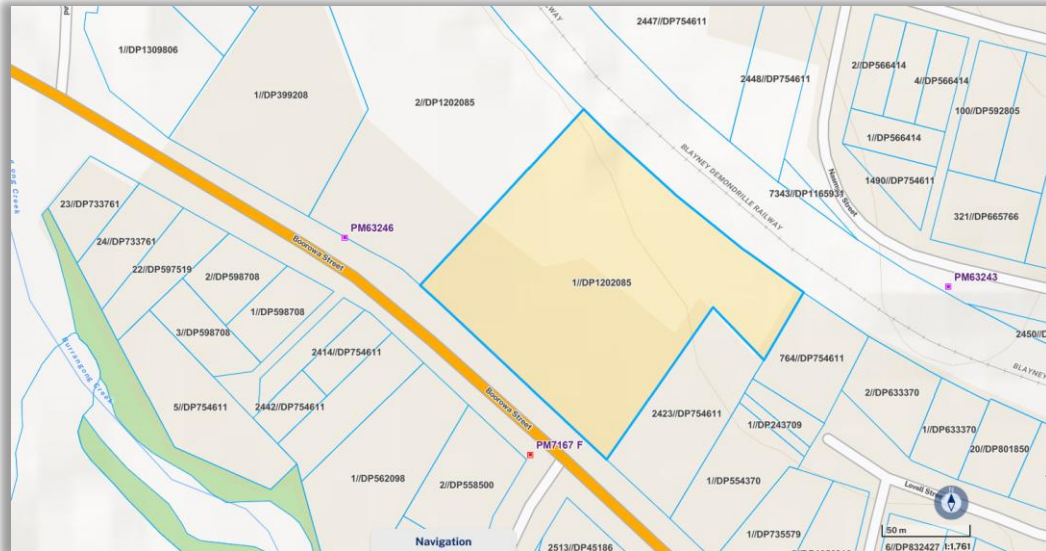
The existing building with 4 occupancies accounts for some 2,130 square metres of building, associated carparking (61 spaces) and service driveways to rear loading areas. It is presently serviced by a Trucks In servicing driveway at East of Development and a customer in/out and delivery out driveway to the west of Phase 1 as presently exists. The currently built phase 1 part of the development was approved in 2012 (2012/DA-00034 – 1/6/2012) with Construction completed later that year and early into 2013.

The site is bound to the north by the now dormant Blayney to Demondrille Rail line, at approximately 42m from this proposed building and associated infrastructure. To the west of the applicant's land is the local Veterinarian Practise and the Electricity Authority Line Depot. To the East is the inactive Hardware Stores of Mad Harry. Opposite is a Plumbing Wholesale Supplies, a Kitchen Joinery, Harvey Norman Shop, Joinery & Building Office of Mellross Homes.









Contour Cadastre / Topographic Map (mild slope NE to SW)



Drone Image of site 2022 – DA Busters



Entry on Western Approach – DA Busters





Photo – Western aspect (approach from East) – DA Busters

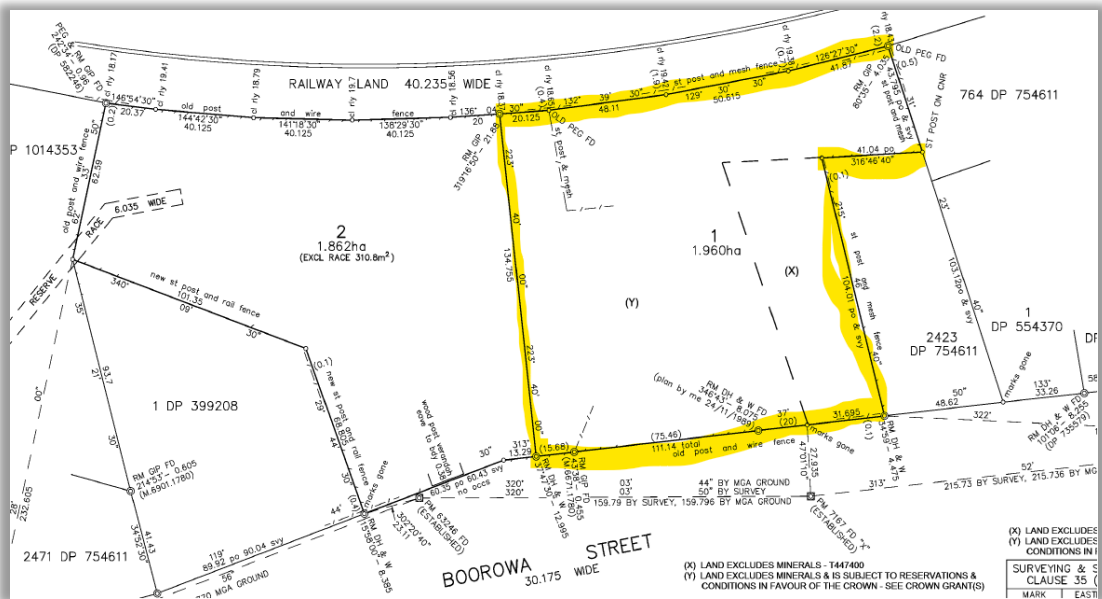


Aerial Image – Google Circa 2024



Onsite standard of finish – DA Busters

The area of the subject allotment is 1.96 hectares - see the Title extract below. The subject lot of the development has a frontage of 49.59m & 32.41m to Milvale Rd and is an irregular battle-axe shaped allotment.



**Fig # 3 – Extract of Plan of DP Search (dimensions in metres)**

### Present Access

There is an existing delivery vehicle access to the eastern edge of the site, of concrete construction designed purposefully for delivery to the Stores in the complex via the rear delivery access as per design. As this is a long-range multi-phase development a semi-permanent temporary linkage presently exists to loop the delivery access to the last aisle in the carpark for exiting the site.

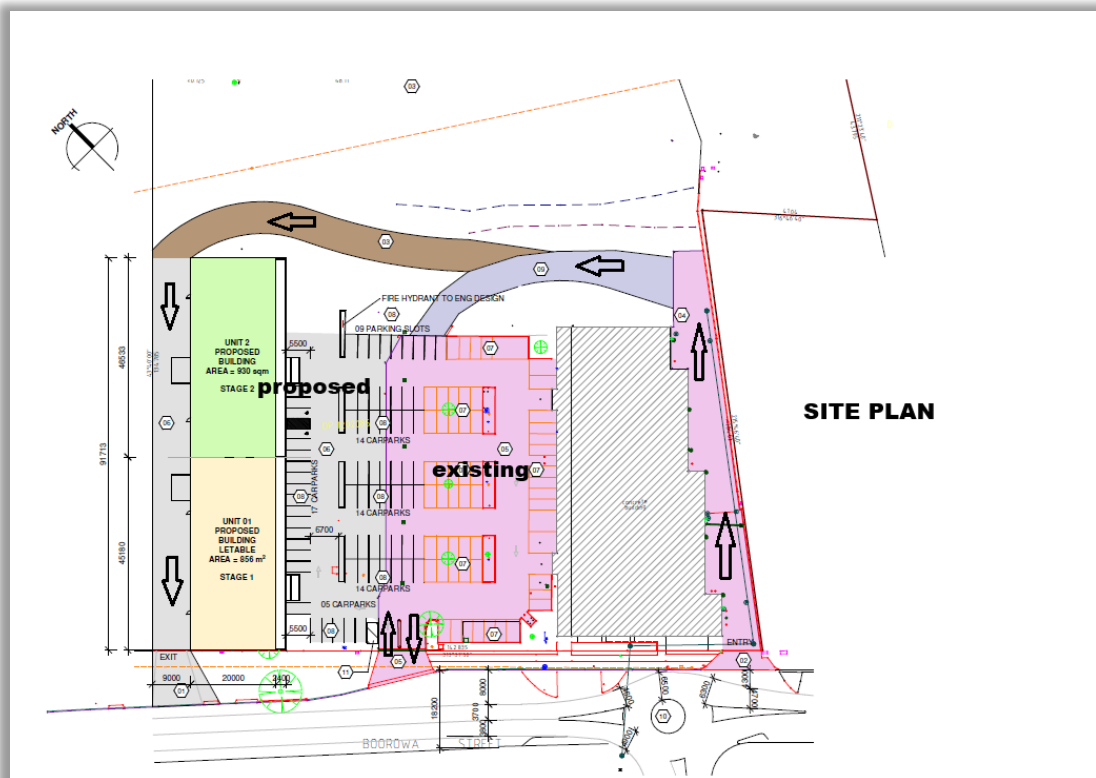


As well, there is a Customer Entry Exit driveway to the concreted carpark, which serves not only customers and staff, but also acts presently as the delivery truck exit of the site, working in a counter clockwise fashion for these vehicles to the last aisle.





The existing accesses are visually documented above and below, and will be retained for site parking, however a new delivery vehicle exit is proposed to the rear of the new building. The temporary (yet sealed) delivery vehicle connection loop is proposed to be extended, as very real potential for more development at the rear of the site, exists, but is not within budget or lessee client availability, to provide presently.



**Proposed site function for vehicles – Phase 2**

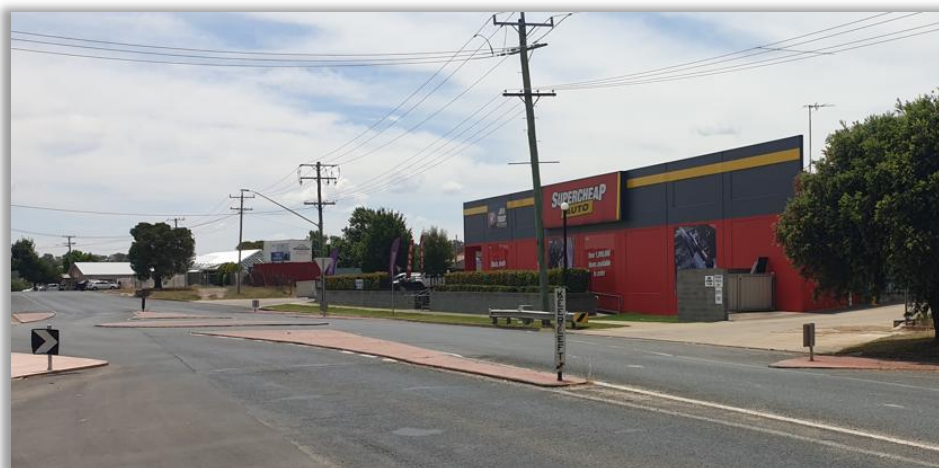
Council did in circa 2020, instal a roundabout at the intersection of Boorowa Street and Mackenzie Street, with no reference to Mr Mellross (owner of this site) and it has potential impacts on the previously approved development and entry for vehicles to the delivery vehicle entry point of the site.



Shortly after the building was opened – 2012/2013



2020 with roundabout installed



Roundabout installed – movements over blisters & islands required

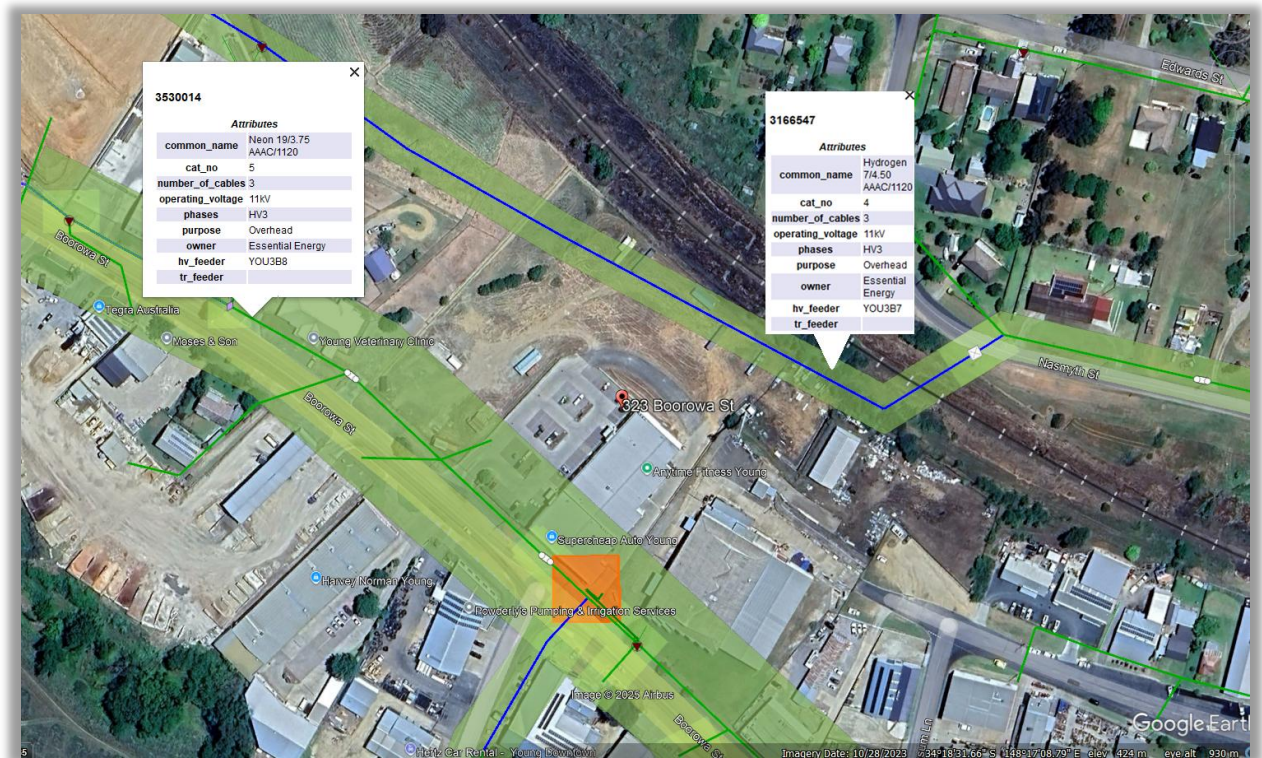
The issue of access was not of the Applicant's making, as he was not aware of intentions, and trusts Council as Road Authority did contemplate the legality of vehicle movements required for access. The Applicant should not be held accountable at cost for a decision of the road authority, at this next development phase.





## Electrical Assets

The site is crossed by an electrical line shown highlighted on the below plan at the rear of the site, which has infrastructure within the said easement. The building and site presently have been designed away from these assets, noting the relocation of this is presently the biggest deterrent to phases 3 or more for the development. The line in the front street does not impact on the development.



Power Line Mapping

Additionally, the site has an approved Optus Telecommunications tower in its north eastern corner. This will not cause any conflict to proposed development.





Optus Tower site

### The Site Context

The subject land is within an area zoned (or otherwise earmarked in the original Planning Ordinance & Draft LEP pre-1991) and available for Industrial Lands (including other aligned uses) for at least 40 years. This area has been zoned Industrial since approximately 1991 under the former Young Rural LEP with adjoining lands also zoned Industrial. As a result, the area is well established by a mix of older businesses and with newer ones like the current site. No conflict presently exists between businesses in the locality

The land has a wide mix and range of uses within the 500m or so around it. These include;

- ✓ Tyre Centre
- ✓ Smash Repairs
- ✓ Hardware Store
- ✓ Plumbing Wholesale
- ✓ Govt Electrical Lines Depot
- ✓ Concrete Yard
- ✓ Auto Electrician
- ✓ Kitchen Joineries
- ✓ Harvey Norman
- ✓ Concrete Batching Plant, Depot, and Sand/Soil/Gravel yard
- ✓ Electrical Fitter
- ✓ Bulky Goods retail
- ✓ Mechanical Repairs
- ✓ Powder Coating Service
- ✓ Agricultural Machinery Depot (3 of)
- ✓ Shed Manufacturer, Distribution and Sales Depot (2 of)
- ✓ Rural Residential
- ✓ Residential parts of western Young

The proposal to have the current business expand is consistent amongst this broad range and diverse mix of development. As well, it expands on the original concept for this site when bought from the Soil Conservation Service and neighbouring landholder with this development proposed and started in 2012.





**Drone View from NW of site – subject power line visible**

## **B. The Proposed Development**

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The development proposed by this application can best be summarised as follows;

### ***Phase 2 of Bulky Goods Retail & Allied Businesses Development***

To erect a building of 91.713m x 20m, single storey. Clad & parapet construction. Said building will be divided into two (2) large outlets for bulky goods retail.

Occupancy 1 is to be occupied by the BCF (Boating Camping Fishing) Chain of stores, whilst Occupancy 2 will be vacant whilst the tenancy dealings with major businesses are being finalised. A first occupancy DA or CDC will be provided when that tenant is secured.

Delivery driveway and carparking extension will be provided to the site commensurate with policy, the traffic study attached, and the area of tenancy being offered.

Specific BCF Store fit-out, colours and signage are all included direct from the Company, in appendices to this statement. Occupancy 2 will have all baseline fire services ready and installed so any first occupancy DA is purely functional when the time comes.

### **Design Incorporates**

The design of the development has been gradually worked up to comply with

- Building Code of Australia
- The Young DCP 2011 informing the Hilltops LEP 2022 and related Policy
- Council's Engineering Standards for Subdivision & Development

In developing this design, background professional studies in the areas of Survey and Civil (Stormwater) have been drawn on to better inform site possibilities and limitations due to current landform. BCA Consultancy with the A1 Certifier at DA Busters have ensured the Designer has allowed for the required site and construction measures for CC compliance. Other professionals have been engaged for soil clearance, for Traffic analysis and Planning considerations. All of these elements will be discussed at the right legislative and policy point below. As well, all further required specialists (Engineers, Energy efficiency etc) will be sought prior to applying for the Construction Certificate, however straightforward Type C construction principles have been drawn on to ensure the buildings and site, will meet the deemed to satisfy pathway for compliance.

### **Access & Parking**

The site will be serviced by concrete and sealed internal roads and manoeuvring areas for customers, delivery traffic and service vehicles. This is consistent with all of the retail area in Young and policy obligations. 2 coat sealed internal loop road for delivery vehicle connection is demonstrated on plan for this phase. The DCP requires 1 space per 35 sq.m for broad retail. By this calculation there may need to be up to 52 new parking spaces for a generic DCP calculation, supplementing the 61 existing. The client is however, providing an additional 72 which allows for 20 additional spaces to minimum DCP needs, which in the short-term augers for a well-planned phase 2 development yet leaves credit toward phase 3 and beyond.

It should be noted that the attached Traffic study makes a more conservative calculation based around the maximum potential for occupancy 2 (supermarkets at 1:20 sq.m) however as discussed elsewhere in this Statement, a present amending LEP is removing "shops" from the Land Use Table in the LEP, so only bulky goods retail (specialised retail premises) would be permitted and the 1:35 sq.m principal would prevail.



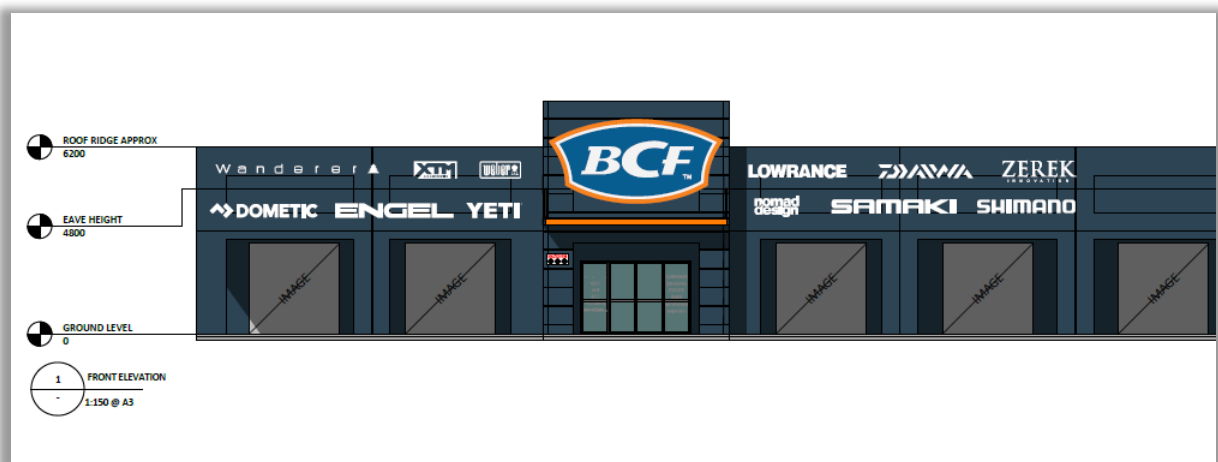
## Fencing & waste

The site is and/or will be, perimeter fenced in at least a 2400mm chain-wire fence for basic security purposes yet still offering casual surveillance of the land. All the hard stand areas will be graded, drained, and designed to shed south within the allotment, ultimately being collected, detained in the existing development section, then ultimately disposed of via infrastructure in Boorowa Street. A specific Civil design in this regard is being offered in the appendices.

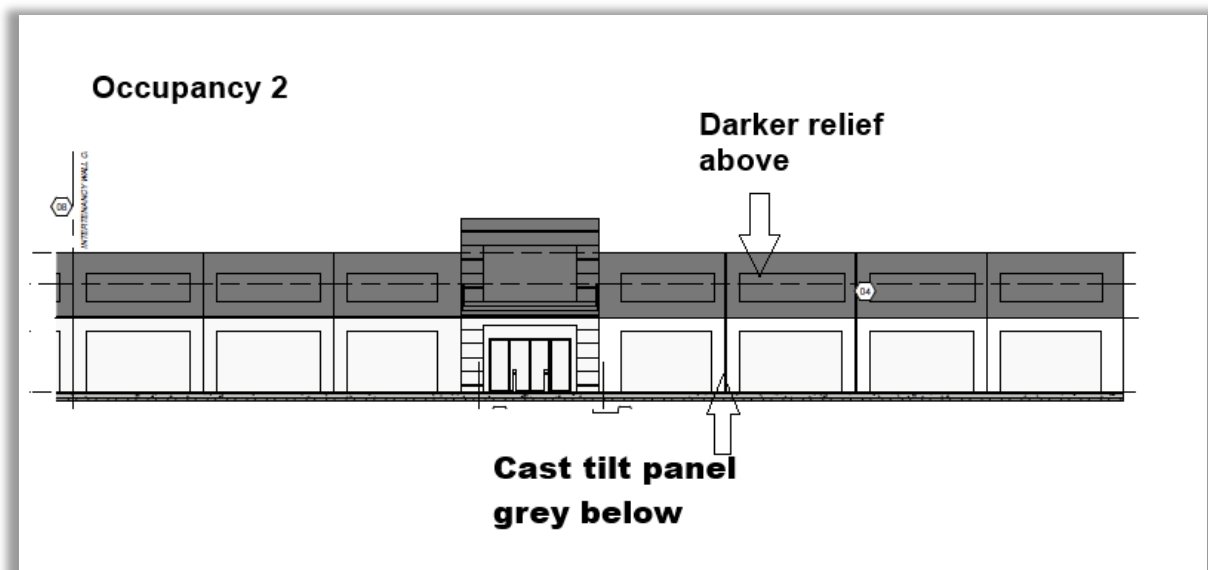
## Landscaping / Appearance

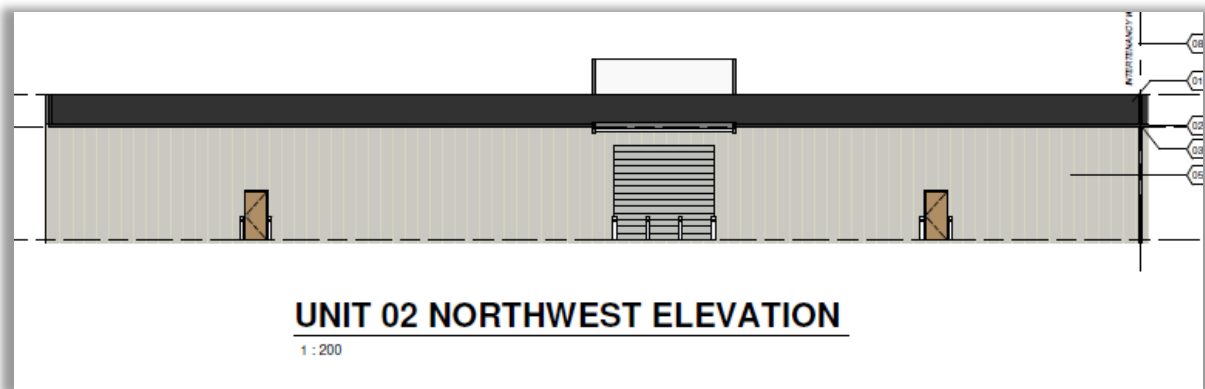
Landscaping across the front and side boundaries (where possible) will comprise a mix of shrubs to a height that will beautify but not disturb vision to Occupant Signage of the Industrial site. These will be further sympathetic to the existing established development.

The construction materials and colour scheme proposed will be consistent across the proposed occupancies with BCF adopting the Dulux Adept colour as the broad external palette. Signage will be as marked up below.



The vacant occupancy will be left at tilt slab colour below the colonnade with a darker hue above, until the tenancy is settled.





The rear of each occupancy will be wheat coloured colorbond with a mid-grey roof. Plans of the layout and position of fixtures and services are included with the appendices to this report.

### Referrals

This proposal does not require an Integrated Development application, yet as the building exceeds 500 sq.m, is retail and opens onto a Classified Road, will need referral and consent of Traffic for NSW per the SEPP (Transport & Infrastructure) 2021.

The proposal is off a Classified Road (MR 241) road and is on a controlled straight section of township approach road in an 50km/hr area. The new access will exceed 200m safe intersection sight distance in both directions, is on an area of road already provided with wide verges and is in the process of scheduled maintenance and upgrade. The power setbacks have been discussed and displayed on plan, demonstrating compliance. This should potentially negate even the need for referral under Infrastructure SEPP sec 45.

### Site considerations

No demolition of any structure is required. Power, water, and sewer are all adjacent the site in Boorowa Street or already connected and need extension. Water meters and sewer exist, with the only exception being a potential fire hydrant extension onto the site to comply with Part E1.2 of the BCA. This extension will be designed for, and applied to Council satisfaction at Construction Certificate stage due to existing street hydrants not quite having reach to the back of the proposed building from their present location, along with some future proofing for potential later development.

Capacity between or behind the main sheds (4m) for at the least jumbo otto bins, will exist or for the placement of a skip bin for each new occupant (commercially serviced) in order that any waste management concern can be alleviated.

As stated before, the access and service road areas have been designed to allow broad movement within the site for a semi-trailer with straightforward turning movements as presently occurs regularly, and as well a heavy rigid can comfortably service or attend the premises (garbage truck or local supply/delivery), and could enter and leave site in a forward direction comfortably.

A site plan with turning movements for a semi-trailer & heavy rigid vehicle have been included in the appendices. A Semi trailer can access the loop road of the site for site deliveries and product transport.

### Built Form

The maximum wall height and roof height of the new building measured from finished ground level will be 6.2m to parapet and ridge respectively – eave height will be 4.8m. This is broadly the same as the existing

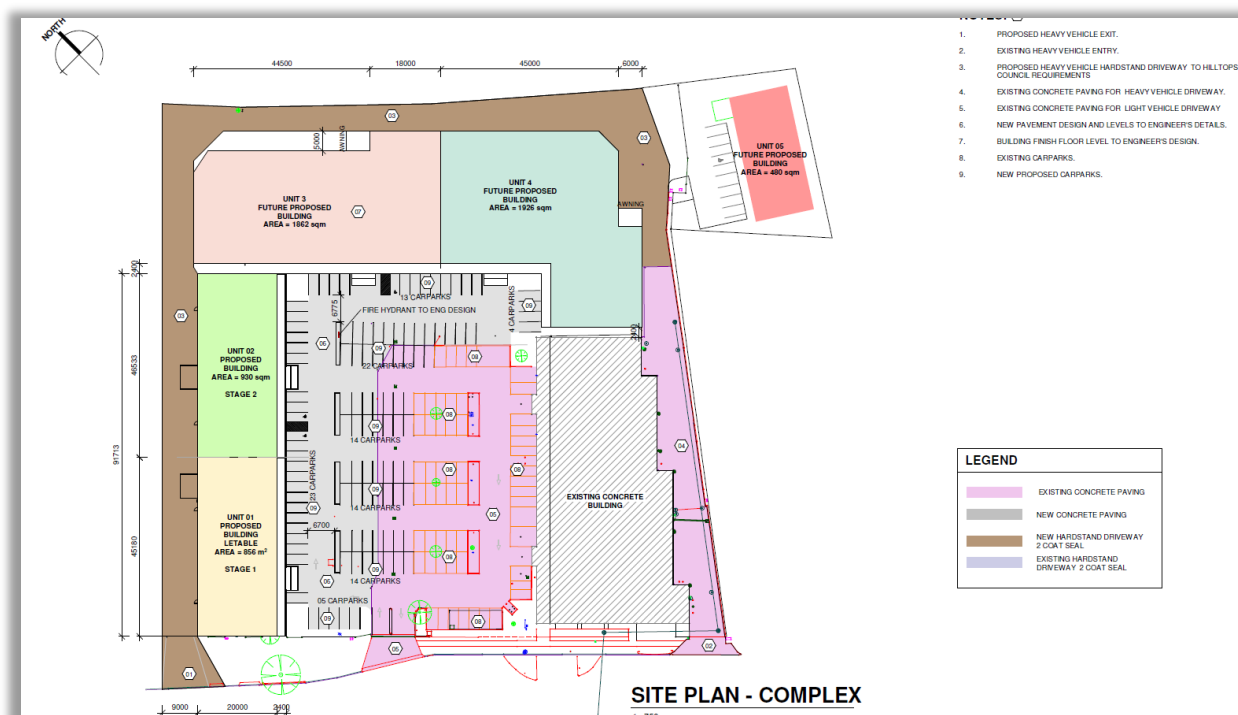


established buildings yet will reflect the construction design with lighter weight materials to rear of job rather than wholly tilt slab, which has been retained for facade. The gross floor area (GFA) of the new building will be 1786m<sup>2</sup>, at 45.1m & 46.53m x 20m each occupancy (BCF = 856 sq.m, Occupancy 2 = 930 sq.m). Each occupancy having less than 10 staff (BCF have 4 – 5 staff per shift on at any time for this sized store) will only require a Unisex Accessible WC which despite this allows for up to 10 females per pan and 15 males per pan anyway (accounts for up to 25 staff) per the BCA. Toilets for Patrons are not required in this style of retail.

Each building will be setback comfortably from boundaries for BCA compliance (>3m) and be fire separated from each other, with the closest other buildings distant. The closest buildings to a side setback are 9m to the western boundary which is the back side of the adjacent development, thereby causing no amenity loss or concern.

As will be discussed below, compliance with Council flood controls is inherent as the carpark is already above the former natural level [pre-2012] by some considerable height compared with the mapped areas.

Sheet A009 has been included with the Plan set to give an indication of future development potential yet should in no way be construed to be part of this application.



Potential for the complex. This DA only the western 2 occupancies

## Hours of Operation

BCF is looking to trade or have Staff attending the site and working, between the following hours;

Mon to Wed	7am – 7pm
Late night trade days	7am to 9pm
Saturday/Sunday	8am – 5pm
Public Hols exc Xmas	8am – 5pm

These hours appear not inconsistent with Supercheap Auto's operating hours in the same complex.

**Specific Reports attached**

The Applicant has sought out specific reports arising from the pre-DA discussions. These include, and are attached;

- Stormwater Design supplement to existing site drainage
- Geotechnical Soil Contamination Clearance Report
- Traffic Study for Traffic Generating Development

These are and will be referred to in detail, in this Statement.



## C. Compliance with Planning Controls

### Young Local Environmental Plan 2010

The primary environmental planning instrument over this land is Young Local Environmental Plan 2010. A planning portal report has been extracted from NSW Planning and this is attached in the appendices. The land is **zoned E4 – General Industrial**.

The objectives of this zone and this proposals consistency with these is stated.

E4 Land Use Table Objectives Analysis		
1	<ul style="list-style-type: none"><li>To provide a range of industrial, warehouse, logistics and <b>related</b> land uses.</li></ul>	Specifically designed for this purpose - CONSISTENT
2	<ul style="list-style-type: none"><li>To ensure the efficient and viable use of land for industrial uses.</li></ul>	Targeted permissible development in a compact and designed way - CONSISTENT
3	<ul style="list-style-type: none"><li>To minimise any adverse effect of industry on other land uses.</li></ul>	Proposal is designed conducive to the site with a presentation or prominence up from the street - CONSISTENT
4	<ul style="list-style-type: none"><li>To encourage employment opportunities.</li></ul>	This is the specific purpose of the application - CONSISTENT
5	<ul style="list-style-type: none"><li>To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.</li></ul>	This is the specific purpose of the application - CONSISTENT

Is development permissible within the zone? Yes

The range of permitted and prohibited uses is listed below;

#### 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

The development is designed as **specialised retail premises** and this was verified for the stated use (BCF) at a pre-DA Meeting with Council's Senior Planners on .3/12/2024. The original development under a past DA & LEP was based on bulky goods retail fitting a permissible description at that time.

**specialised retail premises** means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires—

- a large area for handling, display or storage, or
- direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.

**Note** - Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies.

**Specialised retail premises are a type of retail premises—see the definition of that term in this Dictionary.**

The Compliance Table below provides a summary of the relevant standards and these are addressed relevant to the broadness of possible usability anticipated.

## HILLTOPS LEP 2022

Clause	Complies	Comments
1.2 Aims of plan	Yes	<p>The development is consistent with the following aims of the LEP:</p> <p>(a) to advance the environmental, economic, and social goals of Hilltops,</p> <p>(b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following—</p> <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> <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> <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> <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> <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> <p>The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.</p>



Clause	Complies	Comments
1.4 Definitions	N/A	The proposed development is defined as <b><i>specialised retail premises</i></b> which is defined per the above.
1.9A Suspension of covenants, agreements, and instruments	Yes	The restrictions as to user / dealings that apply to the site are being observed in the design and siting of this proposal.
2.2 Zoning	N/A	The site is zoned 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.  See LUT statement 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	N/A	N/A
4.1A Dual Occupancy Lot sizes	N/A	n/a
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought
5.4 Other development controls	N/A	Development type not stated
5.10 Heritage Conservation	N/A	The allotment, its buildings, nor adjacent land nor buildings in locality are 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	N/A
6.1 Earthworks	OK	Minor cut/fill. Site shaped at original phase 1 of development  Sedimentation and erosion control measures shall be put in place during construction.
6.2 Essential Services	Complies	Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required — (a) the supply of water, <b><i>available at front of site on application to Hilltops Shire (connections do exist yet further occupancies will require separate connections)</i></b> (b) the supply of electricity, <b><i>available at front of site on application to Essential Energy (connections do already exist)</i></b> (c) the disposal and management of sewage, <b><i>retic sewer available at front of site on application to Hilltops Shire (connections do exist yet further occupancies will require separate connections)</i></b> (d) stormwater drainage or on-site conservation, <b><i>design attached – to front of site</i></b>

Clause	Complies	Comments
		(e) suitable road access <i>Sealed road at frontage – entry exists. New custom delivery vehicle exit to be provided.</i>
6.3 Terrestrial Biodiversity	N/A	Site not mapped this attribute
6.4 Water - Riparian	N/A	Site not mapped this attribute
6.5 Water – Groundwater Vulnerability	N/A	Site not mapped this attribute
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	Site not mapped this attribute

### Section 5.21 LEP – Flood Planning – Specific Commentary

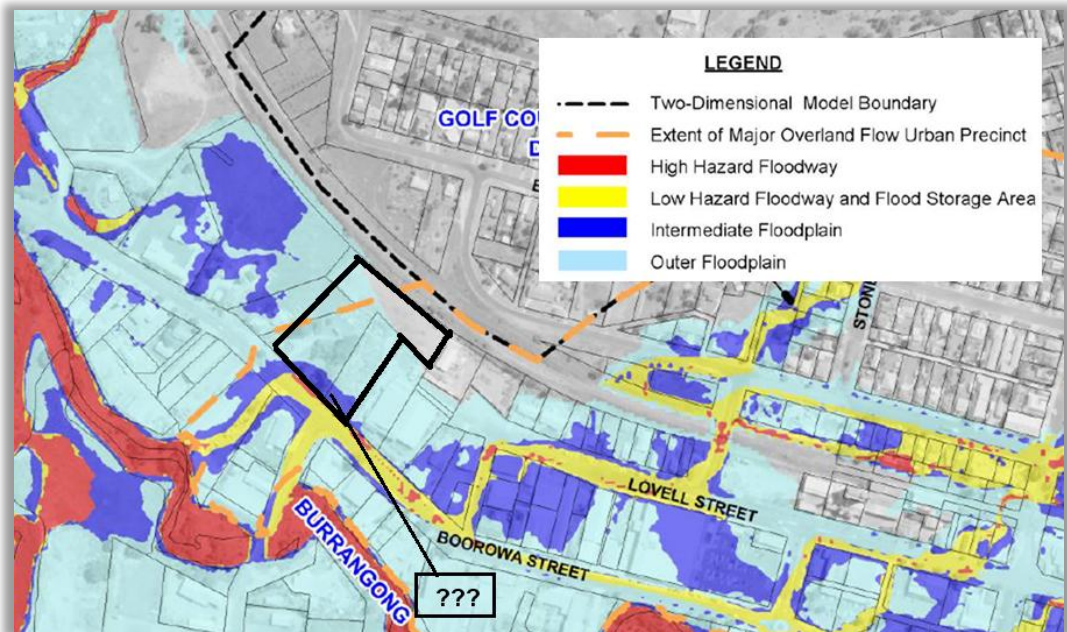
The November 2015 Flood Study undertaken for Young Shire Council by Lyall & Associates/Nexus Environmental Planning, and was subsequently adopted.

From this map and policy set, it is important to establish if the Flood Planning Level provision of the LEP applies and then subsequent controls as set forth from this point. The critical extracts are reproduced below;

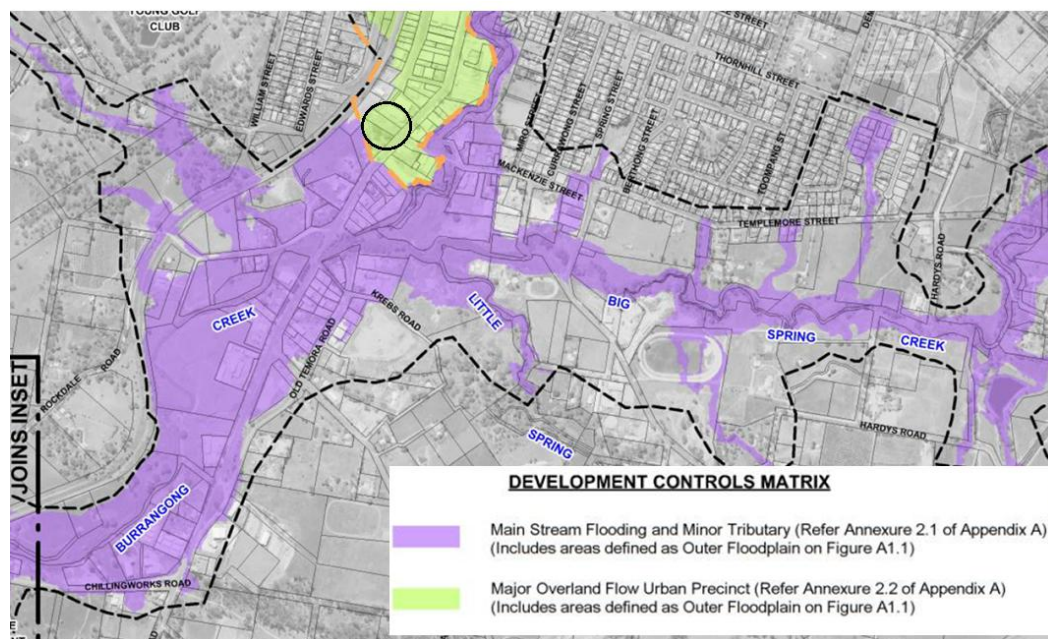


Flood Planning Area – site has mostly white shading with some red – investigation in policy continues

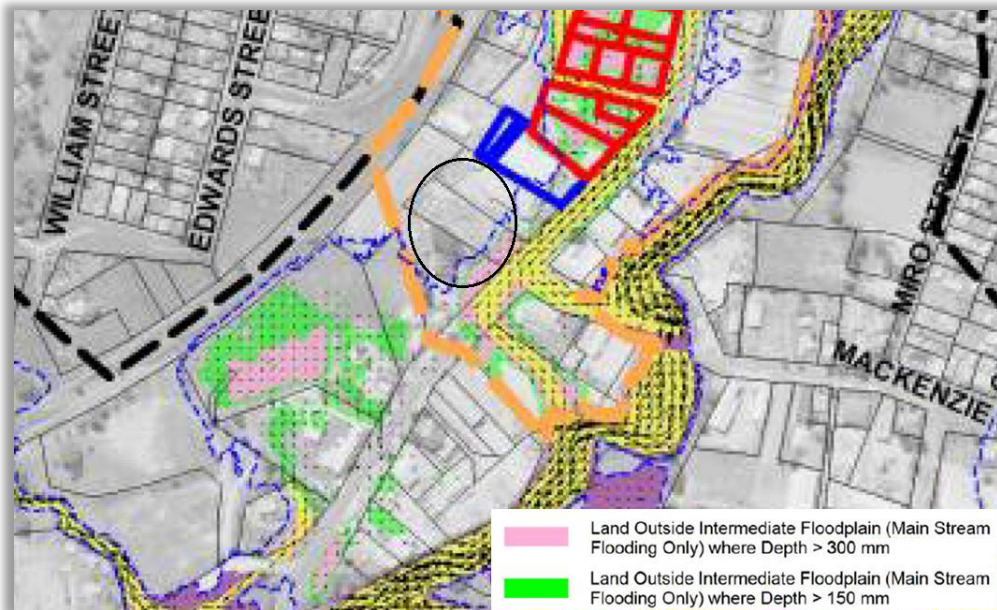




Outer Flood Plain with part marked intermediate ??  
 Use of pre 2013 (date of phase 1 of development) Contour base data suspected



Classification of Land for Development Controls Matrix



#### Sub- Classification of Impact Depth

Yet it should be noted affected area is at least 1200mm higher than road adjacent??

#### ANNEXURE 2.2 DEVELOPMENT CONTROLS MATRIX – MAJOR OVERLAND FLOW URBAN PRECINCT

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

Not Relevant

Unsuitable Land Use

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

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

See Notes over page:

#### Development Controls – Identification Matrix

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

Floor Level

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

Building Components

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

Structural Soundness

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

Flood Affection in Adjacent Areas

1. Residential development may be "deemed to comply" provided it conforms with the requirements of Section A2.15. A Flood Risk Report may be required for development in Floodway zones to demonstrate that the development will not increase flood hazard (see Item 7 Management and Design below).

Note: When assessing Flood Affection the following must be considered:

- iii. Loss of conveyance capacity in the floodway or areas where there is significant flow velocity.
- iv. Changes in flood levels and flow velocities caused by the alteration of conveyance of floodwaters.

Evacuation/ Access

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

Management and Design

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

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

Development Controls Matrix – applicable controls

In summary, the land is identified in a Flood Planning Level area, it does have controls under the matrix – being floor height for new development. The site and road are minor affected by modelled 1:100 ARI flooding or inundation (before or after modelling), however incorporating the precautionary principle applied in the policy, being a nominal area, new floor levels should be 300mm above existing ground levels.

**The site rests some 1200mm+ above the adjacent mapped road area and it may appear an older LIDAR/Contour base may have been used from prior to this site being developed 3 years before this Flood Study.** The carparking areas and the buildings site at least 1200mm above the adjoining impacted roads and mapped areas.

No work is therefore required.

Verification by a Surveyor that the floor levels are considerably higher than FPL + 300mm can be arranged pre-CC.



## OTHER LEGISLATIVE OBLIGATIONS

### **GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

#### **1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994**

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations, or ecological communities, because:

##### **Biodiversity Conservation Act 2016**

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there are no trees and shrubs to be removed, there are no threatened ecological communities on the site, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds (is not mapped as high biodiversity value on the Biodiversity Values Map and does not exceed the clearing threshold) [7.2(1)(b)],
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].
- See also mapping in earlier LEP section marked BOSET/BDAR

##### **Fisheries Management Act 1994**

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the region and the development is not a key threatening process.

#### **4.10 Designated development**

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

#### **4.36 Development that is State significant development**

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

#### **4.46 Integrated development**

The building is proposed to be erected and site developed, yet does not conflict with a waterway, an activity or otherwise.

#### **Aboriginal/Indigenous Cultural Heritage**

A search under this mapping revealed that no item was identified on the AHIMs database, nor is the property within sensitive land per the Young Aboriginal Cultural Heritage Study as mapped. These searches are in the Appendix to this report.

## **SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:**

### ***State Environmental Planning Policies (SEPPs)***

Several SEPPs apply to the land, however, only the following have any relevance to the proposed development:

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

### **DRAFT LEP's ?**

Currently Council has received Gateway, advertised and considered amendments to its LEP for Housekeeping matters, including changes to the LEP in the E4 zone;

Critical changes in Part 1 of proposals table are item 3 & 4 below

Table 1. Hilltops LEP Housekeeping Amendment 2024	
Amendment #	Proposed change
Land Use Permissibility amendments:	
1	R1 General Residential: Remove permissibility of 'Shops'
2	R1 General Residential: permit 'Home Industry' and prohibit 'light Industry'.
3	E4 General Industrial: Remove 'School-based Childcare'
4	E4 General Industrial: remove permissibility of 'shops' and 'neighbourhood shops'
5	E3 Productivity Support: remove permissibility of 'animal boarding', 'office premises' and 'neighbourhood shops'
SP2 Land Use Zoning Mapping Alignment Adjustment	
6	Re-alignment of the SP2 Zone covering Saines Road, Young with the Blaney to Demondrille railway corridor.
Addition of Part 5 Miscellaneous Provisions Clause: Clause 5.22	

Of particular interest is the removal of “shops” as a permitted use. The status of the Draft LEP is not as yet “certain or imminent” as apparent on the NSW LEP Tracker, which would lend weight as further permissibility for the proposed development despite the comfort enjoyed from the specialised retail premises definition.

## **YOUNG DEVELOPMENT CONTROL PLAN EVALUATION**

SEE OVER

This DCP was specifically written for applicability to Young LEP 2010 which for the most part is superceded. Its applicability to Hilltops LEP 2022, is questionable yet assessed.

Thereafter however, the Draft Hilltops DCP is assessed also.



## Young Development Control Plan 2011 (YDCP)

You should provide an assessment of your proposal against the YDCP 2011 by completing the relevant sections of the Compliance Table below.

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

Compliance Table for YDCP 2011 – COMMERCIAL & INDUSTRIAL DEVELOPMENT		
Clause	Control	If non-compliance state and address
<b>Food Premises – Additional Provisions</b> These controls apply to a food premises in any zone.		
	Where a kiosk is proposed in conjunction with an industry the following controls apply: <ul style="list-style-type: none"> <li>• Food preparation and storage to enable easy cleaning;</li> <li>• Food premises should comply with the Australian Standard for Food Premises (AS 4674);</li> <li>• Provide customer sanitary facilities as per BCA;</li> <li>• Comply with Council's Trade waste Policy.</li> </ul>	<b>No kiosk or food preparation anticipated</b>
<b>Heritage Conservation Area Provisions</b> These controls apply to a development in any zone affected by a heritage item or conservation zone.		
	Any development of a heritage item should be in accordance with the guidelines from the Heritage Office: Design in Context: Guidelines for infill development in Historic Environment.	<b>No heritage item on the property and premises not identified in SHR, SHI or LEP</b>
	Provide a heritage impact statement for development adjacent to a heritage item.	<b>n/a</b>
<b>Enterprise Corridor (B6) and Business Park (B7) Zones – Additional Provisions</b> - These controls apply to industrial development in (B6) and (B7) zones.		
	<ul style="list-style-type: none"> <li>• Site signage (other than on a building) to be consolidated into a single pylon sign contained within the site;</li> <li>• Avoid direct access from the Olympic Highway;</li> <li>• Access and egress to the site to be in a forward direction;</li> <li>• Access, parking and signage to comply with RTA standards (referral to RTA required);</li> <li>• Any façades visible from the Olympic Highway to be constructed of brick, decorative masonry, glass or other quality materials;</li> <li>• Maximum floor space ratio (FSR) of 0.5:1;</li> <li>• Parking to be available which is visible from the street frontage Including in front of the building;</li> <li>• Existing canopy trees to be protected and incorporated into site landscaping;</li> </ul>	<b>Not B6 or B7 zone</b>

Compliance Table for YDCP 2011 – COMMERCIAL & INDUSTRIAL DEVELOPMENT		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> <li>Landscaping to be provided over at least 50% of land between the building and the Olympic Highway including canopy trees;</li> <li>Buildings to be set back at least 15m from the Olympic Highway street frontage and 5m from any side boundary;</li> </ul>	
<b>Industrial Development</b> - These controls apply to industrial development in any zone.		
Servicing	<ul style="list-style-type: none"> <li>All industrial allotments to be serviced by underground electricity, water, sewer and telecommunications in accordance with the relevant authorities' requirements and relevant Australian Standards;</li> <li>Development to provide a rainwater tank to amenities;</li> <li>Separate occupancies to have separate sanitary and stormwater drainage lines;</li> <li>Developments comply with Council's trade waste policy.</li> </ul>	<p><b>Anticipated and development has these provided.</b></p> <p><b>Not provided yet water use is expected to be low.</b></p> <p><b>Will be designed for</b></p> <p><b>Only discharge to sewer will be via toilets/kitchenette for staff</b></p>
Access and Parking	<ul style="list-style-type: none"> <li>Access aisles, manoeuvring areas and parking should be in accordance with Council's <u>Engineering Guidelines for Subdivision and Development</u>;</li> <li>Access driveways within the road reserve to be constructed of concrete;</li> <li>Kerb and guttering and footpath to be provided to all road frontages of the development,</li> </ul>	<p><b>Compliance is demonstrated on plans attached in the appendices and commensurate with the attached Traffic &amp; Parking Study.</b></p> <p><b>The main access to the development is a concrete finish from road edge to all parking areas.</b></p> <p><b>New delivery vehicle exit to also be concrete and at crossover.</b></p> <p><b>Kerb and gutter plus sealed roads at frontage – existing</b></p>

Compliance Table for YDCP 2011 – COMMERCIAL & INDUSTRIAL DEVELOPMENT		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> <li>Customer and visitor parking to be clearly signed and is located at the front of the development, towards the primary street frontage.</li> <li>Vehicle access and egress is to be in a forward direction.</li> <li>Appropriate separation is provided between customers / visitors and the operational areas of the site.</li> <li>A clearly identified point of customer/visitor entry is provided;</li> </ul>	<p><b>Will be clear parking area central to development 52 new required – 72 spaces additional being provided. Credit position to be noted &amp; acknowledged in this regard.</b></p> <p><b>Complies</b> <b>Complies</b></p> <p><b>Complies</b></p>
Setbacks	<ul style="list-style-type: none"> <li>Minimum front setback of 15 m (from a classified road frontage) and a setback of at least 6 m is provided from any other road;</li> <li>Minimum setback to rear boundary of at least 5 m (unless the building is constructed to the boundary);</li> </ul>	<p><b>Minimal setback or 0 front building line proposed consistent with existing. Building is elevated, wide verge and road – does not interfere with amenity or streetscape and is consistent in the area. Variance sought consistent with precedent set by phase 1 of the development</b></p> <p><b>Compliant</b></p> <p><b>All other setbacks comply.</b></p>
Buffers	<p>Buildings adjoining non-industrial development:</p> <ul style="list-style-type: none"> <li>To be set back a minimum of 10 m from the property boundary;</li> <li>Do not have a wall height exceeding 8m;</li> <li>Do not produce any additional overshadowing of the adjoining property between the hours of 9am-3pm on the 21st June.</li> </ul>	<p><b>Set within the zone</b></p>
Noise and Vibration	<ul style="list-style-type: none"> <li>Building design and machinery to minimise any noise emissions;</li> <li>If possible, locate machinery within buildings or other acoustic treatment structures;</li> </ul>	<p><b>During construction there will be earthworks, access construction and building impacts. Construction is very contemporary and short interval build time. Earthworks machinery should not impact on neighbours as a result of distance from neighbouring developments, be it residential or neighbouring industrial.</b></p>



Compliance Table for YDCP 2011 – COMMERCIAL & INDUSTRIAL DEVELOPMENT		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> <li>• Openings to the building which are usually open during operations should be directed away from sensitive receivers such as residential housing;</li> <li>• Building design and machinery installation to prevent vibration transmission to adjoining properties or public areas;</li> <li>• The operating noise level of plant and equipment should not exceed 5dBA above the background noise level when measured from the property boundary.</li> </ul>	<p><b>Longer term there will be no greater impacts than currently experienced (if any) for a retail premises.</b></p> <p><b>No industrial processes or noise generating development.</b></p>
General Design	<ul style="list-style-type: none"> <li>• The majority of offices and/or customer areas and/or staff facilities to be located to address the primary road frontage and to be located in a part of the building that does not exceed one storey in height.</li> </ul>	<p><b>The site has buildings facing internally to the parking forecourt. As such, limited or no impact on neighbouring development exists.</b></p>
Façade Treatment	<ul style="list-style-type: none"> <li>• The front façade of the building to be constructed from: <ul style="list-style-type: none"> <li>- face brick or decorative masonry block; or</li> <li>- timber panelling, pre-coloured metal cladding, and glazing in conjunction with at least 30% of brick or masonry block.</li> </ul> </li> </ul>	<p><b>See the attached BCF Detailing in appendices. Consistent colour scheme as a National chain and not out of character with other established chain retailers nearby – Bunnings, SuperCheap Auto, Lawrence &amp; Hansen, Harvey Norman. Not inconsistent.</b></p> <p><b>This is considered a desirable outcome per the DCP.</b></p>
Landscaping and Fencing	<ul style="list-style-type: none"> <li>• Landscaping to be selected from schedule of tree species. <u>Refer to Appendix G of this DCP;</u></li> <li>• Landscaping to be provided to the primary street frontage(s) and to occupy 20% of the front building setback;</li> <li>• Vegetation to be planted should be a mixture of semi-mature species and seedlings/tube stock;</li> <li>• Canopy trees to be provided on properties located on classified roads between the front boundary and the building line;</li> <li>• Fencing to be of a uniform colour and material along all common boundaries;</li> <li>• Solid fencing should be no more than 1.8m above the finished ground level;</li> </ul>	<p><b>Please see the landscaping and fencing drawing in the appendices.</b></p> <p><b>This landscaping will extend primarily to the front of site and aisle caps</b></p> <p><b>Existing retained mature plantings to be matched and consistency achieved. These will be retained.</b></p> <p><b>Fencing will be 2400mm galvanised chain-wire fencing which is the standard common to the industrial area.</b></p>

Compliance Table for YDCP 2011 – COMMERCIAL & INDUSTRIAL DEVELOPMENT		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> <li>Maximum fence height of 2.4m</li> <li>Additional fencing, screen walls or screen vegetation to be provided to conceal unsightly areas from neighbour or public view;</li> <li>Fencing to a street or other public place is of open and durable construction.</li> </ul>	
Signage:	<ul style="list-style-type: none"> <li>Signage to be located to show business names but without detracting from the appearance of the area or causing issues for adjoining properties, road users, or others in the surrounding area.</li> </ul>	<b>Signage will be as indicated in the appendices with colour palette layout and design nominated.</b>
<b>Village Development – Zone RU5</b> These controls apply to light industrial development in the RU5 zone.		
	<ul style="list-style-type: none"> <li>Commercial or industrial uses to be constructed with pre-painted metal with unpainted metal type finishes avoided.</li> <li>All-weather parking areas to be provided;</li> <li>Where there is no sewer available, the development is to comply with Council's Policy with respect to the <u>On-Site Management of waste disposal</u>. Properties with an area of less than 1ha to provide geotechnical information showing the feasibility of on-site management;</li> <li>Where no reticulated water supply is available, roof areas and tanks to be provided.</li> </ul>	<b>Not RU5</b>
<b>Car parking and Vehicle Access</b> – these controls show the required parking rate for any industrial development		
Parking Rates	<u>Warehouse / Distribution Centre</u> – 1 space / 100m <sup>2</sup> of gross leasable area <u>Office Premises</u> - 1 space / 50m <sup>2</sup> of gross leasable area <u>Business Premises</u> – 1 space / 35m <sup>2</sup> of gross leasable area <u>Industries</u> – 1 space / 2 staff employed or 1 space / 100m <sup>2</sup> of gross leasable area	<p>The DCP would require</p> <p>1 space for every 35 sq.m or part thereof = 51.02 (52) new spaces for the proposal. 61 presently exist in phase 1 of development as built, however it is intended to afford 72 new spaces at this time. This leaves the site in credit without even applying street credits, toward future development when it arises.</p> <p>Parking is provided in line with (and indeed in excess of) the development's needs, on the site plan.</p>

Compliance Table for YDCP 2011 – COMMERCIAL & INDUSTRIAL DEVELOPMENT		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> <li>• Car parking to be provided on the site of the development;</li> <li>• Vehicles enter and leave the site in a forward direction;</li> <li>• All parking spaces to be marked by lines or spaces;</li> <li>• The layout and dimensions of car parking areas are in accordance with <u>Figures 4.1 and 4.2 of this DCP</u>;</li> <li>• All car parking and internal road areas to be paved in bitumen seal coat, asphaltic or bituminous concrete, cement concrete, concrete paving blocks, or brick paving blocks;</li> <li>• Free and uninterrupted access to car parking areas is maintained at all times.</li> </ul>	<p>See carparking plan incorporating the above details plus as detailed per this section and comments previously in this SEE.</p> <p>Parking will be on a concrete pavement. The accessible space/s will have pavement markings in concrete displaying it specifically.</p>
<b>General Provisions for Car Parking Areas</b> – these controls apply to industrial premises required to provide a car parking area.		
	<ul style="list-style-type: none"> <li>• Car parking areas to comply with Australian Standard AS2890;</li> <li>• Pedestrian access to within the car parking area to be separated from vehicular traffic;</li> <li>• Any blind aisles to be: less than 15m in length; a minimum of 6.5 metres wide; clear of all obstructions; and provided with a manoeuvring area at the blind end of the aisle.</li> <li>• Separation of entry and exits points;</li> <li>• Entry to and exit from the site to be in a forward direction;</li> <li>• Holding areas have a maximum grade of 5% for a minimum distance of 6 metres behind the road boundary;</li> <li>• All car parking areas to be sealed, graded and drained;</li> <li>• The maximum acceptable grade for sloping parking (including access aisles) is 10%.</li> <li>• The minimum clear head room for undercover parking is 2.3 metre for passenger vehicles or 4.6 metres where other vehicles will access the parking area;</li> <li>• For required turning circle dimensions refer to <u>Appendix F of the YDCP</u>;</li> <li>• Where 15 or more spaces provided at least 30% of spaces to be shaded;</li> </ul>	<p>Noted – see carparking layout and traffic plan, specifications plan in appendices.</p>



Compliance Table for YDCP 2011 – COMMERCIAL & INDUSTRIAL DEVELOPMENT		
Clause	Control	If non-compliance state and address
	<ul style="list-style-type: none"> <li>For driveway types and the design of access points refer to Tables 4.2, 4.3 and 4.4 in the YDCP.</li> </ul>	
<b>Development Requiring Tree Removal or Lopping</b> - These controls apply to commercial development in all zones other than RU1 and RU3.		
	<p>Designated trees should be protected and retained where possible. Designated trees are defined within Section 4.3.1 of the YDCP</p>	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.

## Section 2.5 Commercial, Business and Retail Development

Commercial and retail development is carried out in such a way as to:

- protect and enhance the economic function of Hilltops Local Government Area.
- protect and enhance the character of Hilltops Local Government Area.
- Protect and respond to the environment.

Performance Criteria	Acceptable Solution	Comment this Application
<b>PC1</b> To ensure that development is consistent with existing or future character and building heights are consistent with the prevailing heights for commercial and retail development within the immediate vicinity.	<b>AC1.1</b> Shop fronts are true to the style of the existing building and the top and bottom floors of existing buildings are consistent in style and colour scheme.	Consistent to existing complex design  Façade presentation consistent (colonnade style) and facing the centralised forecourt parking.
	<b>AC1.2</b> The character of heritage conservation areas is protected and new development is consistent with the bulk and scale of a rural town, containing historic buildings.	n/a not heritage
	<b>AC1.3</b> Appearance of development is appropriate to neighbouring buildings and the wider area.	consistent to development and nearby
	<b>AC1.4</b> No existing windows are painted over. Frosting or signage for part of the frontage is considered suitable.	new work
	<b>AC1.5</b> Development is to avoid fibrous cement, unless painted, and metal cladding of walls, unless as an architectural feature.	painted façade work to be consistent with tilt up from phase 1 on site
	<b>AC1.6</b> Building front setbacks are consistent with adjoining buildings, or if adjoining buildings have different setbacks, with the average of those setbacks.	consistent with existing
<b>PC2</b> To ensure that safe and efficient passage is available between street frontages and car parking areas.	<b>AC2.1</b> Pedestrian linkages between shop fronts and public parking areas are retained or provided in convenient locations where possible. These are well lit at all times, and contain no dead ends or other places possible to conceal a person.	centralised carpark to development, footpath linkages
	<b>AC2.2</b> Primary access to a development is available from a street, not a rear lane.	From street
	<b>AC2.1.2</b> All frontages of the site are to be provided with kerb and gutter.	Exists

<p><b>PC3</b> To ensure that parking is of sufficient quantity, and provided in safe and efficient manner.</p>	<p><b>AC3.1</b> Parking complies with the provisions of Sections 4.1 and 4.2 of this DCP.</p>	See commentary above
	<p><b>AC3.2</b> The re-development of parking areas should not detract from the character of the surrounding area.</p>	Centralised, convenient, and attractive to consumer
	<p><b>AC3.2</b> Visitor parking is easily accessible and clearly designated by line-marking and signage.</p>	Complies
	<p><b>AC3.3</b> All parking areas and trafficable areas on-site is to be sealed with bitumen, coloured or textured concrete or pavers, to Council specifications.</p>	concrete - greyed texture  loop road temporary link in 2 coat seal - extend existing
	<p><b>AC3.4</b> Vehicles accessing service areas or onsite parking areas must be able to enter and leave the development in the forward direction. The 85th percentile vehicle must be able to turn on-site in no more than a two-point turn. Templates can be found within Council's Engineering Guidelines, found on Council's website.</p>	Complies
<p>PC4 To provide shop top housing or commercial development in the upper stories of multi-storey development.</p>	<p><b>AC4.1</b> No part of the building is to exceed 9 m when measured vertically from the natural ground level immediately below that part. This excludes any architectural or service features such as parapets or antennae.</p>	Complies - 6.2m
<p>PC5 To ensure zone E3 Zone has a well landscaped presentation with simple centralized entrance signage.</p>	<p><b>AC5.1</b> Signage is appropriate to the building and to the surrounding area.</p>	Consistent
<p>PC6 To ensure that new development is provided with appropriate services.</p>	<p><b>AC6.1</b> Developments are provided with water, sewer, power, telecommunications, and gas in accordance with the relevant authorities requirements.</p>	Compliant
	<p><b>AC6.2</b> Developments dispose of waste through a trade waste agreement if necessary.</p>	Compliant - skip space available
<p>PC7 The development is to be connected to Council's reticulated water and sewer systems where available or obligated to be connected under relevant acts.</p>	<p><b>AC7.1</b> Council's reticulated water service is to be connected separately to each dwelling.</p>	Complies
	<p><b>AC7.2</b> Council's reticulated sewer service is to be connected separately to each of the dwellings.</p>	Complies

	<b>AC7.3</b> Payment of any head-works contributions for water and/or sewer. Refer to Council's Development Servicing Plans that may apply to the development.	By condition where applicable
	<b>AC7.4</b> Payment of any Section 7.11 or Section 7.12 development contributions applicable to the development.	Is any part of sec 7.11 plan still existing?
	<b>AC7.5</b> Developments comply with Council's liquid trade waste policy.	No non-compliant discharge - toilet and staff facilities only
PC8 The development is to have appropriate stormwater drainage connected, where possible, into Council's existing stormwater infrastructure.	<b>AC8.1</b> All stormwater from the property shall be disposed of without causing nuisance. This may involve connection to Council's existing drainage system or other suitable arrangements such as easements or on site detention where no direct discharge to waters is available. Post development flow must not exceed pre-development flows.	Design provided
	<b>AMD8.2</b> All roof and surface water drainage is to be designed to provide for conveyance of these flows per AS3500 per AS3500 and current Australian Rainfall and Runoff Guidelines, including factoring of Climate Change via the Climate Change Rainfall modifier, to the appropriate road, public stormwater drainage system or watercourse where approved to do so.	Design attached
<b>Design Suggestions and Variations</b>		Comments
Council will consider the provision of concessions, possibly including car parking, for development fronting Boorowa Street in Young or Marsden St in Boorowa or Neill Street in Harden or Albury Street in Murrumburrah where developments provide pedestrian access to car parking areas via arcades or passageways having 3m minimum width.		Well designed parking central to the development, lends weight to front building line variance which is consistent with phase 1 of development.



## **D. Assessment of Likely Impacts of Development**

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### ***Construction Impacts***

During construction of the proposal there is expected to be minimal impacts on neighbouring premises. Care will be taken adjacent the rear common boundary with the Rail Corridor yet no development is proposed within 40 – 50m of same.

As the western of the site will be worked, graded, excavated and finished (not already established), sedimentation and erosion control measures (silt fence & hay bale to scour lines and drainage hold points) will be put in place as each area of the site is worked on. Care will be taken to ensure that no sediment leaves the site or makes its way into drainage lines. A broad scale sedimentation and erosion control plan will be prepared prior to Construction Certificate and conditioning of any determination in this regard, is anticipated.

Work will only occur during 7am to 7pm weekdays and 8am to 6pm on weekends during the construction phase, although it is an industrial area and more productive work may best occur with least impact on weekends. No work will occur on public holidays.

During the erection phase of the buildings & carparking, skip bins will be put in place to prevent construction litter, and these will be serviced by a commercial contractor.

### ***Privacy***

There is no anticipated loss of visual or acoustic privacy to any residential neighbouring land use during construction. The nearest residence is close to 90m away and is across a rail corridor. Notwithstanding this the hours of construction, the very contemporary nature of construction (slab and bolt together steel frame, screw on cladding) will mean construction is quick and relatively quiet. The slab preparation and shed erection phase may involve more noise but this will most likely be for 1 – 2 weeks in duration at a time. Long term privacy is assured as this development will continue as it has with no complaint history and a compliant member of the Industrial area

### ***Overshadowing***

The proposal will not result in any overshadowing to any residential or neighbouring land use?

### ***Economic and Social Impacts***

There are expected to be social and economic impacts within the locality, and these are anticipated to be mostly positive. The development extends Young's Regional Centre appeal by attracting another specialty store to the region. It will enhance the regional centre appeal of Young and its CBD attracting more influx into the Hilltops GDP.

This can only have a positive economic and social impact which aids Council and the business community to grow the Town, Shire and Region.

### ***Environmental Issues***

- Water quality, drainage and water supply

The development has been designed specifically to address these issues. Water connections exist and will be extended on for offices and ablutions. Sewer connections will be required and will specifically allow for flexibility in layout and trade waste potential appliance installation. Stormwater from buildings and from hard stand will be collected and discharged at infrastructure points in Council's network.

- Erosion and sedimentation

As per the above statement, erosion and sediment control plans for implementation phase will be provided prior to any CC stage.

- No major impact is foreshadowed having regard to disturbance of amenity type issues, like noise, air quality, odour or visual impacts from the initial build and presentation of the land for continuing this occupation.
- No impacts on native vegetation, threatened species, populations, ecological communities and their habitats are anticipated as this land has been highly disturbed over a long period without any obvious sign of any flora or fauna being impacted.

### ***Access and Traffic***

The proposal has been designed to meet Council's Policy statements and DCP in order that there should be no result in any conflict between vehicles, heavy vehicles, pedestrians and cyclists.

Boorowa Street is a well formed local/regional road servicing industry, and the major thoroughfare to Town. The existing access will be supplemented by a delivery vehicle exit point with good SISD. The current and proposed access location to Lot 1 with Boorowa Street has good sight distances, a broad shoulder area and is level and presents safe access to this part of the Industrial area of Young. See the attached Traffic Study verifying this.

## **E. Summary & Recommendation**

---

### ***Summary***

The development is commended to Council as it is expansion of an existing business, displaying strength and support to Young's Industrial area, despite recent Strategic expansion plans in other parts of the Hilltops at Young's expense.

The site is "shovel ready" and merely needs approvals for the work to commence. Buildings, access, turning areas, parking areas and ready-to-occupy industrial & related permissible development space will be available to augment the Owner's growing development and further anchored by National Chain retailer, BCF.

Council Policy has been reviewed and incorporated in the design. This DA is pivotal that it is providing expansion to the owners growing business. We trust this design and set of policy compliance statements meets Council's needs to adequately assess and determine this application in the affirmative.

The development is commended to Council for its assessment.

**APPENDIX 1**

**TITLE SEARCH &**

**DEPOSITED PLANS**

**88B Instrument**





FOLIO: 1/1202085

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/5/2025	9:54 AM	10	14/8/2023

LAND

----

LOT 1 IN DEPOSITED PLAN 1202085  
AT YOUNG  
LOCAL GOVERNMENT AREA HILLTOPS  
PARISH OF YOUNG COUNTY OF MONTEAGLE  
TITLE DIAGRAM DP1202085

FIRST SCHEDULE

-----

DJ & TL MELLROSS PTY LIMITED (T AJ673082)

SECOND SCHEDULE (10 NOTIFICATIONS)

-----

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S)
- 2 T447400 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 AI678511 LEASE TO SUPER CHEAP AUTO PTY LTD OF TENANCY 1, 323-327 BOOROWA STREET, YOUNG. EXPIRES: 3/11/2020. OPTION OF RENEWAL: 5 YEARS AND A FURTHER OPTION OF 5 YEARS.  
AT47964 VARIATION OF LEASE AI678511 EXPIRY DATE NOW 3/11/2025. OPTION OF RENEWAL: PRESERVED.
- 4 AK599587 LEASE TO AUSTRALIA TOWER NETWORK PTY LIMITED (SEE AT217774) OF THE LEASE AREA SHOWN HATCHED IN PLAN ANNEXED WITH AK599587 COMMENCES 1/3/2020. EXPIRES: 28/2/2025.
- 5 AK599588 LEASE TO AUSTRALIA TOWER NETWORK PTY LIMITED (SEE AT217774) OF THE LEASE AREA SHOWN HATCHED IN PLAN ANNEXED WITH AK599588 COMMENCES 1/3/2025. EXPIRES: 28/2/2030.
- 6 AK599589 LEASE TO AUSTRALIA TOWER NETWORK PTY LIMITED (SEE AT217774) OF THE LEASE AREA SHOWN HATCHED IN PLAN ANNEXED WITH AK599589 COMMENCES 1/3/2030. EXPIRES: 28/2/2035.
- 7 AP861733 LEASE TO LIV FITNESS PTY LTD OF TENANCY 3 AND KNOWN AS "ANYTIME FITNESS", 323-327 BOOROWA STREET, YOUNG. EXPIRES: 31/8/2029. OPTION OF RENEWAL: 5 YEARS.
- 8 AQ180823 LEASE TO LAWRENCE & HANSON GROUP PTY LTD OF THE LOCK-UP SHOP KNOW AS TENANCY 2, 323-327 BOOROWA STREET, YOUNG. EXPIRES: 30/6/2024. OPTION OF RENEWAL:

END OF PAGE 1 - CONTINUED OVER

MELLROSS...

PRINTED ON 20/5/2025

FOLIO: 1/1202085

PAGE 2

SECOND SCHEDULE (10 NOTIFICATIONS) (CONTINUED)

-----  
5 YEARS WITH A FURTHER OPTION OF 5 YEARS.  
9 AS74395 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED  
10 AS863180 LEASE TO LEANNE SIMMS OF TENANCY 2A, 323-327 BOOROWA  
STREET, YOUNG AND KNOWN AS 'LEANNE SIMMS ACADEMY OF  
DANCE YOUNG'. COMMENCES: 1/03/2023. EXPIRES:  
29/2/2028. OPTION OF RENEWAL: 3 YEARS AND ONE FURTHER  
OPTION OF 3 YEARS.

NOTATIONS

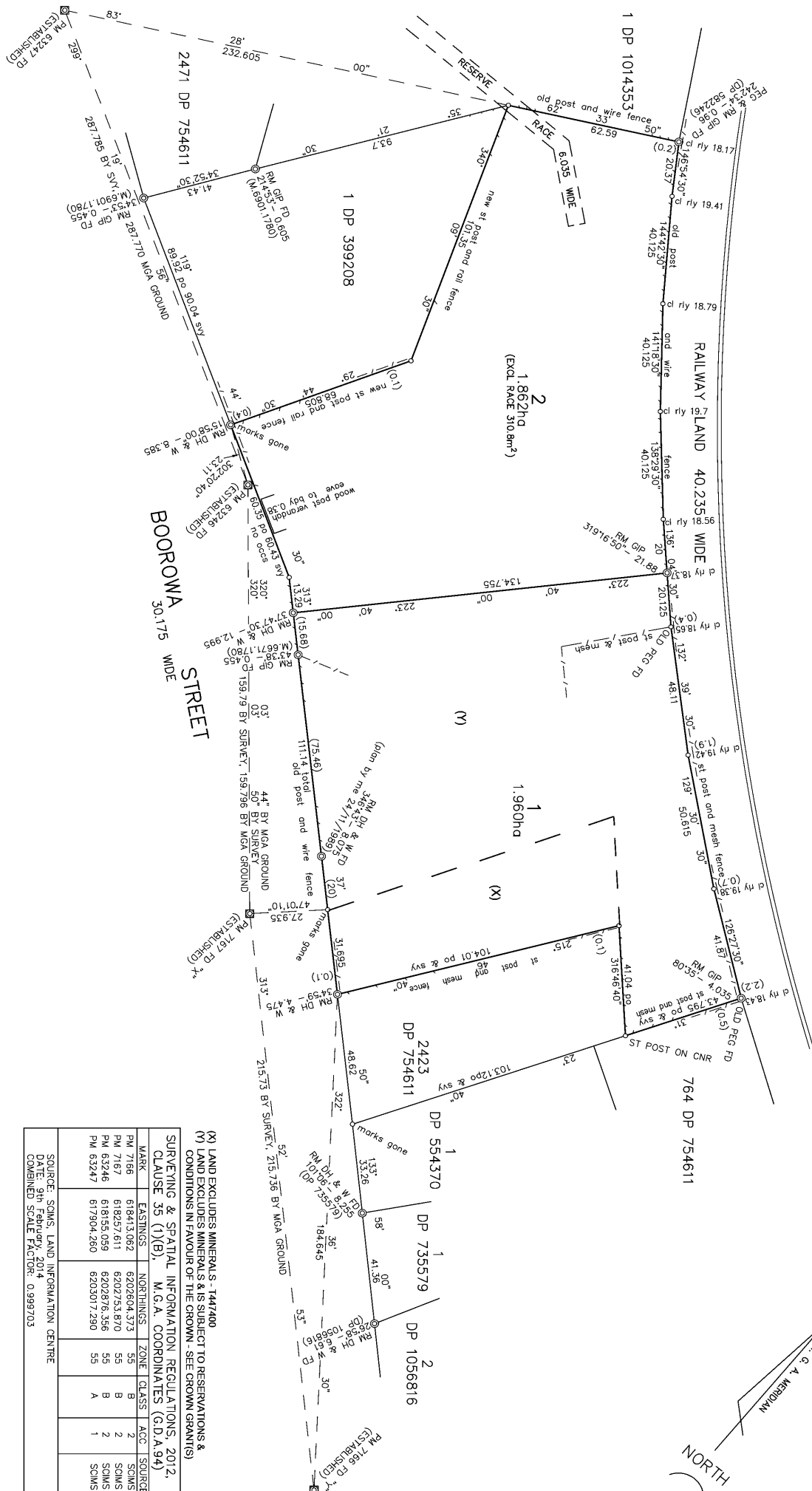
-----  
UNREGISTERED DEALINGS: NIL

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

MELLROSS...

PRINTED ON 20/5/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SURVEY & SPATIAL INFORMATION REGULATIONS 2012.						
CLAUSE 35 (1)(B), M.G.A. COORDINATES (G.D.A.94)						
MARK	EASTINGS	NORTHINGS	ZONE	CLASS	ACC	SOURCE
PM 7166	618413.062	6202804.373	55	B	2	SCMS
PM 7167	618257.611	6202753.570	55	B	2	SCMS
PM 63246	618155.059	6202876.556	55	B	2	SCMS
PM 63247	617904.260	6203017.290	55	A	1	SCMS

SOURCE: SCMS, LAND INFORMATION CENTRE  
DATE: 9th February, 2014  
COMBINED SCALE FACTOR: 0.999703

(x) LAND EXCLUDES MINERALS - T44/7400  
(y) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

STREET  
BOOROWA  
30175  
WIDE

DP1202085

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of <u>228</u> sheet(s)																	
<p>Registered:  25.9.2015</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p style="text-align: right;">Office Use Only</p> <div style="text-align: center;">   <b>DP1202085 S</b> </div> <p style="text-align: right;">Only</p>																		
<p><b>PLAN OF SUBDIVISION OF</b>  <b>LOT 2 DP 582246, LOT 1 DP 1179563</b>  <b>AND LOT 1018 DP 754611</b></p>	<p>LGA: YOUNG</p> <p>Locality: YOUNG</p> <p>Parish: YOUNG</p> <p>County: <del>MONTEAGLE</del> MONTEAGLE</p>																		
<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>	<p style="text-align: center;">Survey Certificate</p> <p>I, <b>William John Chapman</b>  of <b>CPC Land Development Consultants, PO BOX 338, YOUNG, 2594</b>  a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><b>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on 9<sup>th</sup> February, 2014</b></p> <p><b>*(b) The part of the land shown in the plan (*being/*excluding ^.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</b></p> <p><b>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</b></p> <div style="display: flex; justify-content: space-between;"> <div> <p>Signature: </p> <p>Surveyor ID: 801</p> <p>Datum Line: X - Y</p> <p>Type: SUBURBAN</p> <p>The terrain is <b>Level-Undulating</b></p> <p><small>*Strike through if inapplicable.</small></p> <p><small>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</small></p> </div> <div style="text-align: right;"> <p>Dated: 9<sup>th</sup> February, 2014</p> </div> </div>																		
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <b>Dirk WYNOL</b>  <del>*Authorised Person</del> General Manager/* Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number: .....</p> <p>Consent Authority: <b>YOUNG SHIRE COUNCIL</b></p> <p>Date of endorsement: <b>3rd NOVEMBER 2014</b></p> <p>Subdivision Certificate number: <b>2041SC-00006</b></p> <p>File number: <b>149.01</b></p> <p><small>*Strike through if inapplicable.</small></p>	<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>																		
<p>Plans used in the preparation of survey/compilation.</p> <table style="width:100%; border: none;"> <tr> <td>DP 582246</td> <td>DP 1179563</td> <td>DP 1056816</td> </tr> <tr> <td>DP 735579</td> <td>DP 554370</td> <td>DP 399208</td> </tr> <tr> <td>DP 1014353</td> <td colspan="2">plan by me 24/11/2014 1989</td> </tr> <tr> <td>M.434.1780</td> <td>M.5421.1780</td> <td>M.4414.1780</td> </tr> <tr> <td>M.6671.1780</td> <td>M.6901.1780</td> <td>M.4349.1780</td> </tr> <tr> <td>M.4419.1780</td> <td>M.5386.1780</td> <td></td> </tr> </table> <p style="text-align: right;">           17/8/15       </p> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p>	DP 582246	DP 1179563	DP 1056816	DP 735579	DP 554370	DP 399208	DP 1014353	plan by me 24/11/2014 1989		M.434.1780	M.5421.1780	M.4414.1780	M.6671.1780	M.6901.1780	M.4349.1780	M.4419.1780	M.5386.1780		<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>
DP 582246	DP 1179563	DP 1056816																	
DP 735579	DP 554370	DP 399208																	
DP 1014353	plan by me 24/11/2014 1989																		
M.434.1780	M.5421.1780	M.4414.1780																	
M.6671.1780	M.6901.1780	M.4349.1780																	
M.4419.1780	M.5386.1780																		
<p>Surveyor's Reference: <b>16596-B</b></p>																			




PLAN FORM 6A (2012)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of <sup>2</sup>28 sheet(s)


Office Use Only		DP1202085
Registered:  25.9.2015		
PLAN OF SUBDIVISION OF LOT 2 DP 582246, LOT 1 DP 1179563 AND LOT 1018 DP 754611		
Subdivision Certificate number: 2014/SC-00006 Date of Endorsement: 31d NOVEMBER 2014		This sheet is for the provision of the following information as required: *(d) A schedule of lots and addresses - See 60(c) SSI Regulation 2012 *(e) Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 *(f) Signatures and seals- see 195D Conveyancing Act 1919 *(g) Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

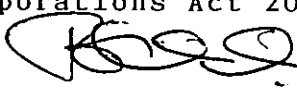
Executed by DJ & tl Mellross Pty Ltd ACN 003 878 215 in accordance with Section 127 (1) of the Corporations Act 2001 by:

  
Darren John Mellross  
Director


  
Tracey Lee Mellross  
Director/Secretary

Executed by Young Veterinary Clinic Pty Ltd ACN 111 371 058 in accordance with Section 127(1) of the Corporations Act 2001 by:

  
Anthony Mark Hawker  
Director/Secretary

  
Joanne Hawker  
Director

I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See \* below]

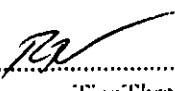
Signature of witness: 

Name of witness: Vamsi Muppaka

Address of witness: 1 King Street  
Concord West NSW

\*s117RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation

Certified correct for the purposes of the Real Property Act 1900 by the ~~BANK~~  
SIGNED by **ROBERT TIDSWELL** as attorney for Westpac Banking Corporation under power of attorney registered Book 4299 no. 332

  
(Signature) Tier Three Attorney  
By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
1	323	BOOROWA	STREET	YOUNG
2	341	BOOROWA	STREET	YOUNG

If space is insufficient use additional annexure sheet

Surveyor's Reference: 16596-B

## **APPENDIX 2**

### **PLANS OF DEVELOPMENT**



google.com/maps

SUBJECT SITE



google.com/maps maps.six.nsw.gov.au

SITE LOCATION

SCHEDULE OF DRAWINGS

SHEET NAME	SHEET NUMBER	CURRENT REVISION
SITE INFORMATION	A00A	8
GENERAL NOTES	A00B	8
PERSPECTIVES	A00C	8
SITE PLAN	A001	8
ROOF PLAN	A002	8
UNIT 01 FLOOR PLAN	A003	8
UNIT 02 FLOOR PLAN	A004	8
ELEVATIONS - UNIT 01	A005	8
ELEVATIONS - UNIT 02	A006	8
SECTIONS	A007	8
VEHICLE MOVEMENT PLAN	A008	8

SITE DETAILS

SITE AREA:	1.968 ha APPROX.
LEP-ZONING:	E4 - GENERAL INDUSTRIAL
LOCAL GOVERNMENT AREA:	HILLTOPS SHIRE COUNCIL
DEVELOPMENT TYPE:	PROPOSED COMMERCIAL DEVELOPMENT
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)



WARRICK MORLEY  
DRAFTING SERVICES

A | 'Greenwood' Bimbi NSW 2810      M | 0423 380 735      E | warrick@wmdrafting.com

PROPOSED COMMERCIAL BUILDING

323-337, BOOROWA STREET, YOUNG, NSW  
MR. D. MELLROSS

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SCALE	1 : 100	REVISION	8	DESCRIPTION	DA SUBMISSION
DATE	15/05/2025				
DRAWN	CM				
DESIGNED	WM				

DA SUBMISSION

DATE  
15/05/2025

PROJECT No.  
W23002

SHEET  
A00A



# GENERAL NOTES

## ABBREVIATION

C	STRUCTURAL COLUMN
CONC	CONCRETE FLOOR FINISH
DP	DOWN PIPE
FW	FLOOR WASTE
GAS	GAS BOTTLE
HWS	HOTWATER SYSTEM
MSB	MAIN SWITCH BOARD
MV	MECHANICAL VENTILATION
TL	SELECTED TILE
TP	STANDPIPE + HOSE TAP
V	SELECTED WALL MOUNTED VANITY
VYL	SELECTED VINYL FLOOR FINISH
WC	SELECTED WATER CLOSET

### GENERAL SAFETY NOTE:

- ALL PATHS OF TRAVEL BOTH DURING & AFTER CONSTRUCTION ARE TO REMAIN FREE OF OBSTRUCTIONS.
- ALL ACCESS TO THE SITE DURING CONSTRUCTION IS TO REMAIN LIMITED TO AUTHORISED PERSONNEL WHO ARE TO BE MADE AWARE OF THIS REPORT.
- FUTURE DEMOLISHED TO ADHERE TO THE CODE OF PRACTICE FOR DEMOLITION WORK.
- ADEQUATE VENTILATION IS TO BE ALLOWED FOR BOTH DURING & AFTER CONSTRUCTION TO PREVENT INJURY DUE TO HEAT AND/OR AIR BORN CONTAMINANTS.
- ALL COMPONENTS OF THE CONSTRUCTION ARE COMPLY WITH NCC & ALL RELEVANT AUSTRALIAN STANDARDS & ANY ADDITIONAL FUTURE WORK IS TO BE DESIGNED & CARRIED OUT WITH REFERENCE TO THESE.
- POSITIONING OF NOISY PLANT EQUIPMENT BOTH DURING AND AFTER CONSTRUCTION MUST BE CARRIED OUT TO PREVENT NUISANCE AND/OR INJURY TO NEIGHBORING PROPERTIES.
- THE PROJECT MANAGER, CONSTRUCTION MANAGER, BUILDER & ANYONE IN CHARGE OF THE SITE/BUILDING BOTH DURING & AFTER CONSTRUCTION MUST IMPLEMENT ALL SAFETY REQUIREMENTS IN ACCORDANCE WITH THE NCC & ALL RELEVANT STANDARDS. ANY ACTIONS NOT IN COMPLIANCE BECOME THE RESPONSIBILITY OF THE PERSON/PERSONS WHO CARRIED THEM OUT.
- ALL PRODUCTS SELECTED BY THE OWNER & NOT APPROVED BY THE DESIGNER ARE THE RESPONSIBILITY OF THE OWNER.

## A001 SITE PLAN

- A. ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870
- B. DOWNPIPES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF IS INSTALLED.
- C. DOWNPIPES SHOULD BE AT A MAXIMUM OF 12 METER CENTRES AND AS CLOSE TO VALLEYS AS POSSIBLE AND IN ACCORDACE WITH NCC 3.5.3.5
- D. EXCAVATED MATERIAL STORED ON SITE SHALL BE PLACED UP-SLOPE OF SEDIMENT FENCE. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.
- E. CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET, TO PREVENT TRANSFERRING DEBRIS ONTO STREET. UNLESS ALTERNATIVE SEDIMENT TRANSFER REDUCTION METHODS ARE IN PLACE
- F. ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

## A003&A004 GROUND FLOOR PLAN

- A. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. NO DETAIL SURVEY WAS UNDERTAKEN FOR THE PREPARATION OF THIS PLAN. CHECK DIMENSIONS AND LEVELS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
- B. ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.
- C. DAMP-PROOFING MEMBRANE UNDER SLAB-ON-GRADE IN ACCORDANCE TO ABCB 4.2.8.
- D. TERMITE MANAGEMENT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NCC VOL 1. B1D4 AND MUST COMPLY WITH AS 3660.1
- E. DOORS TO SWING TOWARDS DIRECTION OF EGRESS PER NCC VOL 1. PART D3D25. DOOR LATCHES MUST BE OPERATED SINGLE-HANDEDLY IN A DOWNWARD MOTION LOCATED BETWEEN 900mm TO 1100mm IN ACCORDANCE TO NCC VOL 1. PART D3D26.
- F. DOORS THAT EGRESS DIRECTLY OUTSIDE SHALL HAVE SIGNAGE TO INDICATE THAT PATH SHALL BE UNOBSTRUCTED AS STATED IN NCC VOL. 1 PART D3D28
- G. SARKING TO COMPLY WITH AS4200.1 AND WILL HAVE A FLAMMABILITY INDEX NOT GREATER THAN 5
- H. PLIABLE BUILDING MEMBRANE INSTALLED IN AN EXTERNAL WALL MUST COMPLY WITH AS/NZS 4200.1 + BE INSTALLED IN ACCORDANCE WITH AS 4200.2. THE MEMBRANE TO BE POSITIONED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER THAT FORMS THE EXTERNAL ENVELOPE OF A BUILDING. EXCEPT FOR SINGLE SKIN MASONRY OR CONCRETE WHERE THE PLIABLE BUILDING MEMBRANE IS NOT INSTALLED IN EXTERNAL WALL THEN THE PRIMARY WATER CONTROL LAYER MUST BE SEPARATED FROM WATER SENSITIVE MATERIALS BY A DRAINED CAVITY.
- I. WET AREAS CONSTRUCTION AND WATERPROOFING IN ACCORDANCE WITH NCC VOL. 1 SPECIFICATION 26 & AS 3740 2021
- J. MECHANICAL VENTILATION. PER NCC VOL 1. PART NSW F6D6. AND AS 1668.2.
- K. OFFICE AREA AND CREW ROOM SHALL BE REVERSE CYCLE AIRCONDITION ON EACH AREA.
- L. FORKLIFT OPERATION SAFETY REQUIREMENTS PER AUSTRALIAN SAFEWORK GUIDELINES.


## A005 & A006 ELEVATIONS

- ROOFS:**
- 1. SELECTED COLORBOND ROOF SHEETING
  - 2. COLORBOND GUTTER & FASCIA
  - 3. FC SHEET TO OUTDOOR WALKWAY
- WINDOWS & DOORS:**
- 1. ALUMINIUM FRAMED EXTERNAL SLIDING DOORS
  - 2. ALL PA DOORS TO BE 920 MIN. CLEAR AND MUST HAVE SIGNAGE TO ALERT PERSONS TO NOT OBSTRUCT THE DOOR ACCORDING TO NCC PART D3D28

## A003&A004 GROUND FLOOR PLAN

- WALLS:**
- 1. 90mm STEEL WALL FRAMES WITH STEEL FRAMED ROOF TRUSSES TO MANUFACTURES DETAILS IN COMPLIANCE WITH AS1170 + AS3623 + PART B NCC
  - 2. CONCRETE TILT PANEL WALLS TO ENGINEER'S DESIGN.
  - 3. VAPOUR PERMEABLE SARKING TO ROOF & EXTERNAL WALLS
  - 4. WHERE REQUIRED, FIRE RATED TENANCY WALL FRL 90/90/90 & Rw + Crt 50 TO EXTEND TO U/S ROOF SHEETING
- FLOORS:**
- 1. REINFORCED CONCRETE SLAB ON REFER TO ENG. DETAILS
  - 2. SELECTED TILE FLOOR FINISH TO TOILET.
  - 3. SET DOWN IN SLAB TO WET AREAS WITH TILED FINISH
- GENERAL:**
- 1. WALL MOUNTED VANITIES TO TOILET
  - 2. SELECTED ALUMINUM FRAMED DOOR
  - 3. DOOR ASSEMBLIES TO HAVE LUMINANCE CONTRAST OF 30% IN ACCORDANCE WITH NCC PART 13.1
  - 4. EMERGENCY LIGHTING ALONG PATH OF TRAVEL GOING TO AN EXIT IN ACCORDANCE TO E4D2
  - 5. EXIT SIGNS MUST BE CLEARLY VISIBLE TO PERSONS APPROACHING EXIT AND MUST BE INSTALLED ON, ABOVE OR ADJACENT TO DOOR PROVIDING EGRESS DIRECTLY OUTSIDE AND DOORS SERVING AS, OR FORMIONG PART OF, A REQUIRED EXIT PER NCC VOL 1 PART E4D5.


## FIRE PROTECTION POLICY

- A. ALL FIRE HOSE REELS SUPPLIMENTED ARE TO BE IN ACCORDANCE WITH AS 2441 & NCC VOL 1 PART E1D3 & AS 2441.
- B. ALL PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN AREAS WITH FIRE RISK AND ARE TO BE IN ACCORDANCE WITH AS 1841 & 2444, AND WITH NCC VOL. 1 PART E1D14.
- C. ALL DOORS WITH DIRECT ACCESS TO THE EXTERIOR OF THE BUILDING SHALL HAVE EXIT SIGNS TO BE IN ACCORDANCE WITH NCC E4D5 AND AS 2293.
- D.  SMOKE ALARM AND DETECTION SYSTEM WHEN REQUIRED REFER TO NCC S20C4.

### DISABLED CARPARK NOTES:

- SPACE IDENTIFICATION**
- EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS 1428.1 BETWEEN 800mm AND 1000mm HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200mm, PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500mm AND 600mm FROM ITS ENTRY POINT AS ILLUSTRATED
- SPACE DELINEATION**
- PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.
- PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:
- 1. LINEMARKING**
- 1.1. DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
- 2. SHARED AREAS SHALL BE MARKED AS FOLLOWS:**
- 2.1. WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
  - 2.2. OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (E.G. BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150 TO 200mm WIDE WITH SPACES 200 TO 300mm BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45 ±10 DEGREES TO THE SIDE OF THE SPACE.
  - 2.3. NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.
  - 2.4. ALL LINEMARKING MUST BE NON SLIP
- 3. BOLLARDS:**
- 3.1. MINIMUM HEIGHT 1300mm
  - 3.2. RECOMMENDED COLOUR BLUE TO CONTRAST AGAINST YELLOW LINE MARKING
  - 3.3. RECOMMEND FLEXIBLE BOLLARDS TO REDUCE MOTOR VEHICLE DAMAGE

### DISABILITY NOTES:

- EXTERNAL DOORWAY THRESHOLDS SHALL BE INSTALLED ALLOWING DISABLED ACCESS IN ACCORDANCE WITH NCC D2.15 VOL. 1 & AS 1428.1
- DISABLED TOILET TO BE BUILT IN ACCORDANCE WITH AS 1428.1
- ALL RAMPS TO BE MAXIMUM GRADE 1:14 & MAXIMUM 9.0m LONG UNLESS NOTED OTHER WISE
- ALL RAMP & STAIR WIDTHS TO BE MINIMUM 1.0M BETWEEN HANDRAILS
- ALL LANDINGS TO BE MINIMUM 1200mm LONG IN STRAIGHT RAMPS OR 1540mm 90-180 DEGREE CHANGES IN DIRECTION
- TACTILE GROUND SURFACE INDICATORS (TGSi) SHALL COMPLY WITH AS1428.4.1
- TGSi TO BE INSTALLED SO NO LIKELIHOOD OF EDGES LIFTING SHALL HAVE SLIP RESISTANT SURFACE
- TGSi SHALL HAVE LUMINANCE CONTRAST IN ACCORDANCE WITH AS1428.4.1
- PROPRIETARY TGSi SHALL BE INSTALLED TO MANUFACTURERS DETAILS
- TACTILE GROUND SURFACES INDICATORS IN ACCORDANCE WITH THE NCC & AS1428.4 ARE REQUIRED AT THE TOP & BASE OF ALL RAMPS & STAIRS.
- 

**Unisex Toilet RH**  
RIGHT HAND SIDE TOILET

DISABLED ACCESS & SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH NCC D3 VOL. 1 & AS 1428.1.

APPROPRIATE EXTERNAL SIGNAGE SHALL BE PROVIDED TO LOCATE THE DISABLED AMENITY FACILITY IN THE BUILDING IN ACCORDANCE WITH NCC SPECIFICATION D3.6



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<b>DATE</b>	15/05/2025	<b>DRAWN</b>	CM	<b>DESIGNED</b>	WM		

PROJECT No.  
**W23002**

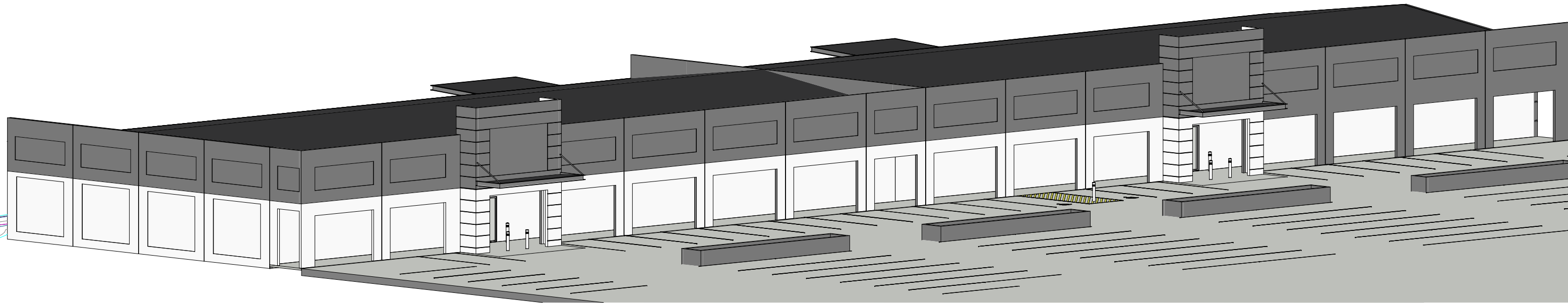
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**A00B**

**DA SUBMISSION**





PERSPECTIVE



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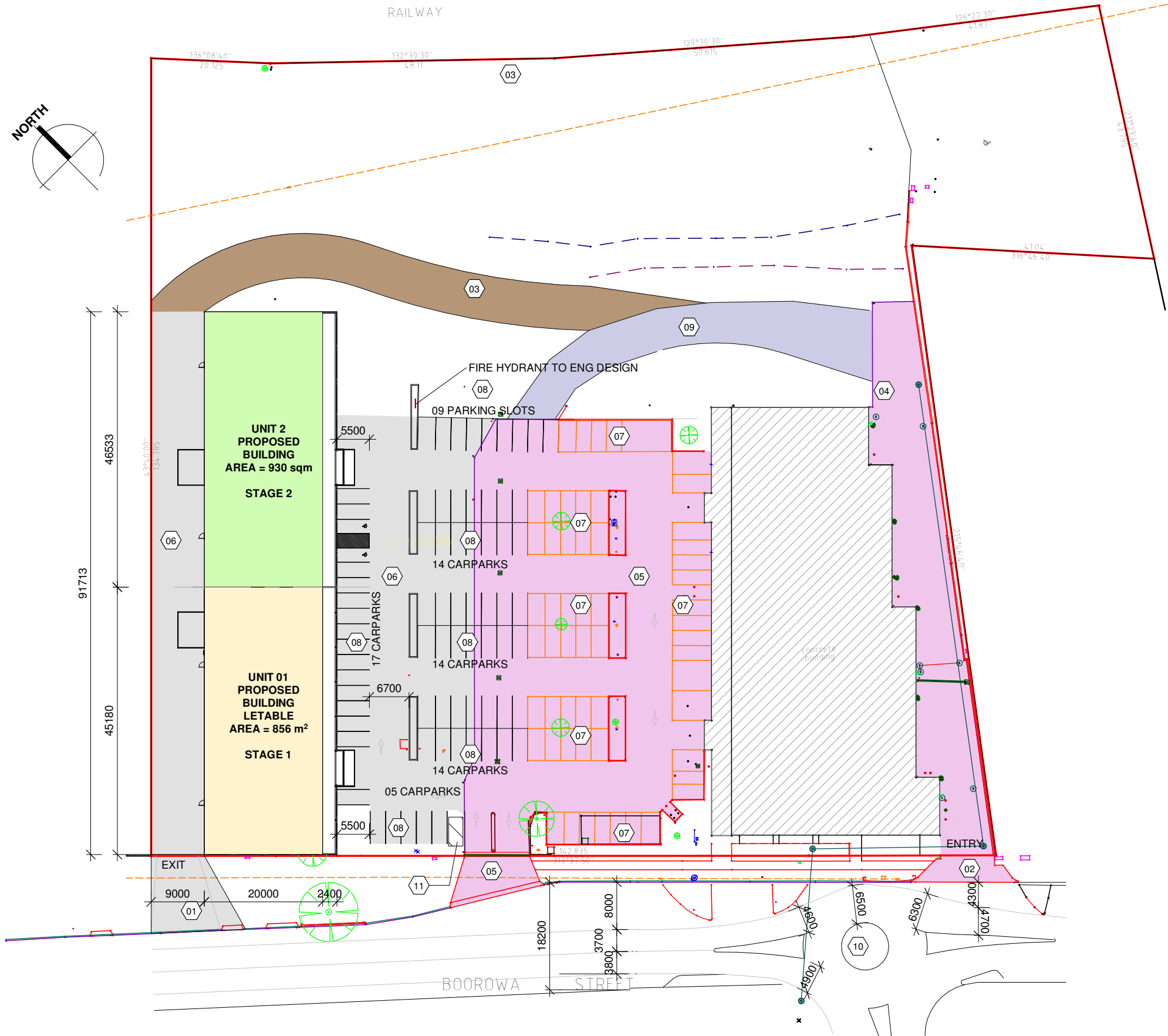
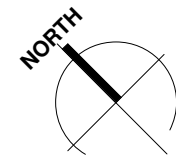
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DA SUBMISSION

DATE  
15/05/2025

PROJECT No.  
**W23002**

SHEET  
**A00C**

**DA SUBMISSION**



**SITE PLAN**

1 : 750

**NOTES:** (XX)

1. PROPOSED HEAVY VEHICLE EXIT.
2. EXISTING HEAVY VEHICLE ENTRY.
3. PROPOSED HEAVY VEHICLE HARDSTAND DRIVEWAY WITH 2 COATS SEAL TO HILLTOPS COUNCIL REQUIREMENTS.
4. EXISTING CONCRETE PAVING FOR HEAVY VEHICLE DRIVEWAY.
5. EXISTING CONCRETE PAVING FOR LIGHT VEHICLE DRIVEWAY
6. NEW PAVEMENT DESIGN AND LEVELS TO ENGINEER'S DETAILS.
7. EXISTING CARPARKS.
8. NEW PROPOSED CARPARKS.
9. EXISTING HARDSTAND DRIVEWAY WITH 2 COATS SEAL.
10. REFER TO COUNCIL FOR EXACT ROAD DETAILS.
11. POWER STATION REFER TO ELECTRICAL ENGINEER FOR KVA AND DETAILS.

**LEGEND**

- (Pink box) EXISTING CONCRETE PAVING
- (Grey box) NEW CONCRETE PAVING
- (Brown box) NEW HARDSTAND DRIVEWAY 2 COAT SEAL
- (Blue box) EXISTING HARDSTAND DRIVEWAY 2 COAT SEAL



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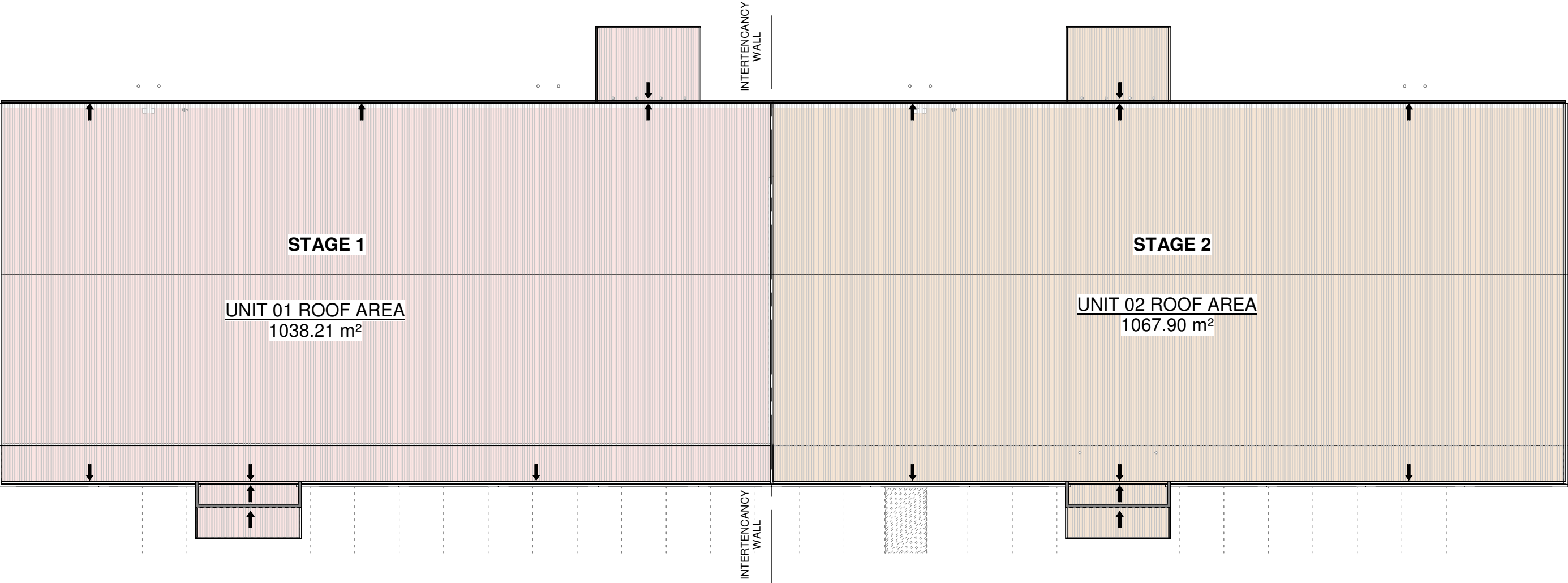
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**DESCRIPTION** DA SUBMISSION

**DATE** 15/05/2025

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**SHEET** A001

**DA SUBMISSION**

AREA SHOWN IS IN PLAN VIEW ONLY



ROOF PLAN  
1 : 250



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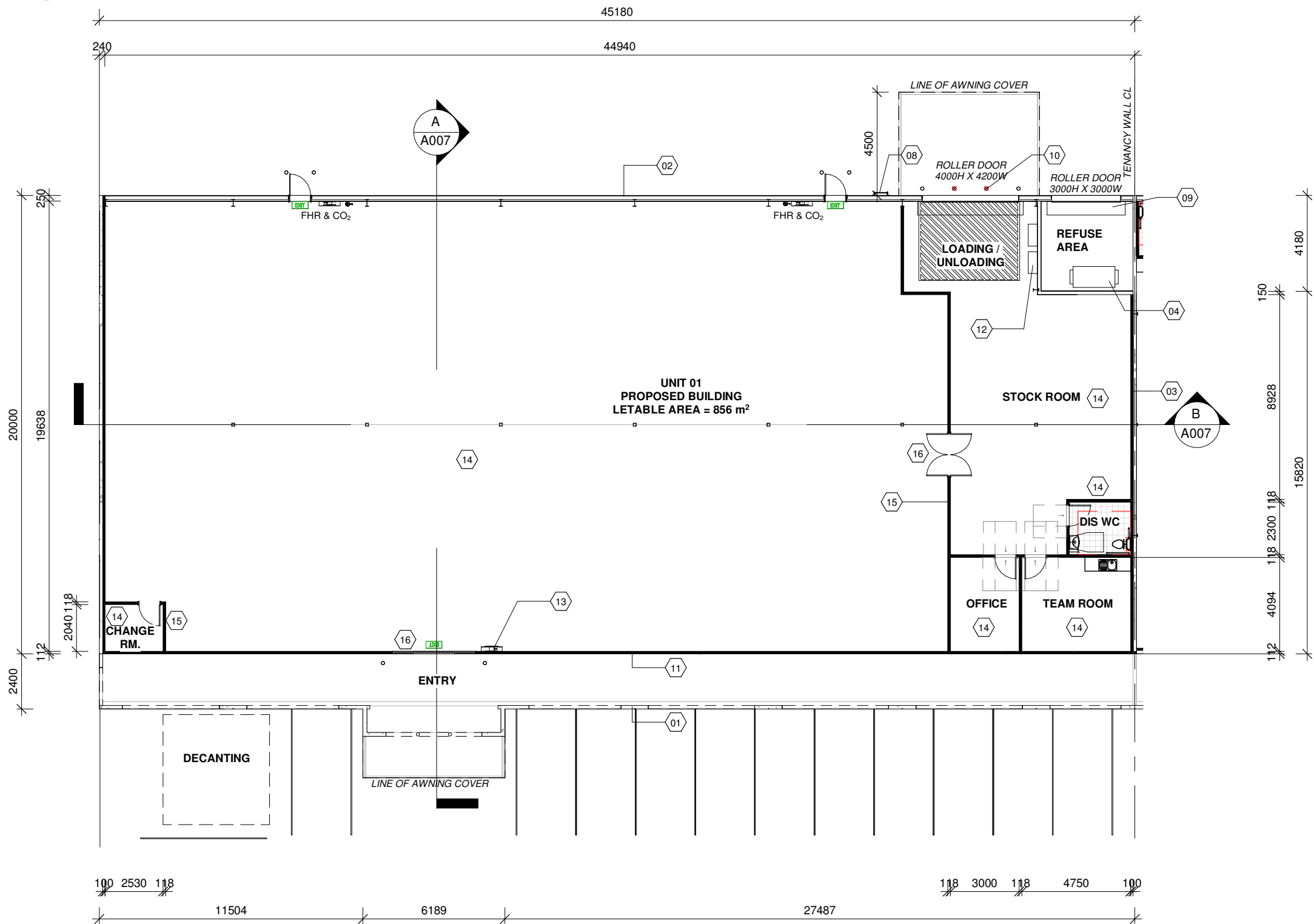
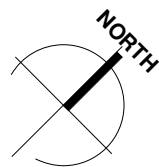
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DATE	15/05/2025				
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15/05/2025

PROJECT No.  
W23002

SHEET  
A002



NOTES: (XX)

1. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
2. METAL CLAD WALL MATERIAL AND FINISH TBC.
3. FIRE RATED CONCRETE TILT PANEL TENANCY WALL CONSTRUCTION.
4. WASTE DUMPSTER.
5. FULL HEIGHT WALL TILE TO DISABLED TOILET
6. SKIRTING TILE TO TOILET TO DISABLED TOILET.
7. SET DOWN SLAB IN WET AREAS.
8. ACCESS LADDER TO ROOF.
9. ROLLER DOORS TO REFUSE AREA TO REMAIN OPEN WHENEVER IN USE.
10. REMOVABLE BOLLARDS TO NCC REQUIREMENTS
11. COMPRESSED FIBRO EXTERNAL CLADDING.
12. PROPOSED LOCATION FOR DB & IDF. NOTIFY BCF IF POSITION CAN NOT BE ACHIVED.
13. FHR LOACTION TO TBC. NOTIFY BCF IF NOT ACHIEVABLE.
14. ALL AMENITIES DETAIL AND INTERNAL WORKS TO TENANT SPECIFICATIONS AND LAYOUT.
15. PARTITION WALLS TO TENANT SPECIFICATIONS.
16. DOOR S AND GLAZING TO TENANT SPECIFICATIONS.

UNIT 01 FLOOR PLAN

1 : 200



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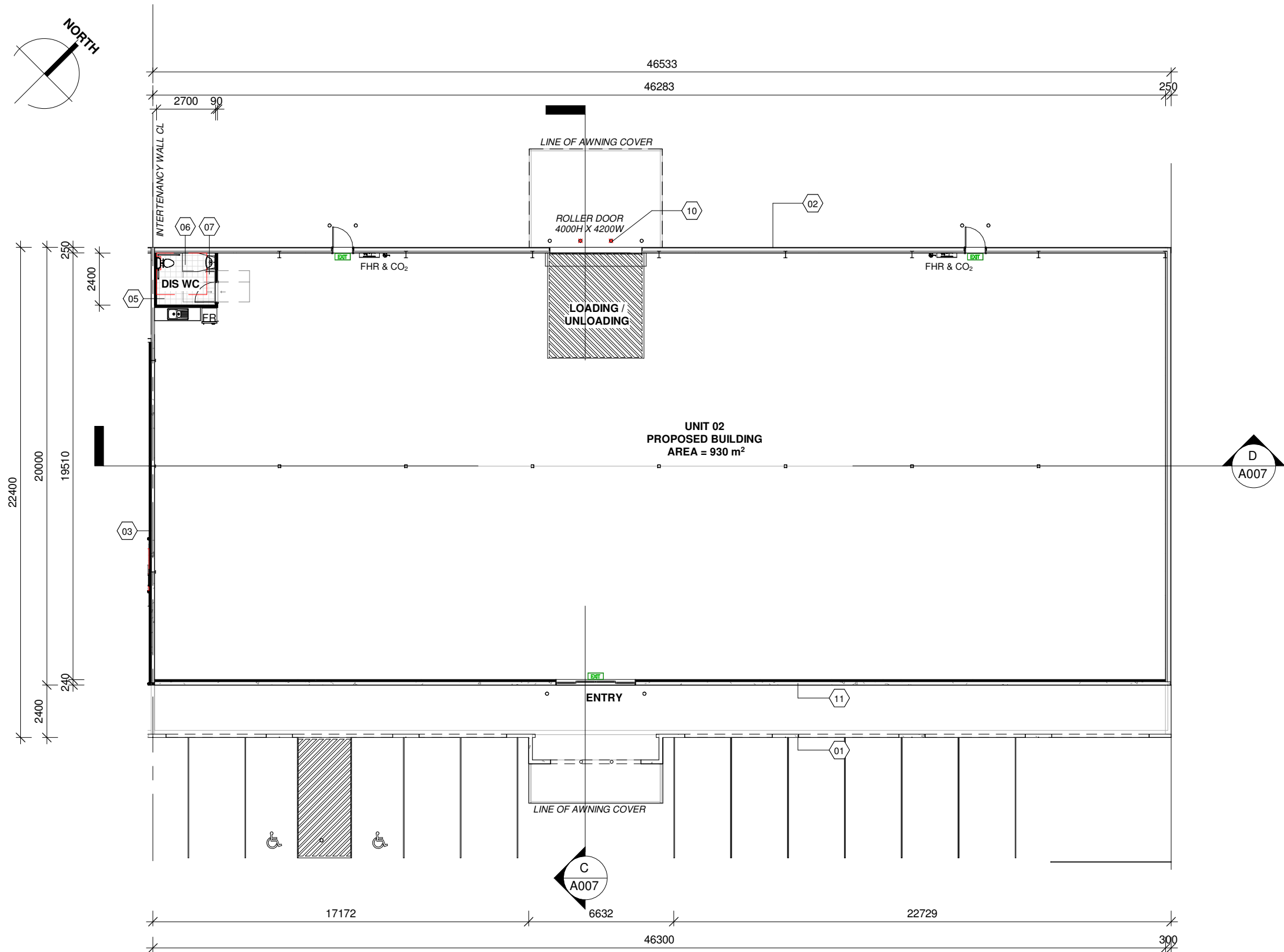
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DESIGNED WM

REVISION 8  
DESCRIPTION DA SUBMISSION

DATE 15/05/2025

PROJECT No.  
W23002  
  
SHEET  
A003

DA SUBMISSION



NOTES: XX

1. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
2. METAL CLAD WALL MATERIAL AND FINISH TBC.
3. FIRE RATED CONCRETE TILT PANEL TENANCY WALL CONSTRUCTION.
4. WASTE DUMPSTER.
5. FULL HEIGHT WALL TILE TO DISABLED TOILET
6. SKIRTING TILE TO TOILET TO DISABLED TOILET.
7. SET DOWN SLAB IN WET AREAS.
8. ACCESS LADDER TO ROOF.
9. ROLLER DOORS TO REFUSE AREA TO REMAIN OPEN WHENEVER IN USE.
10. REMOVABLE BOLLARDS TO NCC REQUIREMENTS
11. COMPRESSED FIBRO EXTERNAL CLADDING.
12. PROPOSED LOCATION FOR DB & IDF. NOTIFY BCF IF POSITION CAN NOT BE ACHIVED.
13. FHR LOACTION TO TBC. NOTIFY BCF IF NOT ACHIEVABLE.
14. ALL AMENITIES DETAIL AND INTERNAL WORKS TO TENANT SPECIFICATIONS AND LAYOUT.
15. PARTITION WALLS TO TENANT SPECIFICATIONS.
16. DOOR S AND GLAZING TO TENANT SPECIFICATIONS.

UNIT 02 FLOOR PLAN

1 : 200



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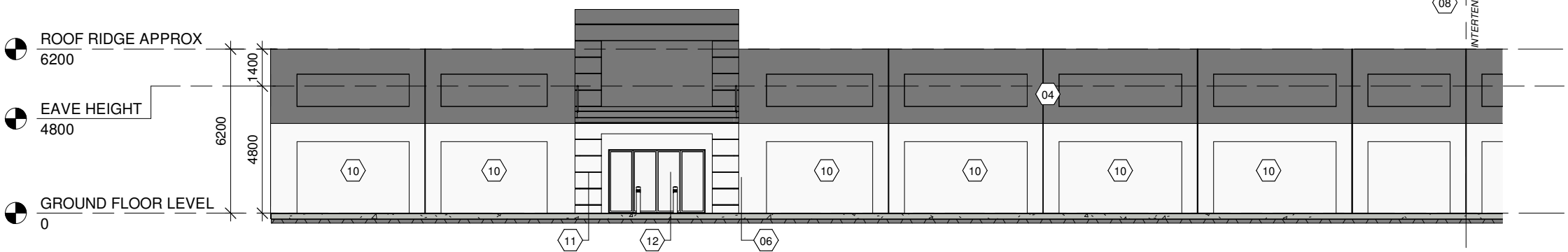
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W23002  
  
SHEET  
A004

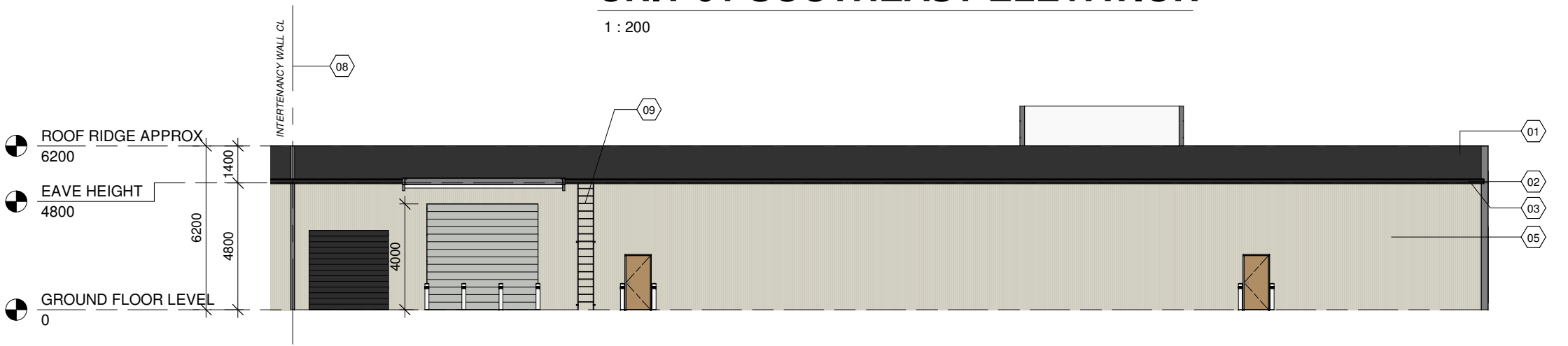
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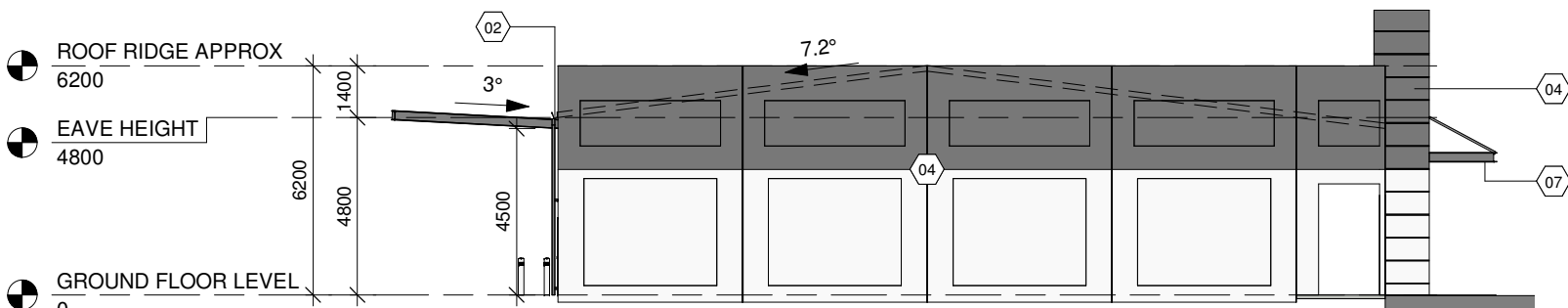
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1 : 200



## UNIT 01 NORTHWEST ELEVATION

1 : 200



## UNIT 01 SOUTHWEST ELEVATION

1 : 200

### NOTES: XX

1. NEW "SELECTED" COLORBOND ROOF SHEETING.
2. "SELECTED" COLORBOND GUTTER.
3. "SELECTED" COLORBOND FASCIA.
4. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
5. METAL CLAD WALL MATERIAL AND FINISH TBC.
6. ALUMINIUM FRAMED SLIDING DOOR WITH VISION PANEL.
7. FC SHEET CEILING TO WALKWAY AND AWNING.
8. INTERTENANCY WALL.
9. ACCESS LADDER TO PLANT DECK.
10. COMPRESSED FIBRO EXTERNAL CLADDING.
11. CONCRETE PANEL FILLET JOINTS SHOWN ARE FOR DIAGRAMATIC PURPOSES ONLY. CHECK AND MATCH CONCRETE FILLET JOINTS IN EXISTING DEVELOPMENT.
12. DOOR AND GLAZING TO TENANT SPECIFICATIONS.



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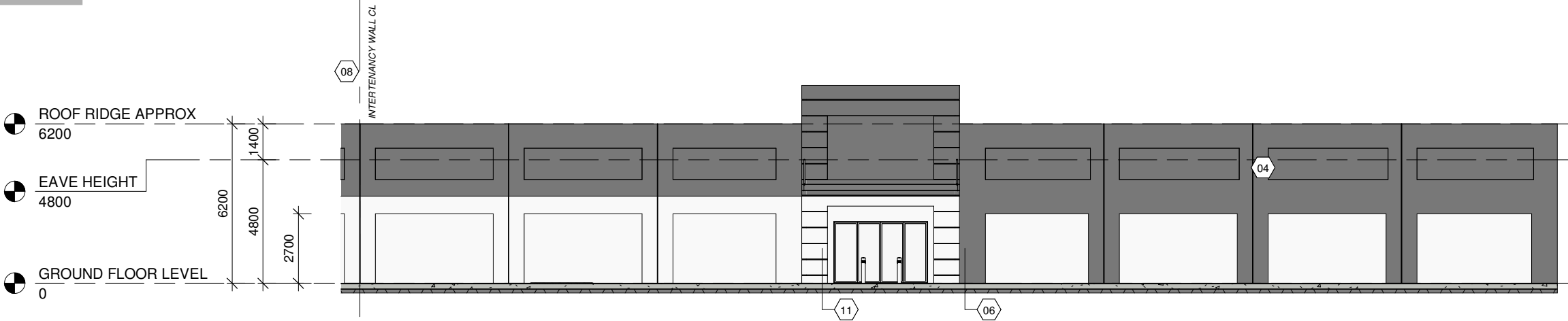
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DESCRIPTION DA SUBMISSION

DATE 15/05/2025

PROJECT No.  
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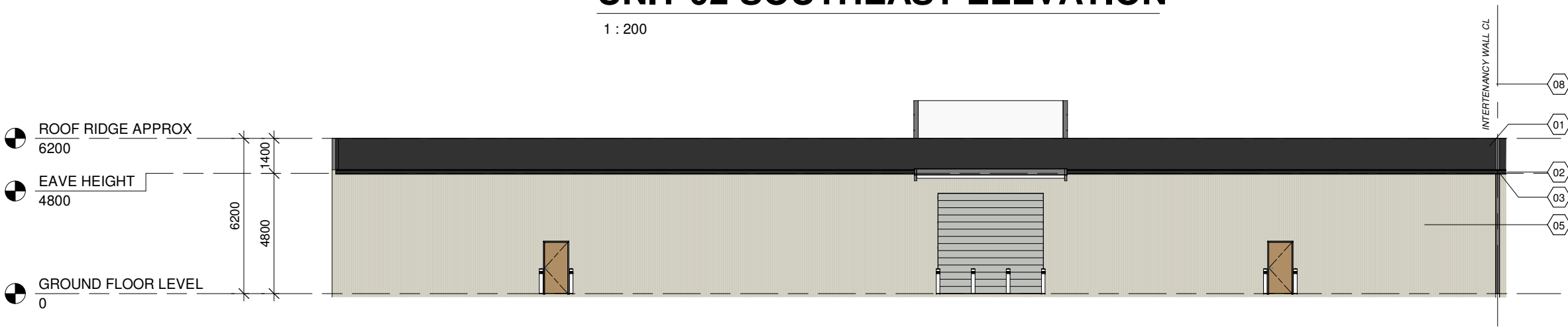
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**DA SUBMISSION**



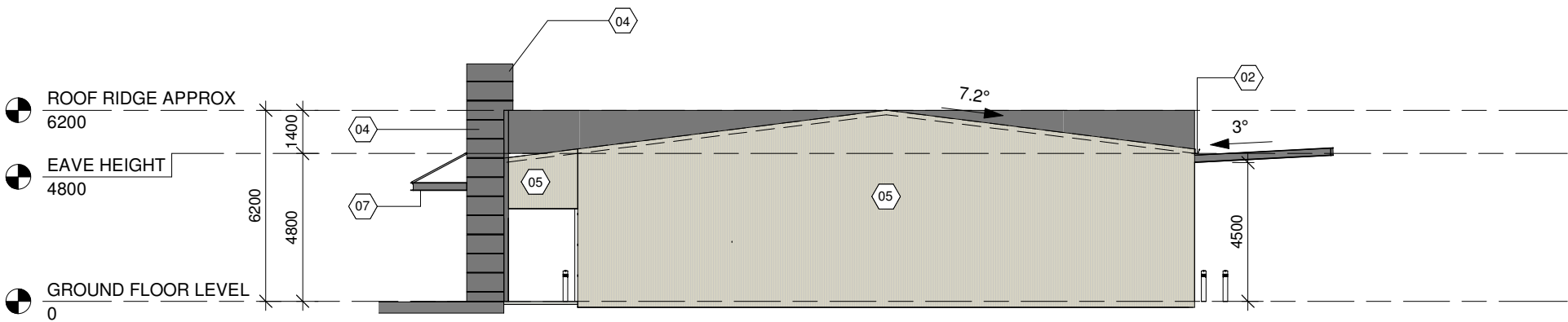
UNIT 02 SOUTHEAST ELEVATION

1 : 200



UNIT 02 NORTHWEST ELEVATION

1 : 200



UNIT 02 NORTHEAST ELEVATION

1 : 200

NOTES: XX

1. NEW "SELECTED" COLORBOND ROOF SHEETING.
2. "SELECTED" COLORBOND GUTTER.
3. "SELECTED" COLORBOND FASCIA.
4. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
5. METAL CLAD WALL MATERIAL AND FINISH TBC.
6. ALUMINIUM FRAMED SLIDING DOOR WITH VISION PANEL.
7. FC SHEET CEILING TO WALKWAY AND AWNING.
8. INTERTENANCY WALL.
9. ACCESS LADDER TO PLANT DECK.
10. COMPRESSED FIBRO EXTERNAL CLADDING.
11. CONCRETE PANEL FILLET JOINTS SHOWN ARE FOR DIAGRAMATIC PURPOSES ONLY. CHECK AND MATCH CONCRETE FILLET JOINTS IN EXISTING DEVELOPMENT.
12. DOOR AND GLAZING TO TENANT SPECIFICATIONS.



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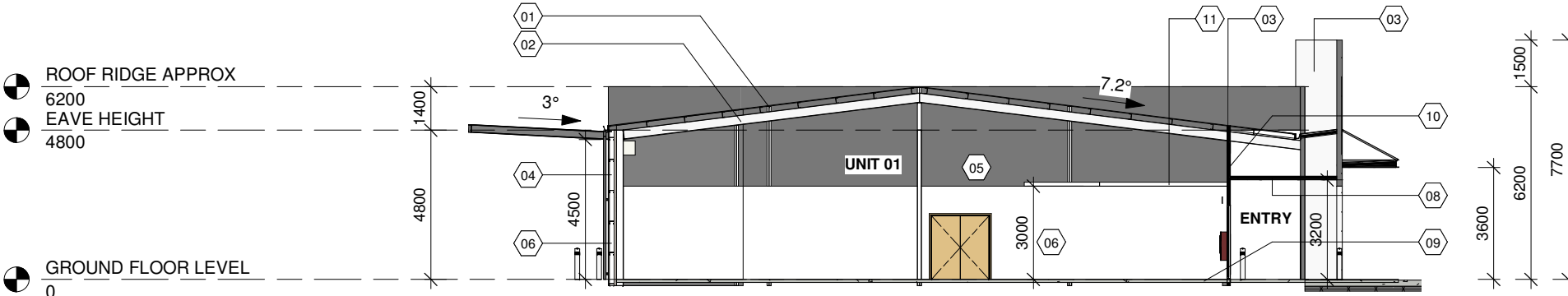
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DATE 15/05/2025  
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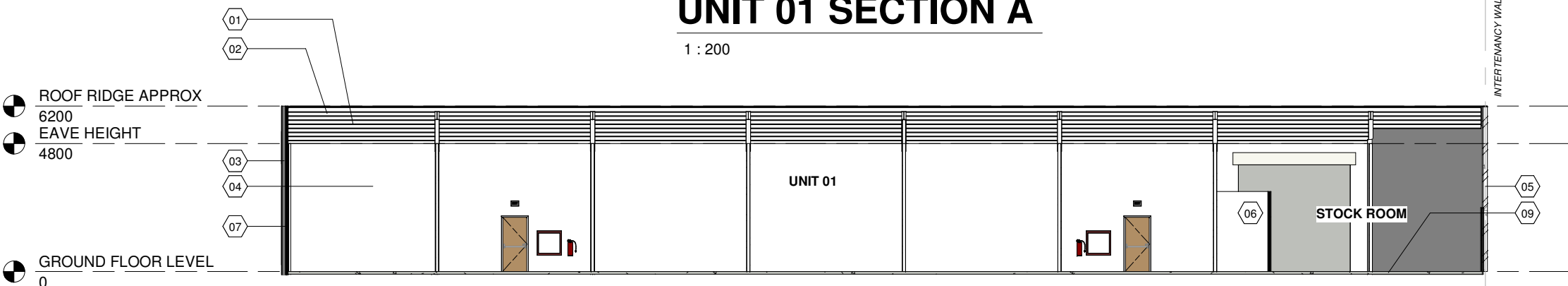
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W23002  
  
SHEET  
A006

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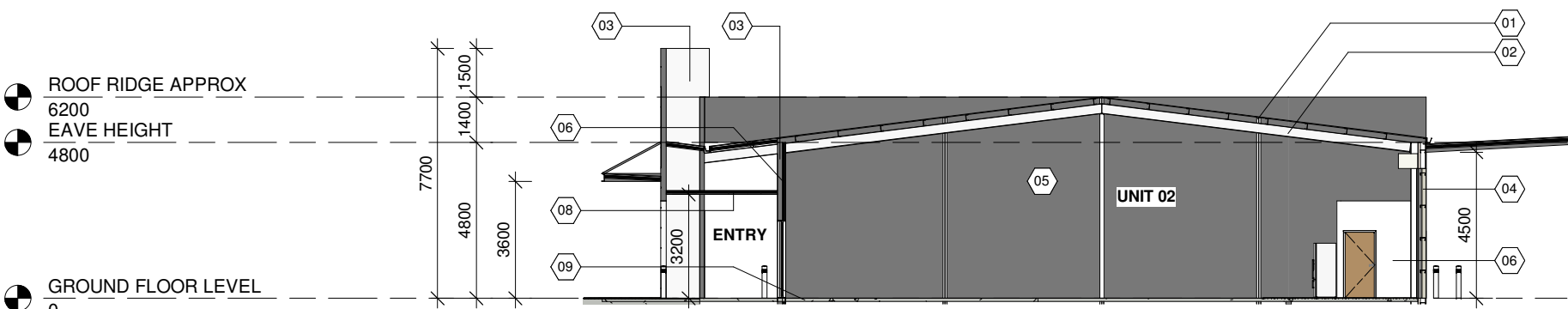
UNIT 01 SECTION A

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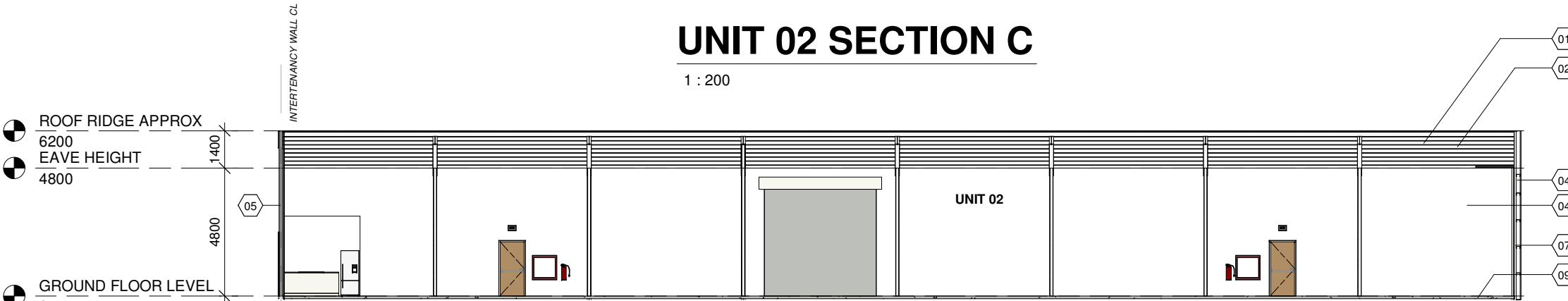
UNIT 01 SECTION B

1 : 200



UNIT 02 SECTION C

1 : 200



UNIT 02 SECTION D

1 : 200

NOTES: XX

1. INSULATION AS PER SECTION J REQUIREMENTS
2. STEEL ROOF TRUSSES/RAFTERS AS PER ENG DESIGN AND MANUFACTURERS SPEC INSULATION AS PERSECTION J REQUIREMENTS.
3. CONCRETE TILT PANEL TO ENGINEER'S DESIGN.
4. METAL CLAD WALL MATERIAL AND FINISH TBC.
5. HEBEL BLOCK INTERTENANCY WALL CONSTRUCTION.
6. TIMBER FRAMED PLASTERBOARD "SELECTED" PAINT FINISH
7. WALL INSULATION TO SECTION J REQUIREMENTS.
8. FC SHEET CEILING TO OUTDOOR ENTRY/WALKWAY.
9. CONCRETE FLOOR SLAB TO ENGR'S DESIGN
10. 90mm STUD WITH COMPRESSED FIBRO PANEL EXTERNAL CLADDING
11. 1200 X 600MM PLASTERBOARD CEILING GRID



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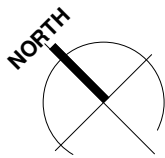
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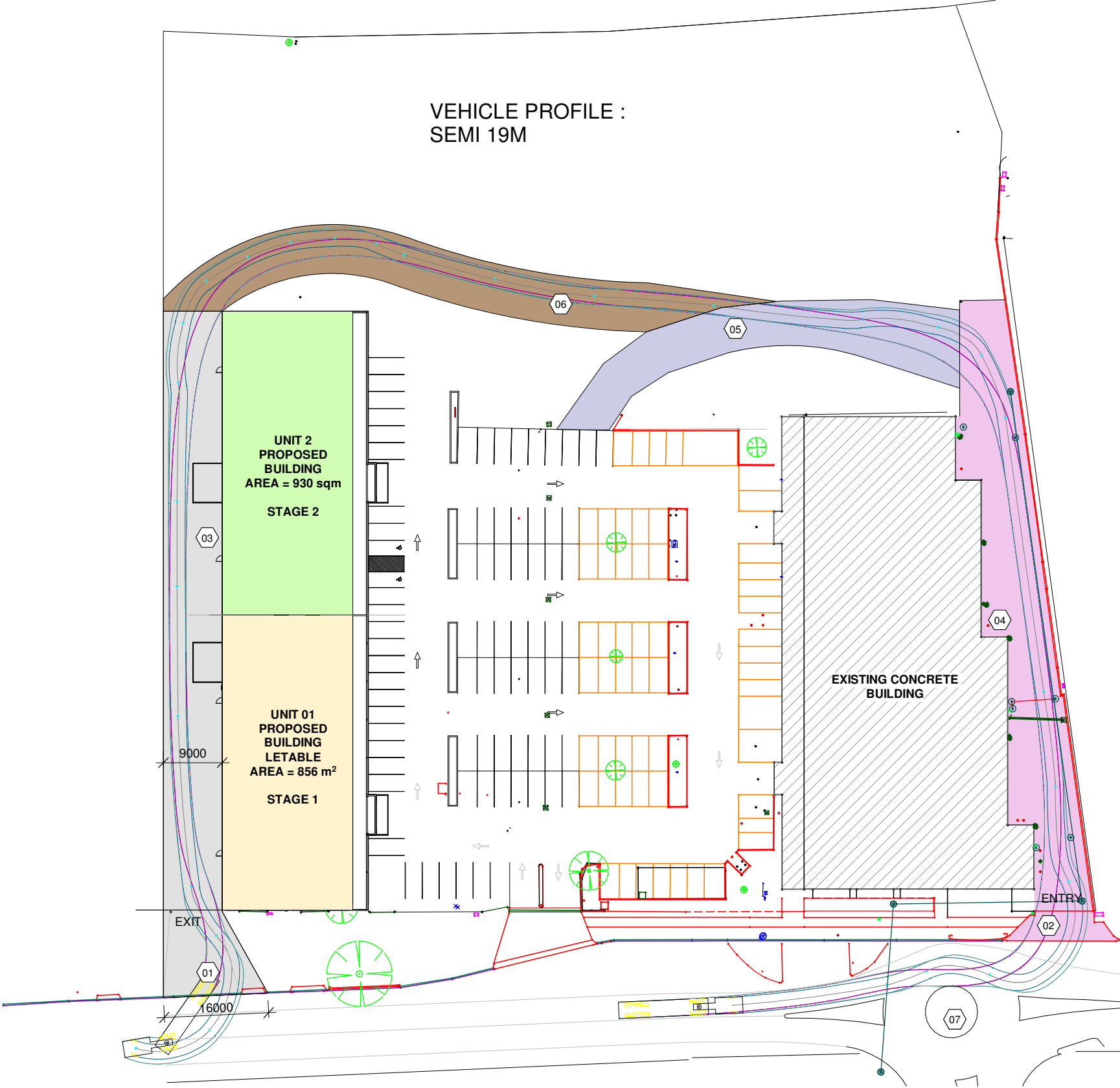
SHEET  
A007

DA SUBMISSION



NOTES: XX

- 1. PROPOSED HEAVY VEHICLE EXIT.
- 2. EXISTING HEAVY VEHICLE ENTRY.
- 3. PROPOSED NEW HEAVY VEHICLE CONCRETE DRIVEWAY TO HILLTOPS COUNCIL REQUIREMENTS.
- 4. EXISTING CONCRETE PAVING FOR HEAVY VEHICLE DRIVEWAY.
- 5. EXISTING HARDSTAND DRIVEWAY WITH 2 COATS SEAL.
- 6. PROPOSED HEAVY VEHICLE HARDSTAND DRIVEWAY WITH 2 COATS SEAL TO HILLTOPS COUNCIL REQUIREMENTS.
- 7. REFER TO COUNCIL FOR EXACT ROAD DETAILS.



VEHICLE MOVEMENT PLAN

1 : 750



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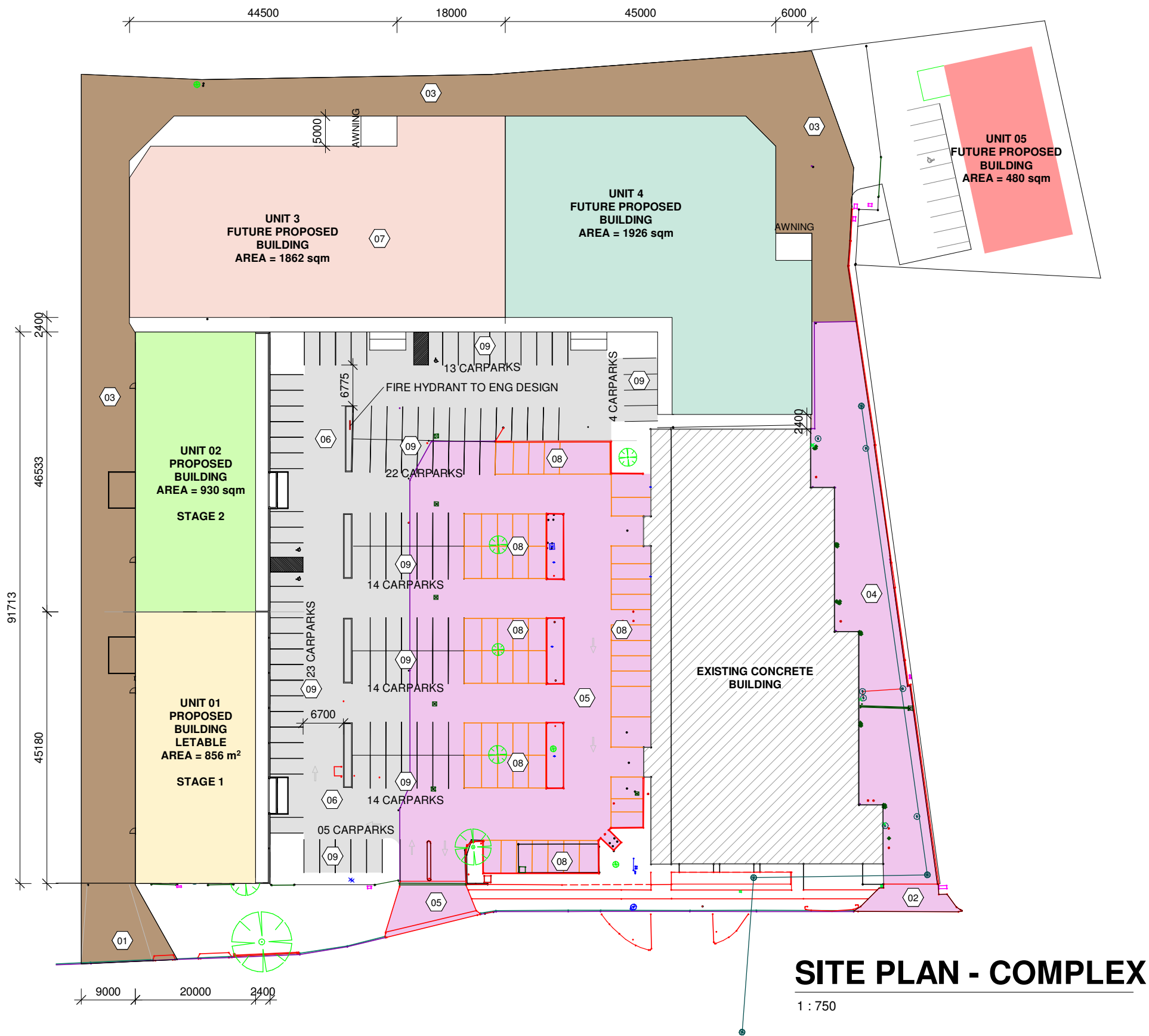
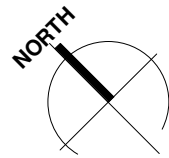
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DESIGNED	WM				

DA SUBMISSION

DATE  
15/05/2025

PROJECT No.  
W23002

SHEET  
A008



**NOTES:** (xx)

1. PROPOSED HEAVY VEHICLE EXIT.
2. EXISTING HEAVY VEHICLE ENTRY.
3. PROPOSED HEAVY VEHICLE HARDSTAND DRIVEWAY TO HILLTOPS COUNCIL REQUIREMENTS
4. EXISTING CONCRETE PAVING FOR HEAVY VEHICLE DRIVEWAY.
5. EXISTING CONCRETE PAVING FOR LIGHT VEHICLE DRIVEWAY
6. NEW PAVEMENT DESIGN AND LEVELS TO ENGINEER'S DETAILS.
7. BUILDING FINISH FLOOR LEVEL TO ENGINEER'S DESIGN.
8. EXISTING CARPARKS.
9. NEW PROPOSED CARPARKS.

**LEGEND**

- EXISTING CONCRETE PAVING
- NEW CONCRETE PAVING
- NEW HARDSTAND DRIVEWAY 2 COAT SEAL
- EXISTING HARDSTAND DRIVEWAY 2 COAT SEAL

**SITE PLAN - COMPLEX**

1 : 750



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**SHEET** A009

**DA SUBMISSION**



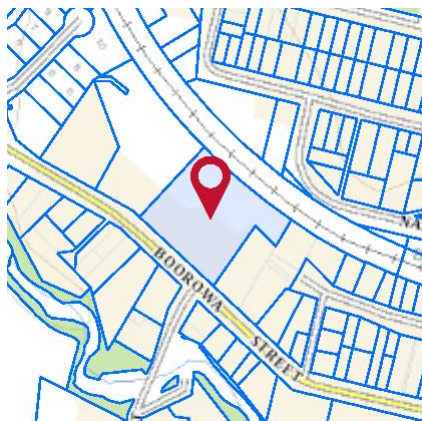
## **APPENDIX 3**

### **NSW Planning Portal Report**



# Property Report

323 BOOROWA STREET YOUNG 2594



## Property Details

Address: 323 BOOROWA STREET YOUNG 2594  
Lot/Section 1/-/DP1202085  
/Plan No:  
Council: HILLTOPS COUNCIL

## Summary of planning controls

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

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

## Detailed planning information

### State Environmental Planning Policies which apply to this property

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

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



# Property Report

323 BOOROWA STREET YOUNG 2594

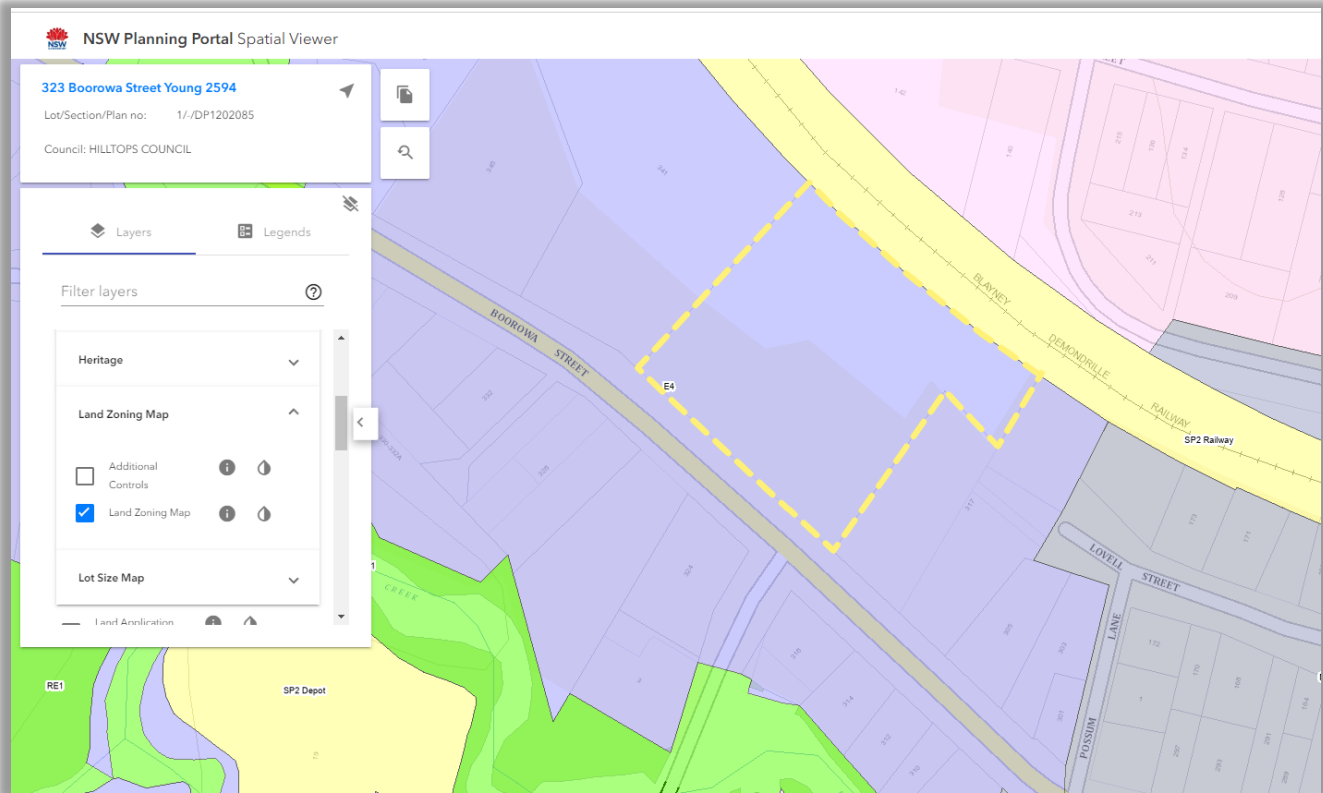
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes)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

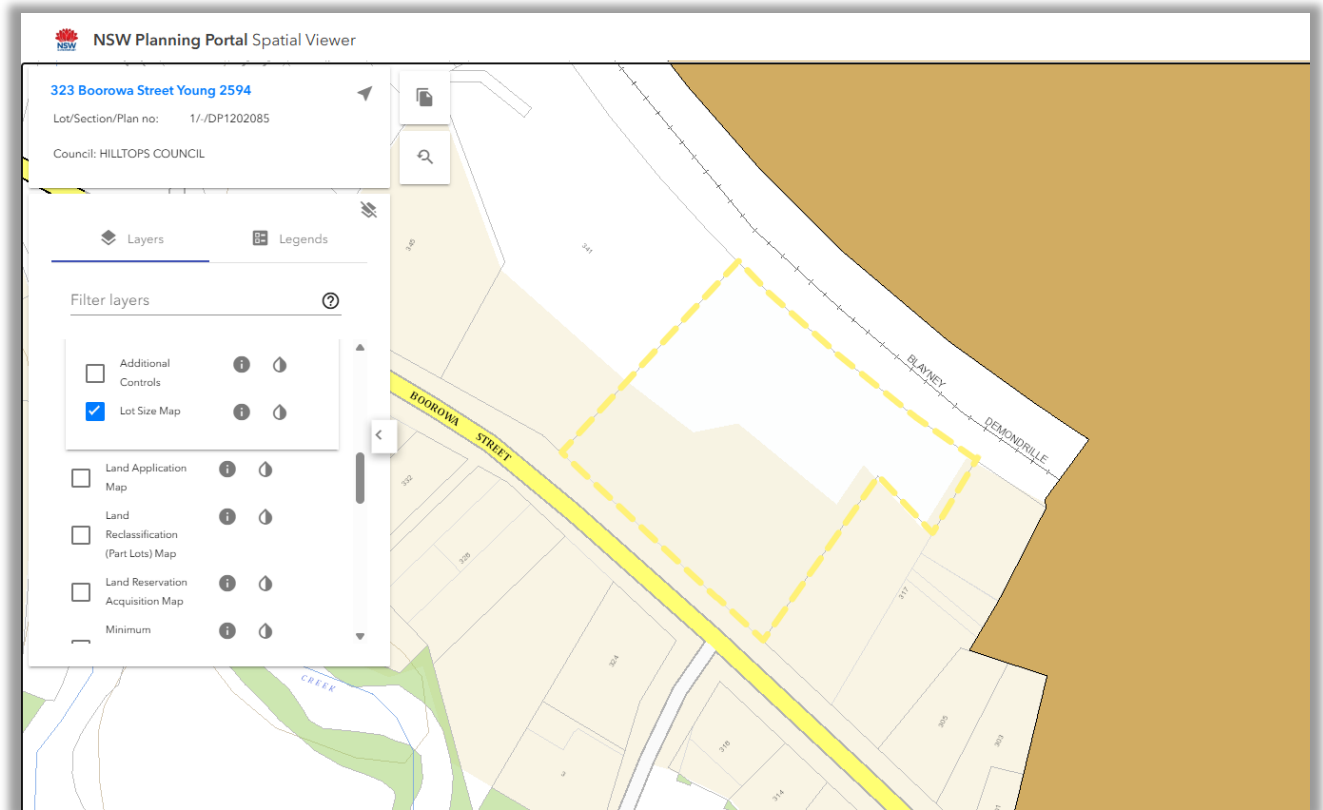
Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under Transport and Infrastructure SEPP 2021 Clause 2.48. Please contact Essential Energy for more information.
Local Aboriginal Land Council	YOUNG
Regional Plan Boundary	South East and Tablelands

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



**Zone Map**



**Min Lot Size – land of development not residential**

## **APPENDIX 4**

### **BIODIVERSITY OFFSET SEARCH**

### **CULTURAL HERITAGE (AHIMs) SEARCH**



Kenneth Filmer

Date: 20 May 2025

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

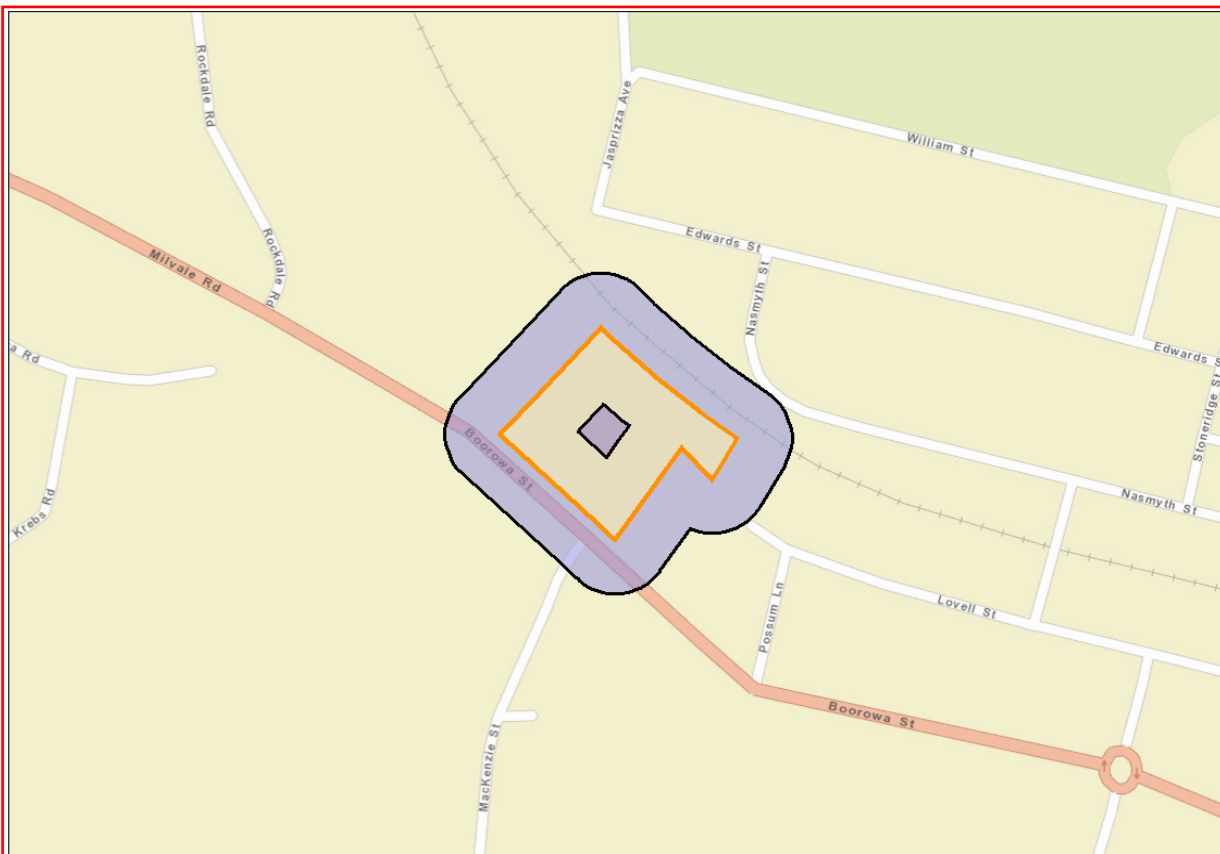
Attention: Kenneth Filmer

Email: craig@dabusters.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 1, DP:DP1202085, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 20 May 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 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		20/05/2025 9:17 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>	1,708.2 sqm
2.2	<b>Native Vegetation Area Clearing Estimate (NVACE)</b> (within development/clearing footprint)	366.7 sqm
2.3	<b>Method for determining Minimum Lot Size</b>	Lot size
2.4	<b>Minimum Lot Size</b> (10,000sqm = 1ha)	19,604 sqm
2.5	<b>Area Clearing Threshold</b> (10,000sqm = 1ha)	5,000 sqm
2.6	<b>Does the estimate exceed the Area Clearing Threshold?</b> (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> (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: \_\_\_\_\_

20/05/2025 09:17 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.

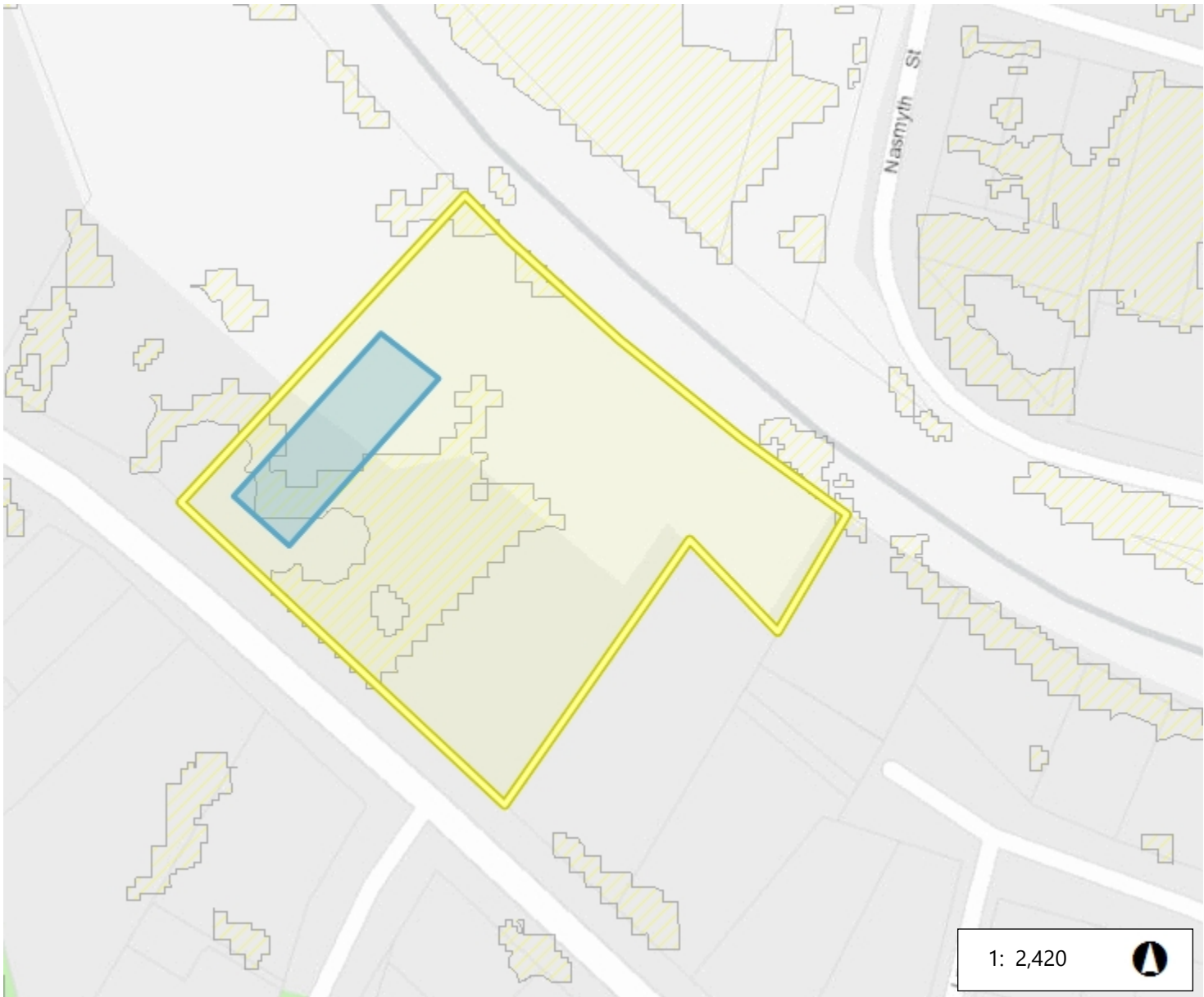
What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

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



123.0 0 61.48 123.0 Metres

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Legend

-  Biodiversity Values that have been mapped for more than 90 days
-  Biodiversity Values added within last 90 days
-  Native Vegetation Area Clearing Estimate (NVACE)
-  Development area selected by proponent

20/05/2025 09:17 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.

## **APPENDIX 8**

### **BCF STORE**

## **TENANCY LAYOUT, COLOURS & SCHEDULES**

### **BFC (Occupancy 1)**

# BCF DESIGN




















BCF YOUNG BASE PLAN SET

323-337, BOOROWA STREET, YOUNG, NSW

D1 V2

LEGEND

	BASE BUILD WALL
	BASE BUILD COLUMN
	BASE BUILD DOOR
	
	ENTRY AND AUTOMATIC DOORS
	SHOP GLAZING
	EX. FIRE HOSE REEL
	FIRE EXIT
	NEW BOLLARDS
	NEW REMOVABLE BOLLARD HOLDER
	NEW WALL CONSTRUCTION
	NEW DOOR CONSTRUCTION
	KITCHEN & CABINETRY (KC-01)
	- TRIBUTE RECTANGLE 600 RIGHT HAND SHELF WB 1TH OF (VB-01) - WITH AQUA CARE BASIN MIXER
	CARE 100 V2 CONNECTOR SUITE WITH BACKREST
	CARE SUPPORT GRAB RAIL 140 DEGREE ANGLED 870X700
	CARE SUPPORT GRAB RAIL 450MM STRAIGHT

DOOR SCHEDULE

ALL NOMINATED DOORS SUBJECT TO REVIEW UPON CONSULTANTS SPECIFICATION (ANY ADDITIONAL FIXING SERVICES ADDED IS TO BE OUT OUTLINE IN SCOPE OF WORKS WITH FINAL REVIEW IN CONJUNCTION WITH ANY ENGINEERS DRAWINGS)

DOOR TYPE	DOOR #	DESCRIPTION & TYPE	LEAF HEIGHT	LEAF WIDTH	FRAME THICKNESS	FRAME MATERIAL & COLOUR	LEAF MATERIAL & COLOUR	COMMENTS	CONSIGNMENT
DT01	-	AUTOMATIC DOUBLE DOOR GLASS ALUMINUM INCASED, EXISTING	3000MM	1000MM 1000MM		MULLION	MULLION	GLAZING WITH MULLION  PUSH BUTTON EMERGENCY SWITCH LWSP3540- LSSC STRIKE UNIT, LIAL515004 OUTSIDE SPRING KEY SWITCH (LOCK IT WELL), LIAL545021 INSIDE FOUR POSITION SWITCH (LOCK IT WELL), EXTERNAL SECURITY COVER PLATE FITTED OVER LOCKING MECHANISM WEATHER STRIPS	-
DT02	-	SINGLE SOLID CORE, HINGED DOOR	2040MM	920MM	35MM	STANDARD PT-WH-3 (INTERIOR) PT-WH-3 (EXTERIOR)	STANDARD PT-BL-2 (INTERIOR) PT-BL-2 (EXTERIOR)	CODELOCKS CL425 SS PVD MANUAL DIGITAL LOCK WITH INTERNAL LEVER WITH MORTICE LOCK. DOOR TO BE FITTED WITH "PEEPHOLE" VIEWER @ 1500MM ABOVE FFL AND DOOR STOPPER	-
DT03	-	SINGLE SOLID CORE, HINGED DOOR	2040MM	920MM	35MM	STANDARD PT-WH-3 (INTERIOR) PT-WH-3 (EXTERIOR)	STANDARD PT-BL-2 (INTERIOR) PT-BL-2 (EXTERIOR)	CODELOCKS CL410 SS WITH INTERNAL LEVER WITH LATCH. DOOR TO HAVE 'PEEPHOLE' VIEWER AND DOOR STOPPER.	-
DT04	-	SINGLE SOLID CORE, HINGED DOOR	2040MM	920MM	35MM	STANDARD PT-WH-3 (INTERIOR) PT-WH-3 (EXTERIOR)	STANDARD PT-BL-2 (INTERIOR) PT-BL-2 (EXTERIOR)	SOLID CORE DOORS WITH EXTERNAL FULL FACE METAL SHEETED WITH FULL HEIGHT METAL STRIKER PLATE, LOCKWOOD PANIC BAR EXIT LOCK HARDWARE(900E0SIL). PEEP HOLE VIEWER @ 1500MM	-
DT05	-	FLEX SHEILD DOUBLE DOOR, HINGED DOOR	2200MM	900MM 900MM	35MM	STANDARD	PVC	SEE FLEX SHEILD DETAIL FOR FURTHER INFORMATION.	-
DT06	-	METAL ROLLER DOOR	5000MM	4000MM	-	-	GALVANISED ROLLER DOOR	HEAVEY DUTY ROLLER DOOR MOTOR GALVANISED ROLLER DOOR WITH REINFORCED BASE WINDLOCK TRACKS AND CLIPS. 2 XTRATEC BRAND FLOOR ANCHOR LOCKS AND KINK BOLTS (XTRA1A) KEYED ISOLATOR SWITCH	-
DT07	-	SINGLE SOLID CORE, HINGED DOOR	2040MM	920MM	35MM	STANDARD PT-WH-3 (INTERIOR) PT-WH-3 (EXTERIOR)	STANDARD PT-BL-2 (INTERIOR) PT-BL-2 (EXTERIOR)	PRIVACY SET LOCK, DOOR STOPPER AND REQUIRED SIGNAGE	-
DT08	-	DOUBLE SOLID CORE, HINGED DOOR	2040MM	920MM	35MM	STANDARD PT-WH-3 (INTERIOR) PT-WH-3 (EXTERIOR)	STANDARD PT-BL-2 (INTERIOR) PT-BL-2 (EXTERIOR)	SOLID CORE DOORS WITH EXTERNAL FULL FACE METAL SHEETED WITH FULL HEIGHT METAL STRIKER PLATE, LOCKWOOD PANIC BAR EXIT LOCK HARDWARE(900E0SIL). PEEP HOLE VIEWER @ 1500MM TO ACTIVE LEAF	-









WALL SCHEDULE

ALL NOMINATED WALLS ARE SUBJECT TO REVIEW OR CHANGE UPON AVAILABILITY OF MATERIAL:  
CHANGES ARE TO COMPLY WITH ANY RELEVANT STANDARDS.


WALL TYPE #	WALL NUMBER	WALL STRUCTURE	WALL COVERING*2	WALL FINISHES*2	WALL HEIGHT	CONSIGNMENT
WT01	-	PARTITION WALL SYSTEM	PLASTERBOARD BOTH SIDES	PAINT COAT	3600MM	-
WT02	-	PARTITION WALL SYSTEM	PLASTERBOARD BOTH SIDES	PAINT COAT	4200MM	-
WT03	-	PARTITION WALL SYSTEM	AQUACHECK PB TO WET AREAS PLASTERBOARD TO NON WET AREAS	PAINT COAT	3600MM	-

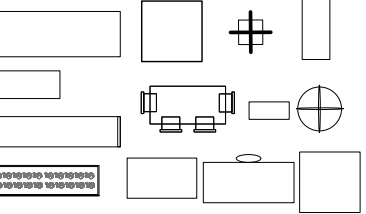
FOOTNOTE\*: MINIMUM FRL FOR WALL CONSTRUCTION FROM TABLE 3 IN SECTION C1.1 OF THE NCC







ANNOTATION & DRAFTING

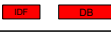




	REVISION CLOUD
	ELEVATIONS CALLOUT
	STRUCTURAL GRID LINE
	WALL TAG
	DOOR TAG
	PAINT TAG
	ITEM TAG
	ROOM CALLOUT

FITOUT

	POINT OF SALE COUNTER
-----------------------------------------------------------------------------------	-----------------------

	RETAIL FIXTURES AND FURNITURE
-------------------------------------------------------------------------------------	-------------------------------

	LED SPOT LIGHT & RAIL SYSTEM
	1200MM LED LIGHTING BATTENS
	LED HIGH BAY
	LED PANEL LIGHT
	LIGHTING CONTROLLER/ MBS
	MOTION SENSOR

	DISTRIBUTION BOARD & INTERMEDIATE DISTRIBUTION FRAME
	10 AMP DOUBLE GPO GENERAL CIRCUIT SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR
	DEDICATED PERMANENT POWER DROPPER "D" = DROPPER WITH 12M TAIL (BCF ELECTRICIAN TO FIT OFF)
	"L" = DROPPER CONNECTED TO LIGHT CIRCUIT 12M TAIL (BCF ELECTRICIAN TO FIT OFF)
	"X" = DROPPER DEDICATED SEPARATE CIRCUIT (LABELLED) 12M TAIL (BCF ELECTRICIAN TO FIT OFF)

DRAWING LIST

PAGE NUMBER	DRAWING NAME	SCALE	REVISION	SHEET REFERENCE
1	DRAWING LIST & LEGEND	-	A	ATL-001
2	BASE PLAN	1:150	A	ATL-002
3	RETAIL PLAN	1:150	A	ATL-003
4	OFFICE CALLOUT	1:150	A	ATL-004
5	TEAM ROOM CALLOUT	1:150	A	ATL-005
6	LICENCED AREA PLAN	1:300	A	ATL-006
7	GAS DECENTING DETAIL	1:50	A	ATL-007
8	SIGNAGE MOCK UP	1:50	A	ATL-008

ITEM SCHEDULE

ALL ITEMS & ASSOCIATED WORKS BY LESSOR				
ITEM TAG CODE	DESCRIPTION	QTY	BRAND	COMMENT
KC-01	KITCHEN CABINETRY	1	-	SEE KITCHEN CALLOUT FOR SCHEDULE
SK-01	SINK	1	ESTILO	
HD-01	HAND DRYER	1	BRADLEY	
SD-01	SOAP DISPENSER	1	BRADLEY	
VB-01	VANITY BASIN	1	CAROMA	
FW-01	FLOOR WASTE GULLY	1	TBC	
RH-01	TOILET ROLL HOLDER	1	CAROMA	
TL-01	TOILET	1	CAROMA	
GR-01	GRAB RAIL	1	CAROMA	
GR-02	GRAB RAIL	1	CAROMA	

PAINT SCHEDULE

PAINTING WORKS BY LESSEE				
PAINT TAG	DESCRIPTION	SHEEN TYPE	PANTONE # / COLOUR #	BRAND
PT-WH-1	TAUBMANS COTTON TOUCH	LOW SHEEN	T9-6	TAUBMANS
PT-WH-2	TAUBMANS COTTON TOUCH	GLOSS	T9-6	TAUBMANS
PT-OR-1	BCF ORANGE	LOW SHEEN	PMS 151C	*
PT-OR-2	BCF ORANGE	GLOSS	PMS 151C	*
PT-BL-1	BCF NEXT GEN BLUE	LOW SHEEN	PMS 647C	*
PT-BL-2	BCF NEXT GEN BLUE	GLOSS	PMS 647C	*
PT-BL-3	DULUX ADEPT	LOW SHEEN	S36B9	DULUX
PT-BL-4	DULUX ADEPT	GLOSS	S36B9	DULUX
PT-CC-1	CLEAR COAT	GLOSS	-	*
PT-WH-3	WHITE ONE WHITE	GLOSS	-	DULUX

\*1 - SCOPE OF WORK CLAUSE 13.2 DULUX ADEPT TO 4200MM DATUM LINE

\* - RESENE, DULUX OR WATTYL CAN BE USED



SRG LEASURE PTY LTD

6 COULTHARDS AVENUE  
STRATHPINE QLD 4500

PROJECT: YOUNG

ADDRESS:  
323-337, BOOROWA STREET,  
YOUNG, NSW

TITLE: DRAWING LIST & LEGEND

DATE: 14/01/2025

BY: BRENDAN H.

SCALE: -

SIZE: A3

DRAWING #: ATL-001

SHEET NUMBER: 01

REVISION: A

TENANCY INFORMATION:

ROOF HEIGHT:4.8M+

ROOF TYPE: OPEN CEILING

GROSS FLOOR AREA - RETAIL  
857M²

DOCUMENT NUMBER:  
BCF0102025

VERSION: D1 V2

REVISION NOTES

PRELIMINARY

CONCEPT PLAN NOT  
FOR CONSTRUCTION





SRG LEASURE PTY LTD

6 COULTHARDS AVENUE  
STRATHPINE QLD 4500

PROJECT: YOUNG

ADDRESS:  
323-337, BOOROWA STREET,  
YOUNG, NSW

TITLE: BASE PLAN

DATE: 14/01/2025

BY: BRENDAN H.

SCALE: 1:150

SIZE: A3

DRAWING #: ATL-002

SHEET NUMBER: 02

REVISION: A

TENANCY INFORMATION:

ROOF HEIGHT: 4.8M+

ROOF TYPE: OPEN CEILING

GROSS FLOOR AREA - RETAIL  
857M<sup>2</sup>

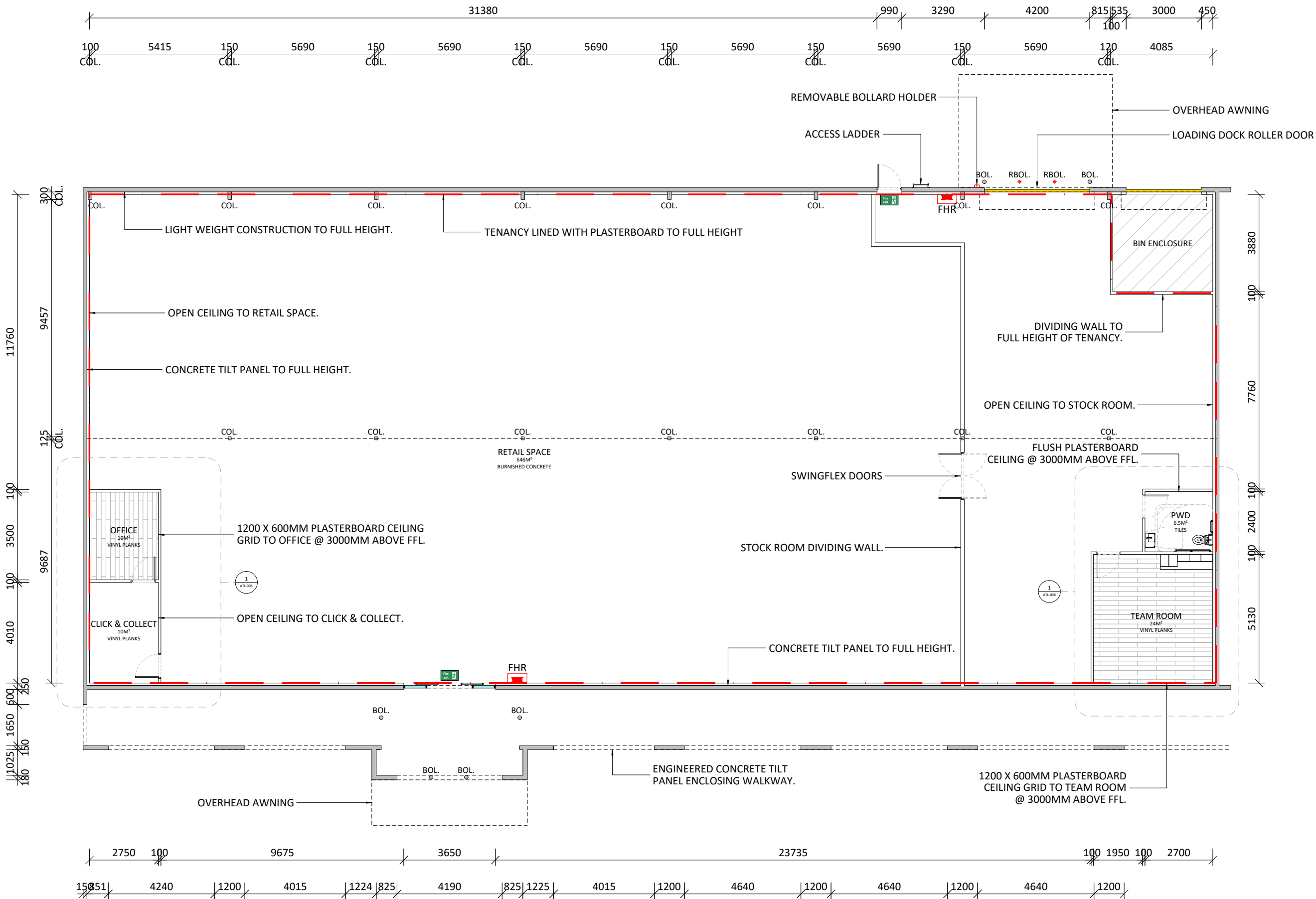
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BCF0102025

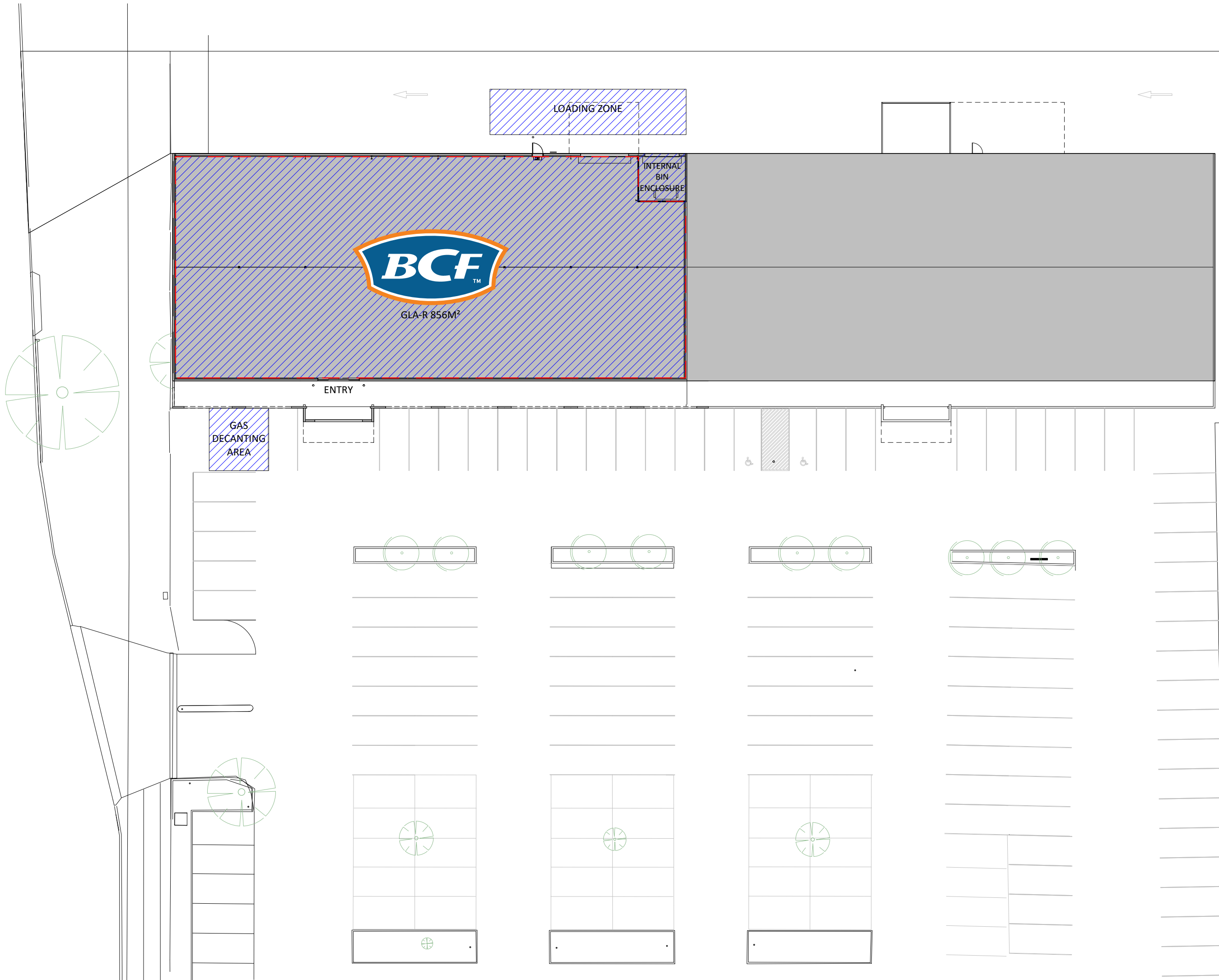
VERSION: D1 V2

REVISION NOTES

PRELIMINARY

CONCEPT PLAN NOT  
FOR CONSTRUCTION





SRG LEASURE PTY LTD  
6 COULTHARDS AVENUE  
STRATHPINE QLD 4500

PROJECT: YOUNG

ADDRESS:  
323-337, BOOROWA STREET,  
YOUNG, NSW

TITLE: LICENCED AREA PLAN

DATE: 14/01/2025

BY: BRENDAN H.

SCALE: 1:300

SIZE: A3

DRAWING #: ATL-006

SHEET NUMBER: 06

REVISION: A

TENANCY INFORMATION:

ROOF HEIGHT:4.8M+

ROOF TYPE: OPEN CEILING

GROSS FLOOR AREA - RETAIL  
857M²

DOCUMENT NUMBER:  
BCF0102025

VERSION: D1 V2

REVISION NOTES

PRELIMINARY

CONCEPT PLAN NOT  
FOR CONSTRUCTION

