

Statement of Environmental Effects

Lot 1 DP1202085

323 Boorowa Street, Young



SRD

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June 2025

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INTRODUCTION

1.1. THIS REPORT

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

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

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

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

1.2. THE PROPOENT

The site is privately owned freehold land, held by DJ & TL Melross Pty Ltd who are the applicants for this development.

1.3. PROJECT LOCATION

The site is located at 323 Boorowa Street, Young. The holding is approximately 19628.7m² in total. The property is located on the western edge of Young.

1.4. DESCRIPTION OF DEVELOPMENT SITE

The site is located in an E4 General Industrial Zone under the Hilltops Local Environmental Plan 2022. Lot 1 DP 1202085 has an existing building currently used as retail.

The site has access off Boorowa Street, which is a sealed council road.

The lot has been extensively cleared and there is an application for proposed units on proposed Lot 2 of this development application.

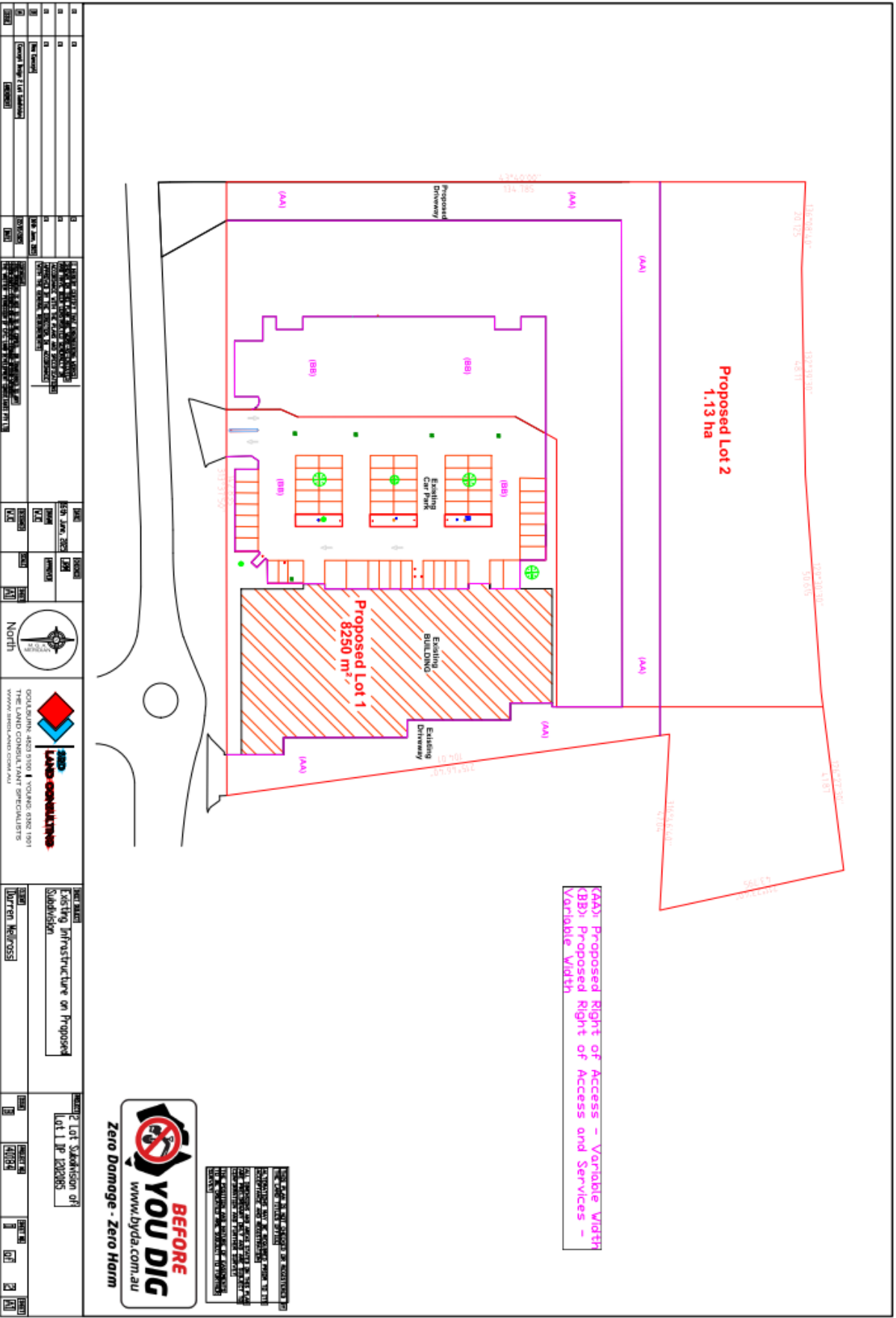
The nearest private receptors on neighbouring properties are dwellings to the northeast.



Aerial Photo of Site (Source: Google Maps)



Aerial Photo of Site (Source: Six Maps)



2. THE DEVELOPMENT

2.1 OBJECTIVES AND OVERVIEW OF THE DEVELOPMENT

The objective of the proposed development is to obtain development consent for a 2 lot Subdivision at 323 Boorowa Street, Young (the site). This development is enabled through the LEP and DCP.

2.2 DEVELOPMENT OPTIONS

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

1. Do nothing and leave the site as it is

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

2. Lodge an application for the proposed subdivision

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

It is considered that by lodging an application for the proposed subdivision is in the best interest of the owner.

2.3 STAGING

This development is not intended to be a staged development.

3 STATUTORY CONTEXT

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

3.1 RELEVANT LEGISLATION (ACTS AND REGULATIONS)

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

3.1.2 BIODIVERSITY CONSERVATION ACT 2016

The area is not mapped Biodiversity Values and has no existing vegetation remaining on the site.

3.1.3 LOCAL GOVERNMENT ACT 1993

A Section 68 application will not be required for this application.

3.1.4 ROADS ACT 1993

No application will be required under the Roads Act 1993.

3.1.5 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP'S)

3.1.5.1 State Environmental Planning Policy (Transport and infrastructure) 2021

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

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

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

(b) development carried out—

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

(ii) immediately adjacent to an electricity substation, or

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

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

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

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

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

The proposal is within 5m of an overhead power line, a referral to Essential Energy is expected.

Chapter 2, Part 2.3, Division 15 Railways, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors – notification and other requirements, Section 2.98 Development adjacent to rail corridors

(1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—

(a) is likely to have an adverse effect on rail safety, or

(b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or

(c) involves the use of a crane in air space above any rail corridor, or

(d) is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities.

Note.

Section 2.48 also contains provisions relating to development that is within 5 metres of an exposed overhead electricity power line.

(2) Before determining a development application for development to which this section applies, the consent authority must—

(a) within 7 days after the application is made, give written notice of the application to the rail authority for the rail corridor, and

(b) take into consideration—

(i) any response to the notice that is received within 21 days after the notice is given, and

(ii) any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.

(3) Despite subsection (2), the consent authority is not required to comply with subsection (2)(a) and (b)(i) if the development application is for development on land that is in or adjacent to a rail corridor vested in or owned by ARTC or the subject of an ARTC arrangement.

(b) taken into consideration any response to the notice that is received from TfNSW within 21 days after the notice is given.

(4) Before determining a development application for development to which this section applies, the consent authority must—

(a) give written notice of the application to TfNSW within 7 days after the application is made, and

(b) take into consideration—

(i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and

(ii) the accessibility of the site concerned, including—

(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and

(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and

(iii) any potential traffic safety, road congestion or parking implications of the development.

(5) The consent authority must give TfNSW a copy of the determination of the application within 7 days after the determination is made.

The proposed subdivision is not adjacent to a classified road and the development does not meet the requirements of Schedule 3.

3.1.5.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This State Environmental Planning Policy (SEPP) does not apply to the lot; the land did not contain a hazardous or potential hazardous industry nor is it proposed to be used for a hazardous or potential hazardous industry. A contamination report was prepared for the initial site development and forms part of the current specialised retail premises application.

3.1.5.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This State Environmental Planning Policy (SEPP) does apply to the lot; however no vegetation is proposed to be removed.

3.1.6 HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

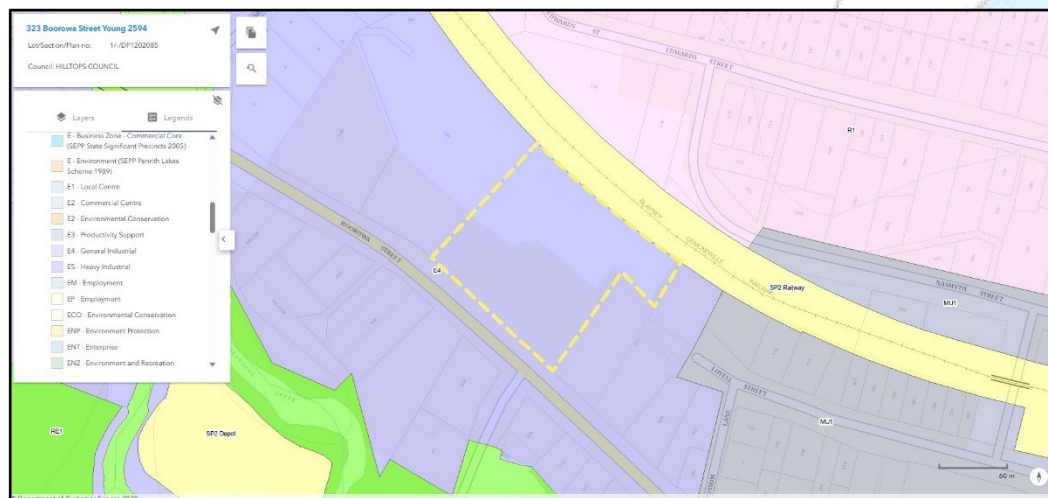
The site is zoned E4 General Industrial under provisions of the Hilltops Local Environmental Plan 2022 (HLEP 2022). The proposed development relates to the construction of a shed which is ancillary to the agricultural use of land which is permissible.

Objectives of the E4 General Industrial zone are as follows:

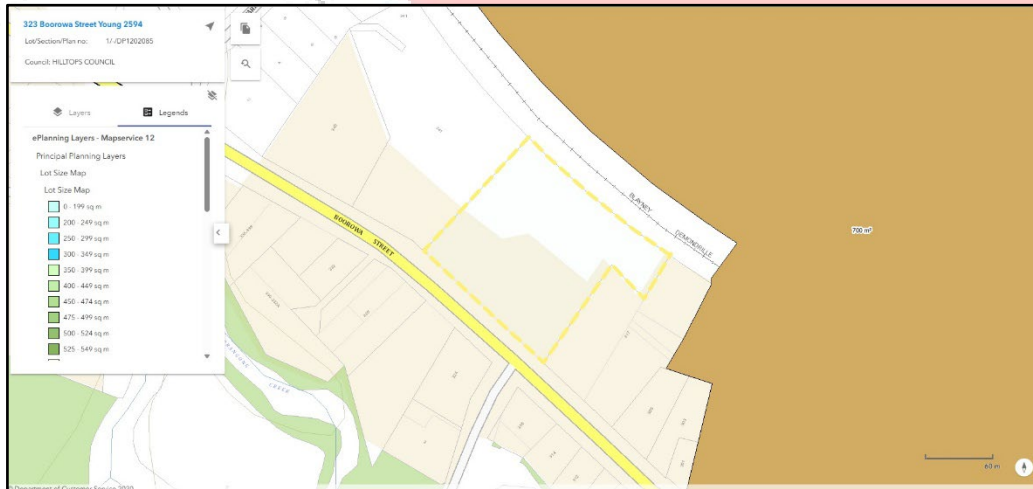
- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses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

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

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



Zoning Map (Source: NSW Planning Portal)



Minimum Lot Size Map (Source: NSW Planning Portal)

3.1.7 YOUNG DEVELOPMENT CONTROL PLAN 2011

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

3.1.8 DRAFT HILLTOPS DEVELOPMENT CONTROL PLAN 2025

The relevant provisions of the Draft Hilltops Development Control Plan 2025 are addressed in the Table in Appendix C of this report.

3.1.9 YOUNG DEVELOPER CONTRIBUTIONS PLAN

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

4 CONSULTATION WITH COUNCIL AND GOVERNMENT AGENCIES

Preliminary consultation with Government Agencies has not been undertaken.

4.1 HILLTOPS COUNCIL

Preliminary Discussions have been held with Hilltops Council to discuss the broad issues to be addressed in the development application and to get their opinion on staging as a development application or exempt development. The development site has an application currently before Council (PAN-538539) for a Specialised Retail Premises (2 Premises). This application is to subdivide the site into two lots to separate the existing developments on the lot and this proposed development.

4.2 GENERAL AND COMMUNITY CONSULTATION

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

5 SITE CHARACTERISTICS AND KEY DEVELOPMENT ISSUES

5.1 LIKELY DEVELOPMENT IMPACTS

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

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

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

5.2 CONTEXT AND SETTING

The proposed development has demonstrated consistency with the surrounding locality through the environmental planning framework and site features that have informed the proposed development. The proposed development will not have a visual impact on the locality as the subdivision is on paper only.

5.3 VISUAL IMPACT

The development will not negatively impact on the visual amenity of the locality as the subdivision is on paper only.

5.4 PRIVACY AND OVERSHADOWING

The development is for 2 lot subdivision, the development as proposed will not impact on privacy or overshadow any neighbouring development.

5.5 ACCESS, TRAFFIC AND PARKING

Access is existing and there is a current application before Council for the units shown on the plans, access, parking and traffic will be assessed as part of that application.

5.6 ARCHAEOLOGY

A search of AHIMS has been completed and found no sites or items of significance, a copy of the search is attached.

5.7 HERITAGE

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

5.8 SERVICES

All Council services will be extended as part of the unit development, they will not form part of this application.

5.9 LANDSCAPING

No new landscaping is proposed as part of this application, that will form part of the unit development.

5.10 BUSHFIRE

The site is not identified as Bushfire Prone Land.

5.11 NOISE AND VIBRATION

No potential for noise or vibration impacts have been identified.

5.12 ECOLOGY

The site works will not involve any removal of vegetation.

5.13 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures required.

5.14 WATER MANAGEMENT

Stormwater will form part of the unit development – easements will be established as part of this subdivision development.

5.15 CONTAMINATION

A site contamination report has been prepared for the site and is attached: It concluded:

Concentrations of Contaminants of Potential Concern in topsoil taken from the SW 1800 m2 of the former Soil Conservation Depot Building on LOT 1 DP1202085, 323 Boorowa Street YOUNG NSW 2594 were below respective thresholds for Commercial Development .

The preliminary nature of the investigation is sufficient for the proposed development. A more detailed investigation of the former building BE would certainly be warranted should future residential development be proposed. Specifically discrete topsoil and subsoil samples at a density of 1/100 m2 for CoPc: svTRH, Lead and Zinc.

5.16 FLOODING

The lot is flood prone, this proposal is for subdivision only. The Development Application that is currently before Council for the building construction notes the following:

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

5.17 EROSION AND SEDIMENT CONTROL

Erosion and Sediment controls are not required for this development; the process is on paper only.

5.18 SOCIAL AND ECONOMIC ASSESSMENT

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

5.19 SITE SUITABILITY AND THE PUBLIC INTEREST

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

6 CONCLUSION

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

The key reasons why the proposed is acceptable includes;

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

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

APPENDIX A – HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

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

<p>(iv) the siting and arrangement of land uses for development in response to climate change,</p> <p>(v) the planning of development to manage emissions,</p> <p>(vi) planning decisions that recognise the basic needs and expectations of diverse community members,</p> <p>(d) to facilitate a strong and diverse economy by providing a range of services and opportunities for residents and investors, including by providing for the following—</p> <p>(i) the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time,</p> <p>(ii) accessibility to expand markets for economic activity,</p> <p>(iii) economic activity, value adding opportunities and job creation,</p> <p>(iv) long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact,</p> <p>(v) major infrastructure projects,</p> <p>(vi) innovative renewable energy projects,</p> <p>(e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following—</p> <p>(i) the avoidance of further development in areas with a high exposure to natural hazards,</p>		
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<p>(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments,</p> <p>(iii) the retention and protection of remnant vegetation,</p> <p>(iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity,</p> <p>(v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality,</p> <p>(vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems.</p>		
Landuse Table		
<p>Zone E4 General Industrial</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of industrial, warehouse, logistics and related land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. 	<p>The proposed development satisfies the objectives of the zone.</p> <ul style="list-style-type: none"> • Encourages employment opportunities; • Allows for a range of future uses; • Provides a fully serviced industrial lots linked to town services. 	

<ul style="list-style-type: none"> • To provide fully serviced industrial lots linked to town water and sewer networks. 		
4.1 Minimum Subdivision Lots Size		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) for residential land—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to ensure sufficient land area to promote high levels of residential amenity, and</p> <p>(iii) to ensure new lots are adequately serviced with town water supply and a reticulated sewer network, with an effective way of disposing of domestic waste, and</p> <p>(iv) to create lot sizes and arrangements that—</p> <p>(A) support the efficient provision and management of roads and services, and</p> <p>(B) align with existing and proposed development layouts in the neighbourhood, and</p> <p>(C) minimise adverse impacts on the amenity and productivity of adjoining development,</p> <p>(b) for semi-rural land and rural villages—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to ensure sufficient land area to promote high levels of amenity, and</p> <p>(iii) to ensure new lots have adequate land area for on-site sewer management or are able to connect to a reticulated sewer network, and</p> <p>(iv) to create lots that—</p> <p>(A) are compatible with the existing predominant lot</p>	There is no minimum lot size for this zone.	

<p>pattern or desired future layout of the locality, and</p> <p>(B) minimise adverse impacts on the amenity and productivity of adjoining primary production lands,</p> <p>(c) for rural land—</p> <p>(i) to ensure land use and development are undertaken on appropriately sized parcels of land, and</p> <p>(ii) to facilitate the orderly and economic use and development of rural lands for rural and related purposes, and</p> <p>(iii) to prevent fragmentation of primary production agricultural land, and</p> <p>(iv) to sustain primary production and natural resource values, and</p> <p>(v) to minimise potential for land use conflict between primary production land uses and other land uses, and</p> <p>(vi) to protect supply chains for primary production land uses including natural resources and access to markets.</p> <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p> <p>(a) by the registration of a strata plan or strata plan of subdivision under the Strata</p>		
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<p>Schemes Development Act 2015, or</p> <p>(b) by any kind of subdivision under the Community Land Development Act 2021.</p>		
<p>5.21 Flood Planning</p>		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise the flood risk to life and property associated with the use of land,</p> <p>(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,</p> <p>(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,</p> <p>(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.</p> <p>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p>	<p>The lot is flood prone, the application is for subdivision only.</p> <p>The building DA currently before Council has the following assessment:</p> <p><i>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.</i></p> <p>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</p>	

(d) incorporates appropriate measures to manage risk to life in the event of a flood, and
(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—

(a) the impact of the development on projected changes to flood behaviour as a result of climate change,
(b) the intended design and scale of buildings resulting from the development,

(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.

(4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.

(5) In this clause—
Considering Flooding in Land Use Planning Guideline means the Considering Flooding in Land Use Planning Guideline published on the Department's website on 14 July 2021.
flood planning area has the same meaning as it has in the

<p>Flood Risk Management Manual.</p> <p>Flood Risk Management Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.</p>		
<p>6.1 Earthworks</p>		
<p>(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>(2) Development consent is required for earthworks unless—</p> <p>(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or</p> <p>(b) the earthworks are ancillary to development—</p> <p>(a) permitted without consent under this Plan, or</p> <p>(b) for which development consent has been granted.</p> <p>(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p>	<p>No earthworks proposed as part of this development.</p>	

<p>(c) the quality of the fill or the soil to be excavated,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of the fill material and the destination of the excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</p>		
6.2 Essential Services		
<p>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—</p> <p>(a) the supply of water,</p> <p>(b) the supply of electricity,</p> <p>(c) the disposal and management of sewage,</p> <p>(d) stormwater drainage or on-site conservation,</p> <p>(e) suitable road access.</p>	<p>All lots will be serviced with water, sewer, stormwater, electricity and road access.</p>	

APPENDIX B – YOUNG DEVELOPMENT CONTROL PLAN 2011

Requirement	Proposed/Comments	Compliance
1.1 Introduction		
The objectives of the plan are: (a) To provide detailed provision for regulating development; (b) To protect and improve the environment; (c) To protect and improve amenity and design of development; (d) To conserve, protect and enhance environmental heritage; (e) To encourage a diversity of housing to meet the needs of the residents; and (f) To facilitate development that is environmentally sustainable.	The proposed development satisfies the objectives.	✓
Section 5.4 Industrial Subdivision		
Performance Outcomes	Acceptable Solutions	
PSD4.1 To achieve width/depth ratios for new industrial allotments that respond to typical industrial building forms and which ensure heavy vehicles can adequately manoeuvre on site;	ASD4.1 Industrial allotments: <ul style="list-style-type: none"> • Have a minimum frontage and square width of 24 m, and a minimum area of 2000 m². • Are of regular size and shape with a depth to width ratio not exceeding 3:1. • Are serviced by underground electricity, water, sewer and telecommunications in accordance with the relevant authorities' requirements. 	The lots both satisfy this condition.
PSD4.2 To ensure that roads are constructed to a standard that is	ASD4.2 Roadways created to serve an industrial subdivision:	No new roads required

<p>durable and suitable for the proposed use.</p>	<ul style="list-style-type: none"> • Have a minimum road reserve width of 25m (for roads with dual frontage) or 19m (for roads with single frontage); • Have a minimum carriageway width of 13m; • Avoid, where practicable, dead-end roads, however if these are provided, a minimum turning head of 25m is provided; • Are constructed in accordance with Council's Engineering Subdivision and Development Guidelines. 	
Servicing		
<p>PSD4.3</p>	<p>ASD4.3.1</p> <ul style="list-style-type: none"> • Water, sewer and power are provided, in accordance with the relevant authorities requirements and in accordance with Council's Engineering Subdivision and Development Guidelines; Note: Underground power is required for these developments. • Development contributes, if required, headworks and/or development servicing plan charges. Note: Contact should be made with Council's Utilities Services Division to determine these charges, which are payable prior to the 	<p>Water, sewer and stormwater are existing.</p>

	release of any Construction Certificate.	
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APPENDIX C - DRAFT HILLTOPS DEVELOPMENT CONTROL PLAN 2025

Section 5.4 Industrial Subdivision		
Overall Objective		
a) To ensure that industrial allotments function effectively for industrial purposes. b) Ensure that new industrial allotments provide an appropriate level of servicing and infrastructure		
Performance Requirements	Acceptable Solutions	Comment/Compliance
ISD1 Subdivision Layouts		
PISD1 To achieve width and depth ratios for new industrial allotments that respond to typical industrial building forms and which ensure heavy vehicles can adequately manoeuvre on site;	AISD1.1 Industrial lots are to have a minimum frontage and square width of 24 m, and a minimum area of 2000 m ² .	Lots satisfy this condition
	AISD1.2 Lots are of regular size and shape with a depth to width ratio not exceeding 3:1.	The original lot is not regular in shape, therefore it is hard to design these lots to be regular in shape. The design is as regular as the original lot allows.
	AISD1.3 Are serviced by underground electricity, water, sewer and telecommunications in accordance with the relevant authorities' requirements.	All lots will have or already have services.
PISD2 To ensure that roads are constructed to a standard that is durable and suitable for the proposed use.	AISD2.1 Roadways created to serve an industrial subdivision have a minimum road reserve width of 25m, for roads with dual frontage, or 19m for roads with single frontage	No new roadways are required. Lots have frontage to Boorowa Street which is a sealed Council road.

	AI SD2.2 Roadways avoid, where practicable, dead-end roads. However if these are provided, a minimum turning head of 25m is provided;	N/A
	AI SD2.3 Roadways are constructed in accordance with Council's Engineering Guidelines.	N/A
ISD2 Servicing		
PISD3 To ensure that new industrial allotments provide an appropriate level of servicing and infrastructure.	AI SD3.1 Water, sewer and power are provided, in accordance with the relevant authorities requirements and in accordance with Council's Engineering Guidelines. Underground power is required for these developments.	Lots will be serviced or already have existing services in line with Council's requirements.
	AI SD3.2 Development contributes, if required, headworks and or development servicing plan charges. Contact should be made with Council's Infrastructure Division to determine these charges, which are payable prior to the release of any Construction Certificate.	Contributions will be paid as required.
PISD4 Vehicular access is provided to and from the site.	AI SD4.1 A layback is provided to each allotment created, consistent with Section 4.1 of this DCP, where rollover kerb is not deployed; or where upright 150mm kerb and gutter is used.	A new layback will be required for the proposed driveway on the western side of the proposed subdivision, this is proposed under the DA for the proposed units.

	AI SD4.2 Where battle-axe allotments are provided, no more than two such allotments may be serviced by a shared driveway.	N/A
PISD5 The development shall have appropriate stormwater drainage connected, where possible into Council's existing stormwater infrastructure.	AI SD5.1 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.	Stormwater is either existing or will be addressed under the proposed unit DA's
	AI SD5.2 Proposed hard stand and sealed areas are to be suitably drained. Lots are to be designed to provide for conveyance of stormwater flows 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.	Stormwater will be designed as required, however will be addressed under the unit DA's
ISD3 Design Suggestions and Variations		
Alternative approaches will be considered on merit.		

APPENDIX D – AHIMS SEARCH



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Melross

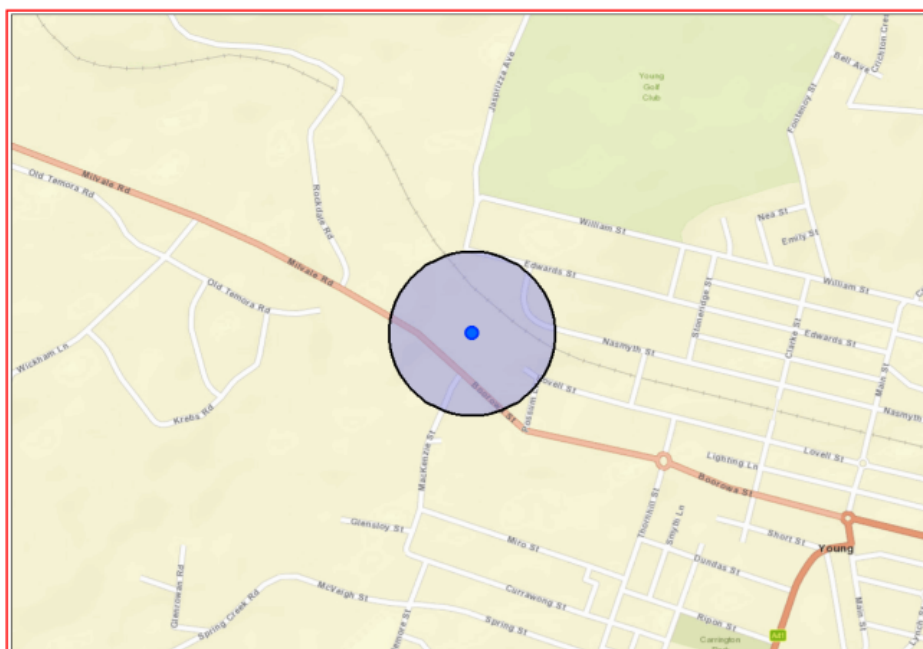
Client Service ID : 1011104

Date: 04 June 2025

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 323 BOOROWA STREET YOUNG 2594 with a Buffer of 200 meters, conducted by Narlisa Cooper on 04 June 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. *