



15 September 2025

Notification of Development Application No. 2025/098

Site Description: Lot: 36 DP: 236719, 71 High Street GUNNEDAH.

Notice is given that a Development Application has been submitted for Council's consideration that involves the installation of a two-storey manufactured dwelling.

The address of the proposed development is 71 High Street GUNNEDAH.

The applicant is Instep Management Group Pty Ltd and Gunnedah Shire Council is the consent authority.

The Development Application has been placed on public exhibition for a period of **14** days. The documents may be inspected at Council's office during office hours 9am-4pm or on Council's website <http://www.gunnedah.nsw.gov.au/>.

Any person may make a written submission about this application to the General Manager, Gunnedah Shire Council, PO Box 63, Gunnedah NSW 2380 or via email council@gunnedah.nsw.gov.au. The issues you raise will be included in the evaluation of the development application, along with the other matters Council must consider.

Submissions should be received no later than 5.00pm on **29 September 2025**. All submissions must include disclosure of any reportable political contribution or gift made in the previous two years.

If the submission includes an objection to the proposal, the grounds of objection must be given. You are advised that you may request that your name and address not be disclosed by stating prominently "OBJECTION IN CONFIDENCE" on your submission for reason that disclosure would result in detriment to you. However, Council may be obliged to release these details under the Freedom of Information Act 1989 even if these words are used in the submission. Further, submissions that do not contain the author's name and address may not be considered as Council will be unable to validate the submissions authenticity.

If you have any enquiries in relation to this Development Application, please contact Council's Duty Planner on 02 6740 2100.

Yours faithfully

Wade Hudson
MANAGER DEVELOPMENT ASSESSMENT

Contact: 02 6740 2100
Reference: 2025/098
ld

Development Consent Cover Sheet – Council's Use

Made under the Environmental Planning & Assessment Act.1979

LAST UPDATED 23 JULY 2021

Date: 04/09/2025

DEVELOPMENT APPLICATION NUMBER

Development Application Number: 2025/098

APPLICANT DETAILS

Name(s): Instep Management Group Pty Ltd C/- Neil Mumme



LAND TO BE DEVELOPED

Address: 71 High Street, Gunnedah

Lot Number: 36 DP Number: 236719 Site Area: 721m2

BRIEF DESCRIPTION AND USE OF PROPOSED DEVELOPMENT

2 Storey Manufactured Dwelling

PROPOSED DEVELOPMENT DETAILS

- ☒ Local Development
- ☐ Integrated Development (requires approval under another Act)
- ☐ Designated Development (requires an EIS to be submitted)

Total Project Value: \$471,905.00

Applicant contact details

First given name	Neil
Other given name/s	
Family name	Mumme
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Application on behalf of a company, business or body corporate	Yes
ABN	14003971631
ACN	003971631
Name	INSTEP MANAGEMENT GROUP PTY LIMITED
Trading name	INSTEP MANAGEMENT GROUP PTY LIMITED
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and the applicant is NOT one of them
Owner #	1
Title	Mr
First given name	M
Other given name/s	
Family name	Barden
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]
Owner #	2
Title	Mrs
First given name	T
Other given name/s	
Family name	Barden
Contact number	[REDACTED]
Email	[REDACTED]
Address	[REDACTED]

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application – Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
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Developer details

ABN	
ACN	

Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	71 HIGH STREET GUNNEDAH 2380
Local government area	GUNNEDAH
Lot / Section Number / Plan	36/-/DP236719 ☒
Primary address?	Yes
Planning controls affecting property	Land Application LEP Gunnedah Local Environmental Plan 2012 Land Zoning R2: Low Density Residential Height of Building NA Floor Space Ratio (n:1) 0.5:1 Minimum Lot Size 650 m ² Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Erection of a new structure
Selected development types	Residential Accommodation Manufactured home
Description of development	Installation of 'Manufactured Home as Primary Dwelling'
Is the development proposed to be build-to-rent housing?	
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	2
Number of pre-existing dwellings on site	0
Number of dwellings to be demolished	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
What is the estimated development cost, including GST?	\$471,905.00
Estimated development cost	\$429,005.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	Yes
What are the reasons the development is biodiversity compliant development?	No clearing required
Is this application subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No

Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	Development that is permitted with or without consent or is exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Instep Management Group P/L
ABN	14 003 971 631
ACN	003 971 631
Trading Name	Progressive Project Solutions
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
Aboriginal Due Diligence Assessment	LD12. Due Diligence - 71 High Street GUNNEDAH
Architectural Plans	LD2. Full Plan Set - 71 High Street GUNNEDAH
Construction Management Plan	LD14. CMP - 71 High Street GUNNEDAH
Cost estimate report	LD6. Cost Estimate Report - 71 High Street GUNNEDAH
Geotechnical report	LD11. Geotech Report - 71 High Street GUNNEDAH
Notification Plan	LD4. Notification Plan - 71 High Street GUNNEDAH
Other	LD9. Flood Planning Letter - 71 High Street GUNNEDAH
Owner's consent	LD1. Covering Letter & Authority to Represent - 71 High Street GUNNEDAH copy
Shadow diagrams	LD5. Shadow Diagrams - 71 High Street GUNNEDAH

Site Plans	LD3. Site Plan - 71 High Street GUNNEDAH
Statement of environmental effects	LD8. Gunnedah DCP Compliance Statement - 71 High Street GUNNEDAH LD7. SoEE - 71 High Street GUNNEDAH
Survey plan	LD10. Survey - 71 High Street GUNNEDAH
Waste management plan	LD13. WMP - 71 High Street GUNNEDAH

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	



Progressive Project Solutions

PO Box 491, Narooma NSW 2546 T 0412 860 488

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Division of Instep Management Group Pty Ltd ABN 14 003 971 631

The General Manager
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380
Via NSW Planning Portal

Dear Sir/Madam

DA Application – 71 High Street GUNNEDAH NSW 2380

Please find attached the following attached documentation supporting the above application.



- LD1. Covering Letter & Authority to Represent
- LD2. Plans Set
- LD3. Site Plan
- LD4. Notification Plan
- LD5. Shadow Diagrams
- LD6. Cost Estimate Report
- LD7. SoEE
- LD8. DCP Compliance Statement
- LD9. Flood Planning Letter
- LD10. Survey
- LD11. Geotech Report
- LD12. Due Diligence
- LD13. WMP
- LD14. CMP

Please note: The Section 68 Application will be lodged pending a determination of approval for the DA.

If you have any other information that is required, please contact me at any time

Many thanks

Neil Mumme
Progressive Project Solutions



Authority to Represent

This letter authorises Progressive Project Solutions to act for the owner(s) of the property listed below:

Property Details

Property Address: 71 High Street GUNNEDAH NSW 2380
Property ID: Lot 36 / DP 236719
Project Description: Installation of 'Manufactured Home as Primary Dwelling'

Authorization Inclusions

Enquires to Local Consent & Certifying Authorities
Requests for copies of existing Plans & DA Approvals
Development Application - Lodgement &
Management Section 68 - Lodgement & Management
Construction Certificate - Lodgement & Management
Principal Certifier Functions & Management

Yes	☒	No	☐
Yes	☒	No	☐
Yes	☒	No	☐
Yes	☒	No	☐
Yes	☒	No	☐
Yes	☒	No	☐

Political Disclosure

A person who makes a planning application or modification to a planning application or submission to a planning application to Council is required to disclose reportable political donations and gifts (if any) made to Councillors or Council employees by any person with a financial interest in the application with the period commencing two years before the application is made and ending when the application is determined. Note: Any 'reportable political donation' or 'gift' made after lodgement of this application must also be disclosed within seven days of making the donation/gift. Section 147 EP&A Act 1979

Have you or any person(s) with a financial interest in this application, made a donation to a Councillor or Council employee in the last 2 years?

Name: M Barden

Date: 09.07.2025

Yes ☐ No ☒

Signed: M. A. Barden

Name: T Barden

Date: 09.07.2025

Yes ☐ No ☒

Signed: T Barden

I/we are the legal owner(s) of the above mentioned property and do hereby authorise Progressive Project Solutions to act for us in the items listed on the above schedule

Name: M Barden

Date: 09.07.2025

Signed: M. A. Barden

Name: T Barden

Date: 09.07.2025

Signed: T Barden



Progressive Project Solutions

PO Box 478, Murrumbidgee NSW 2540 T 0812 950 488

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Member of the Progressive Project Solutions Group



PROPOSED PRIMARY DWELLING - 71 HIGH STREET, GUNNEDAH

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Phone (02) 4774 8388

Email: sales@hitechhomes.com.au

www.hitechhomes.com.au

**SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND

WC - WATER CLOSET
HWS - HOT WATER SYSTEM
MB - METER BOX
DP - DOWNPIPE
SHR - SHOWER
VTY - VANITY
PTY - PANTRY
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9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Title Page

CLIENT: BARDEN JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

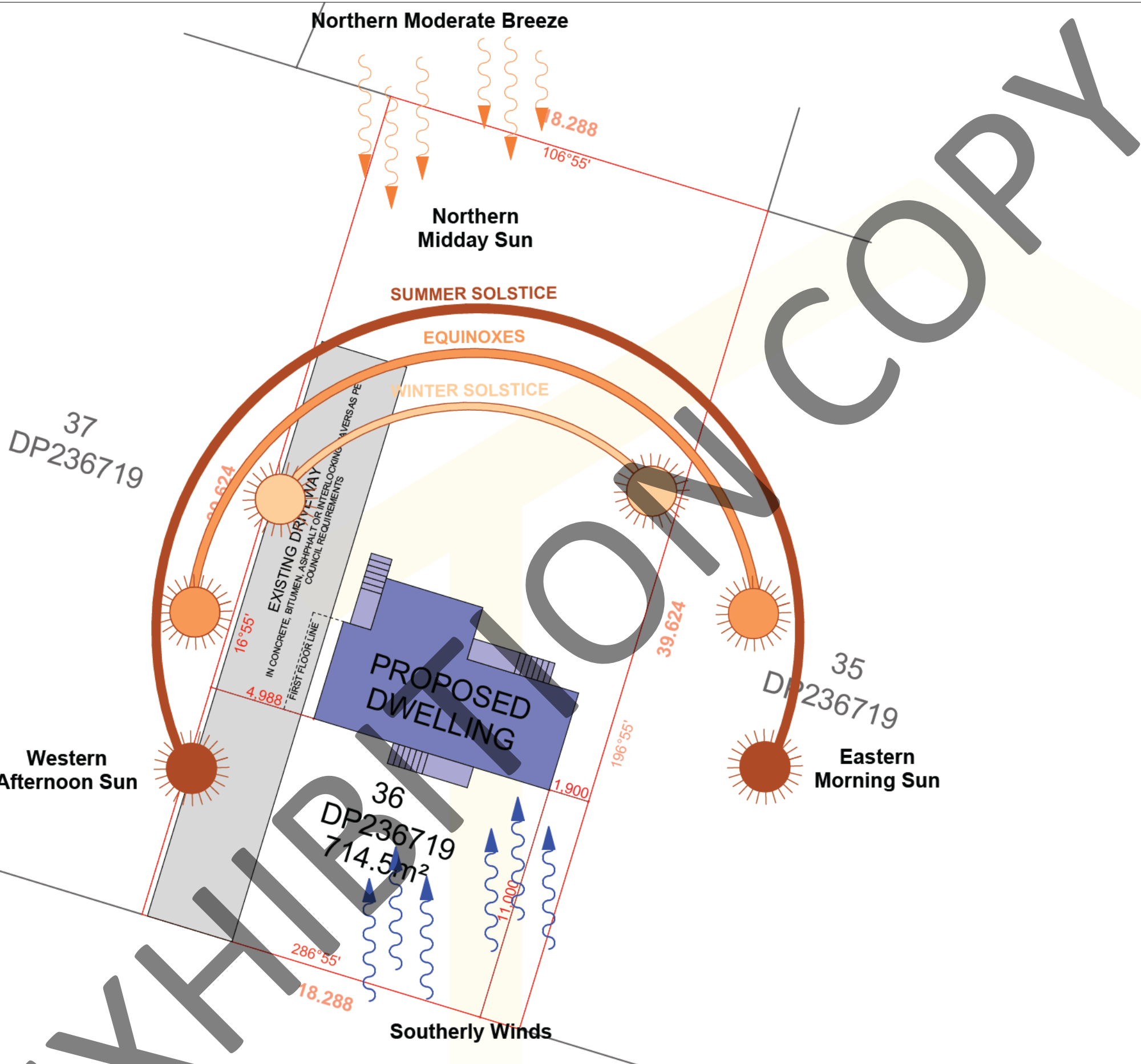
LGA: GUNNEDAH SHIRE COUNCIL

LOT/DP: 36/DP236719 SCALE: 1:100 @ A3

DRAWN: ES ISSUE: DA SHEET NO: DA.1

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025



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OBS - OBSCURE WINDOW

GENERAL BUILDING NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
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6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
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9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

Site Analysis Plan

CLIENT: BARDEN JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

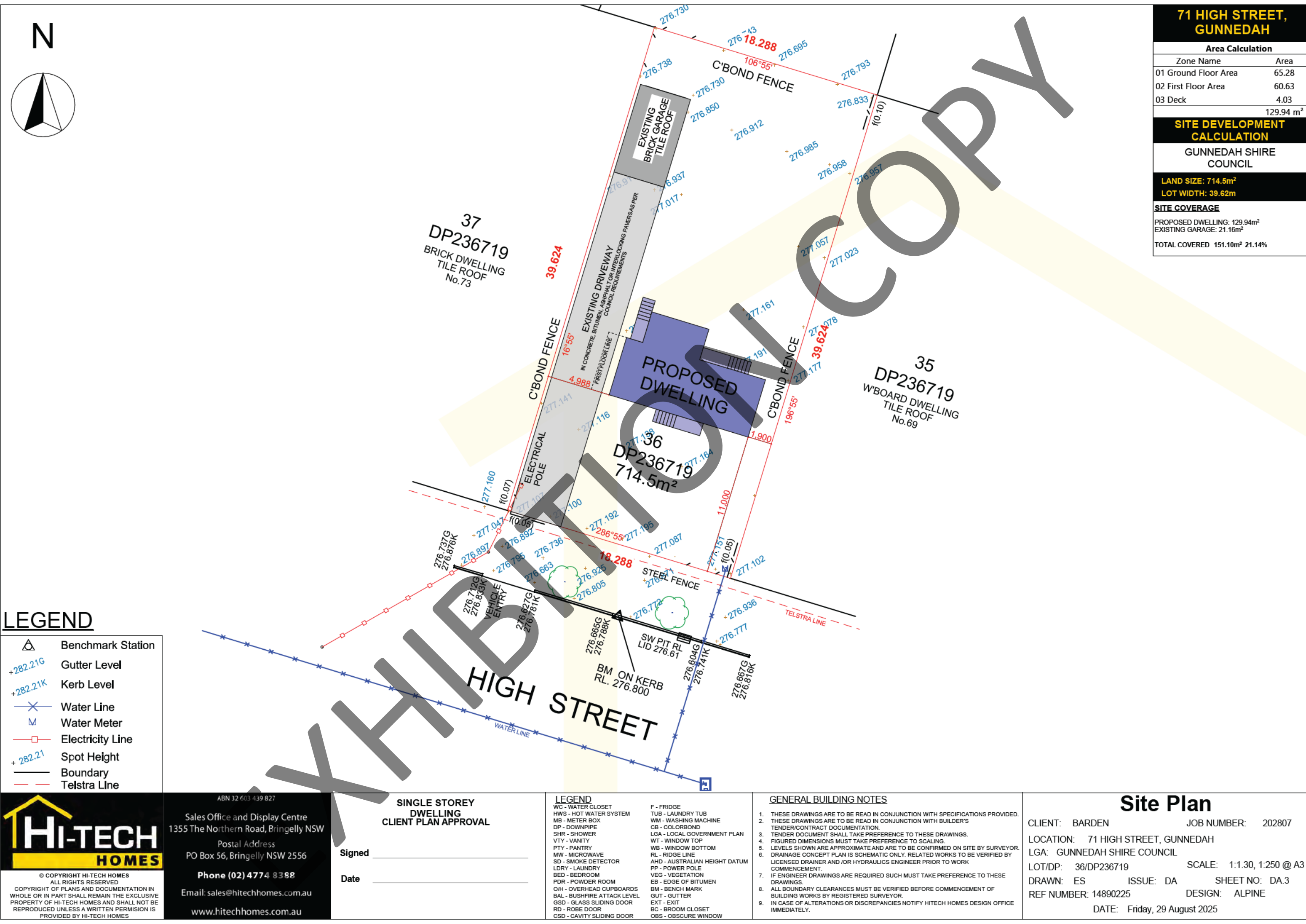
LGA: GUNNEDAH SHIRE COUNCIL

LOT/DP: 36/DP236719 SCALE: 1:200 @ A3

DRAWN: ES ISSUE: DA SHEET NO: DA.2

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025



71 HIGH STREET, GUNNEDAH	
Area Calculation	
Zone Name	Area
01 Ground Floor Area	65.28
02 First Floor Area	60.63
03 Deck	4.03
129.94 m ²	
SITE DEVELOPMENT CALCULATION	
GUNNEDAH SHIRE COUNCIL	
LAND SIZE: 714.5m ²	
LOT WIDTH: 39.62m	
SITE COVERAGE	
PROPOSED DWELLING: 129.94m ²	
EXISTING GARAGE: 21.16m ²	
TOTAL COVERED 151.10m ² 21.14%	

LEGEND

	Benchmark Station
	Gutter Level
	Kerb Level
	Water Line
	Water Meter
	Electricity Line
	Spot Height
	Boundary
	Telstra Line

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Date _____

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Site Plan

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LOCATION: 71 HIGH STREET, GUNNEDAH

LGA: GUNNEDAH SHIRE COUNCIL

LOT/DP: 36/DP236719 SCALE: 1:1.30, 1:250 @ A3

DRAWN: ES ISSUE: DA SHEET NO: DA.3

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025

LEGENDS

DESCRIPTION

PROPOSED PIPES TO OUTLET

PROPOSED NEW DOWNPIPE (Ø100 UNO)

GROUND FLOOR DRAINAGE PLAN

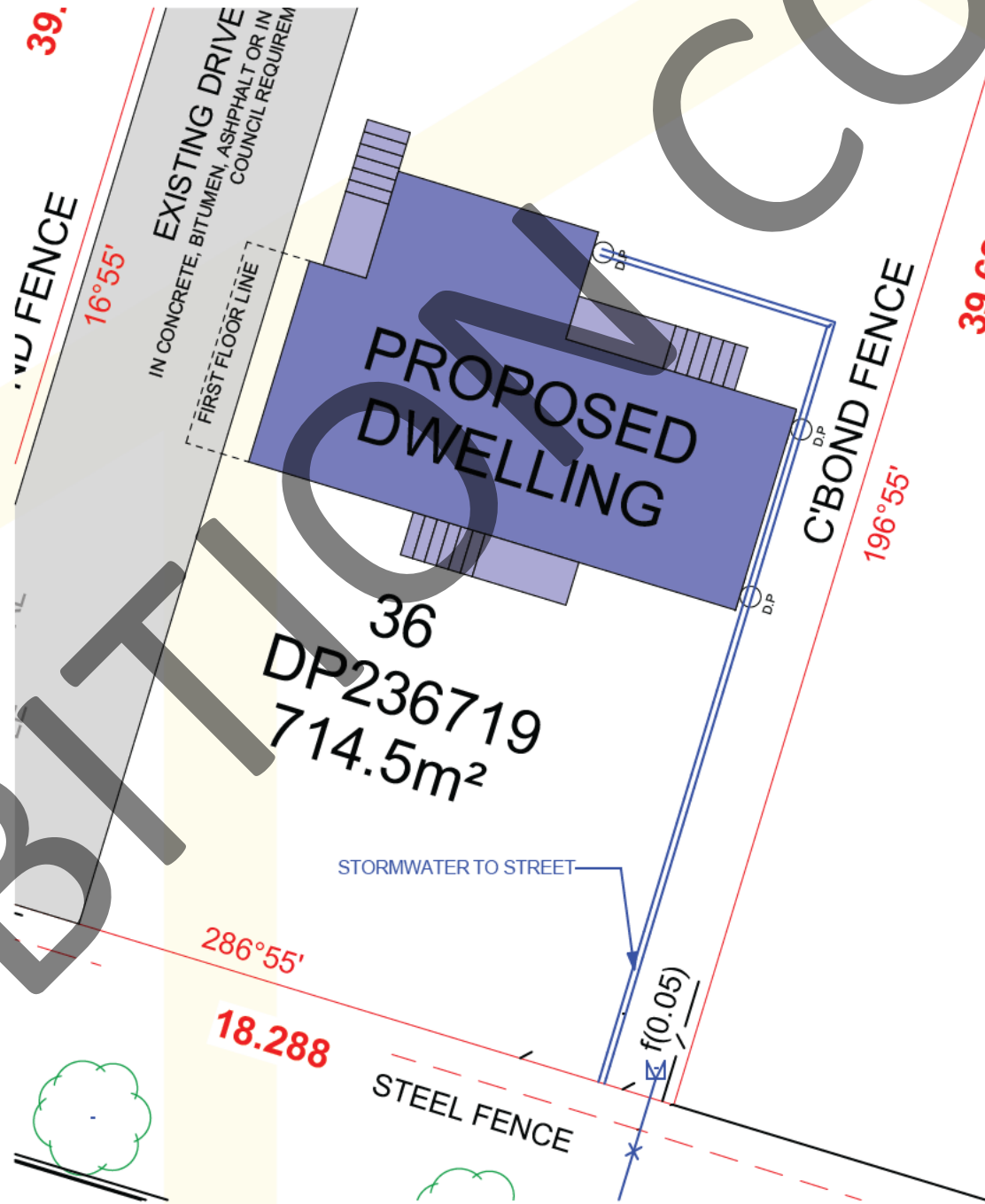
GENERAL NOTES

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) LAID @ 1% FALL MIN, UNO.
ALL STORMWATER DOWNPIPES Ø100 UNO.

TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
- ALL DP'S TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.



**RAINWATER
SUPPLY SIGN**



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**SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL**

Signed _____

Date _____

LEGEND

WC - WATER CLOSET
HWS - HOT WATER SYSTEM
MB - METER BOX
DP - DOWNPIPE
SHR - SHOWER
VTY - VANITY
PTY - PANTRY
MW - MICROWAVE
SD - SMOKE DETECTOR
LDRY - LAUNDRY
BED - BEDROOM
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O/H - OVERHEAD CUPBOARDS
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VEG - VEGETATION
EB - EDGE OF BITUMEN
BM - BENCH MARK
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Stormwater Plan

CLIENT: BARDEN JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

LGA: GUNNEDAH SHIRE COUNCIL

LOT/DP: 36/DP236719 SCALE: 1:150 @ A3

DRAWN: ES ISSUE: DA SHEET NO: DA.4

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025

LANDSCAPE LEGEND



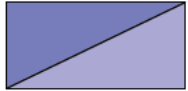
TURF AREA



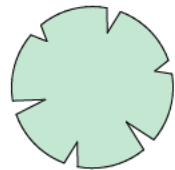
EXISTING DRIVEWAY



EXISTING STRUCTURES



PROPOSED STRUCTURES



EXISTING TREES/GARDENS

NOTE:

- 1 Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.

2 Do not scale drawing. If in doubt - ASK

3 This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans

4 All Existing trees to remain shall be protected as per arborist report & council requirements

5 All pruning shall be in accordance with the AS 4373

6 Thoroughly eradicate weeds from all garden areas.

7 No variation to the works to be carried out without prior approval from owner.

8 All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.

9 Substitution of plant species or varieties will not be permitted.

10 Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- 11 All storm water outlets & surface run off shall be to Hydraulic Engineers detail.

12 Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.

13 Refer to survey plan for position of all existing services.

14 Refer to Architectural elevations & Sections for existing and proposed ground lines.

15 All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC 10.1 Specification C273-Landscaping.

16 Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.

17 MAINTENANCE- All landscape works are to be maintained for a period of 12 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

PLANT SCHEDULE

PLANT	SYMBOL	NAME	SIZE	POT	QTY
		HEBE BUXIFOLIA 'INSPIRATION' (OR SIMILAR)	1.5 X 1.5	150MM	6
		PHORMIUM TENAX 'PURPUREUM' (OR SIMILAR)	1 X 1	150MM	3
		DIANELLA (OR SIMILAR)	0.4 X 0.4	150MM	8
		CHAMAECYPARIS LAWSONIANA (OR SIMILAR)	2 X 1.5	25L	5
		BACKHOUSIA MYRTIFOLIA GREY MYRTLE (OR SIMILAR)	3 X 3	25L	3

ABN 32 603 439 827

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SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL

Signed _____

Date _____

LEGEND

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HWS - HOT WATER SYSTEM
MB - METER BOX
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Landscape Plan

CLIENT: BARDEN JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

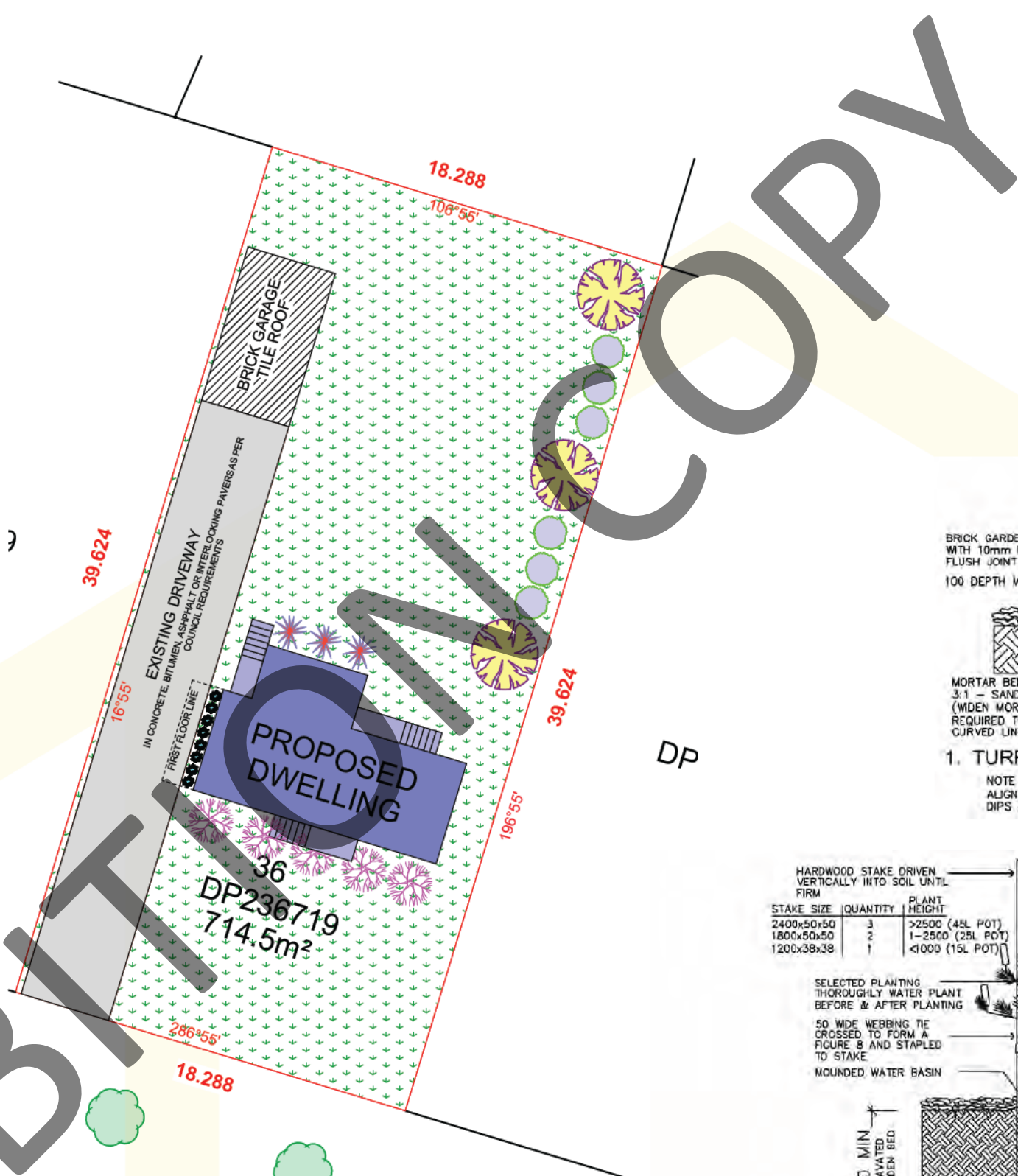
LGA: GUNNEDAH SHIRE COUNCIL

LOT/DP: 36/DP236719 SCALE: 1:1.30, 1:250 @ A3

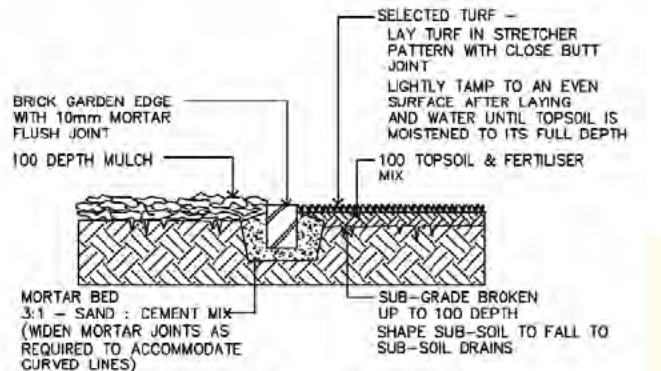
DRAWN: ES ISSUE: DA SHEET NO: DA.5

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025

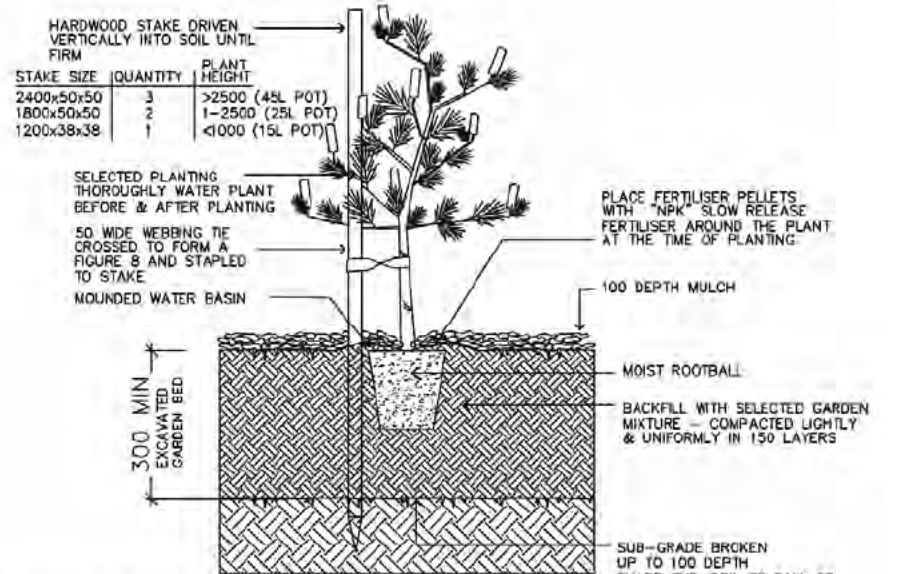


71 HIGH STREET, GUNNEDAH	
Area Calculation	
Zone Name	Area
01 Ground Floor Area	65.28
02 First Floor Area	60.63
03 Deck	4.03
129.94 m ²	
SITE DEVELOPMENT CALCULATION	
GUNNEDAH SHIRE COUNCIL	
LAND SIZE: 714.5m ²	
LOT WIDTH: 39.62m	
LANDSCAPED AREA	
STRUCTURES: 151.10m ²	
LANDSCAPE AREA: 563.40m ² 78.85%	



1. TURF & GARDEN EDGE DETAIL

NOTE: ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS.



2. TREE & SHRUB PLANTING IN GARDEN BED

NOTE: DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER.

SOIL AND WATER MANAGEMENT CONTROLS

FULL SITE PLAN

SEDIMENT CONTROL FENCE LAYOUT

This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the DA and Engineering Plans, and any other plans, written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, ie the catchment area has been permanently landscaped and/or any likely sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

‘Sediment’ fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the pores in the fabric block.

Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

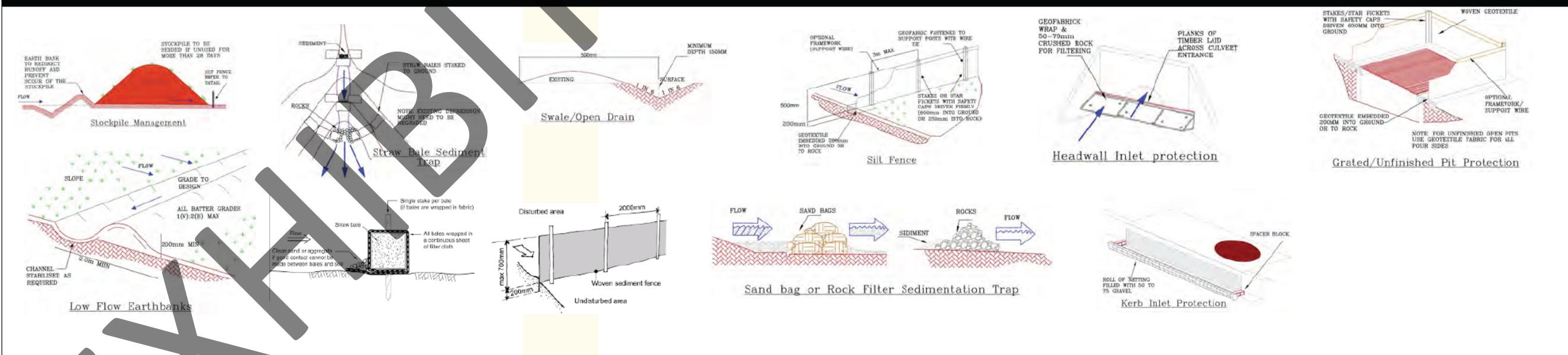
Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (10% AEP), critical duration storm event.

In general, water shall not be released or pumped from sediment basins unless water quality complies with the ‘Australian and New Zealand Guidelines for Fresh and Marine Water Quality’ and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 48 hours after a storm event, but only after water has reached acceptable quality levels.

Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as waterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution to downslope waters, e.g. through installation of additional ‘sediment’ fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.

TECHNIQUES



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SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

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WC - WATER CLOSET	F - FRIDGE
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Sediment Control Plan

CLIENT: BARDEN JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

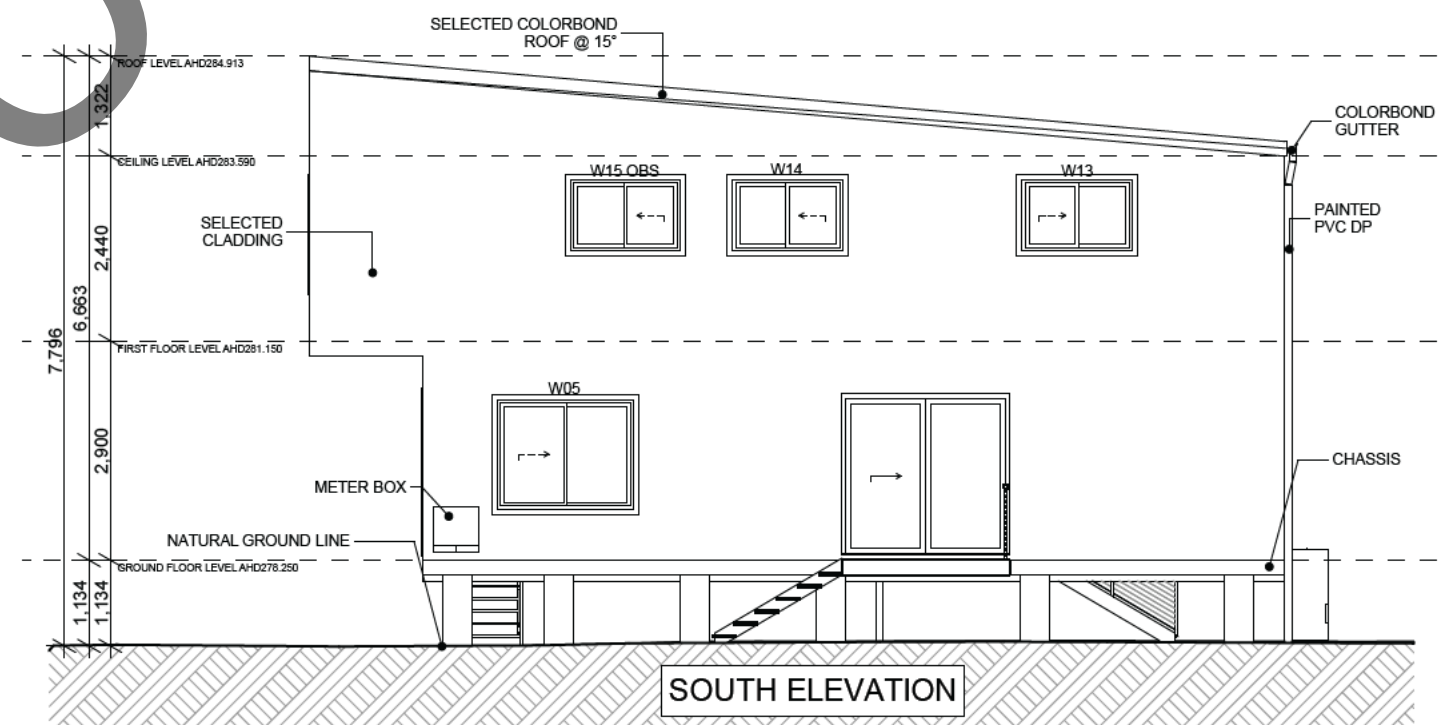
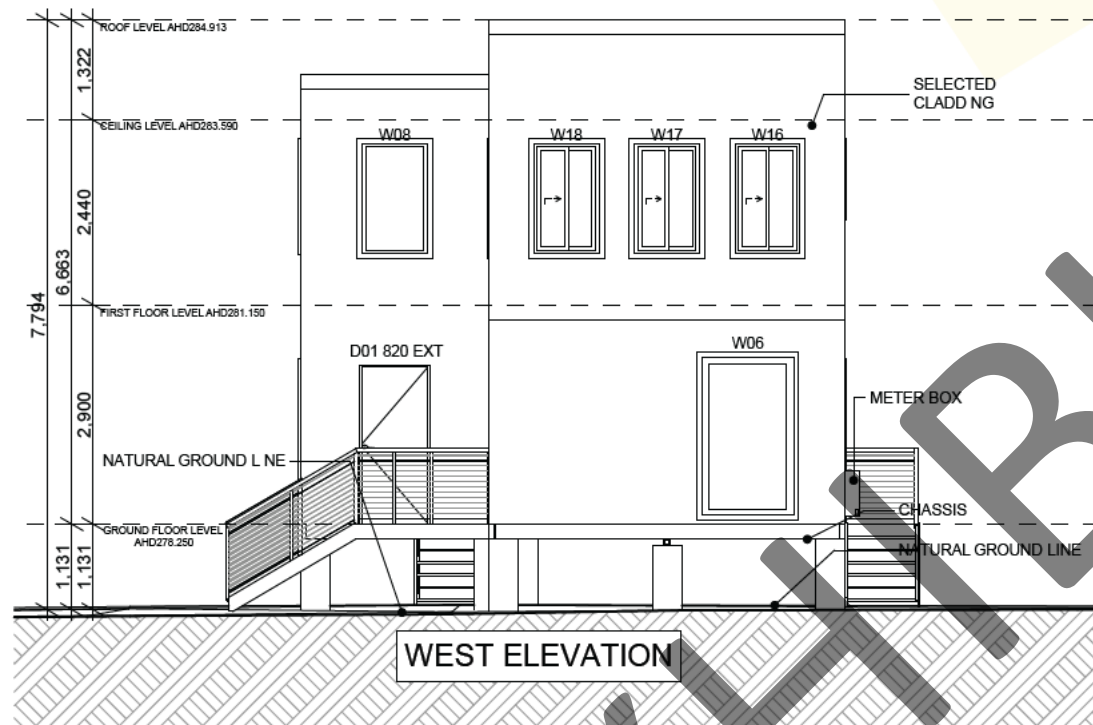
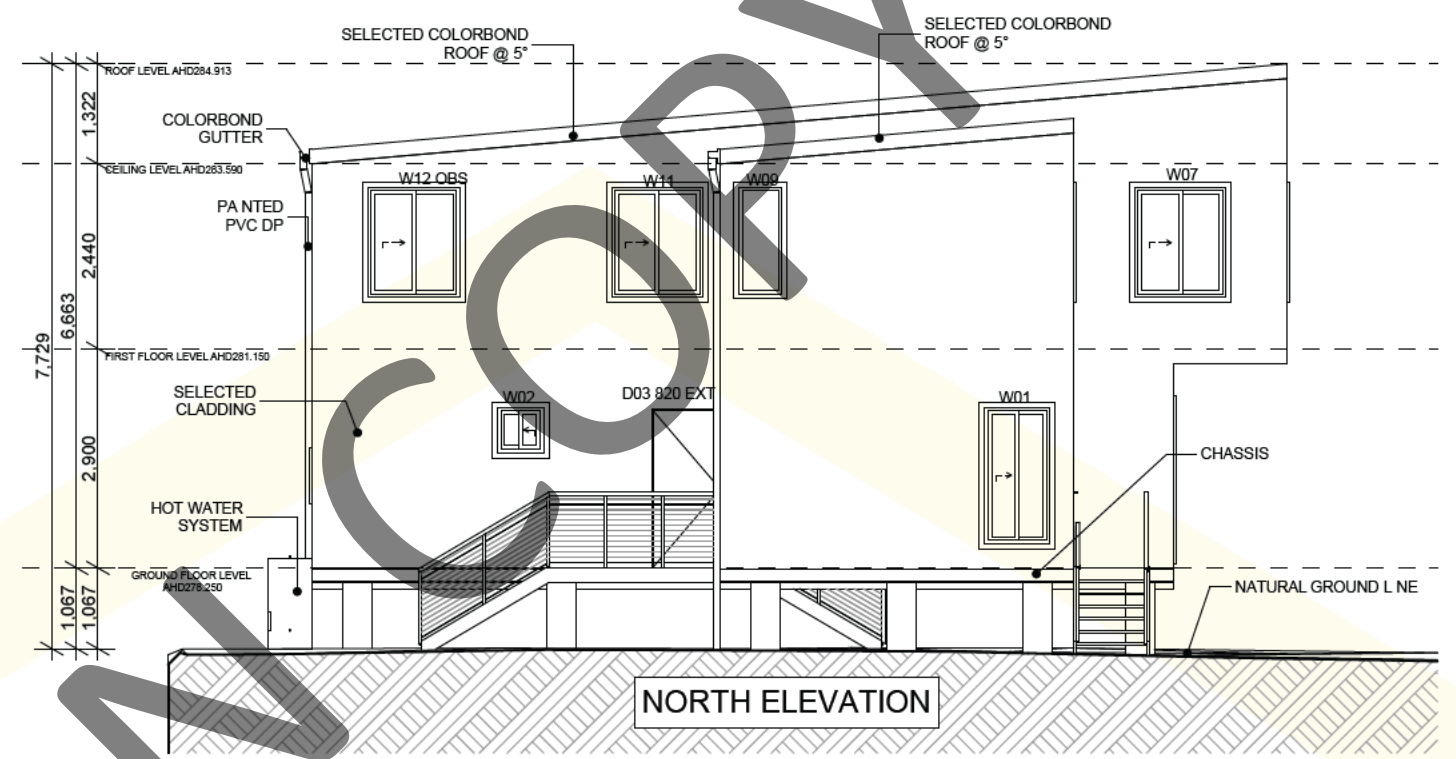
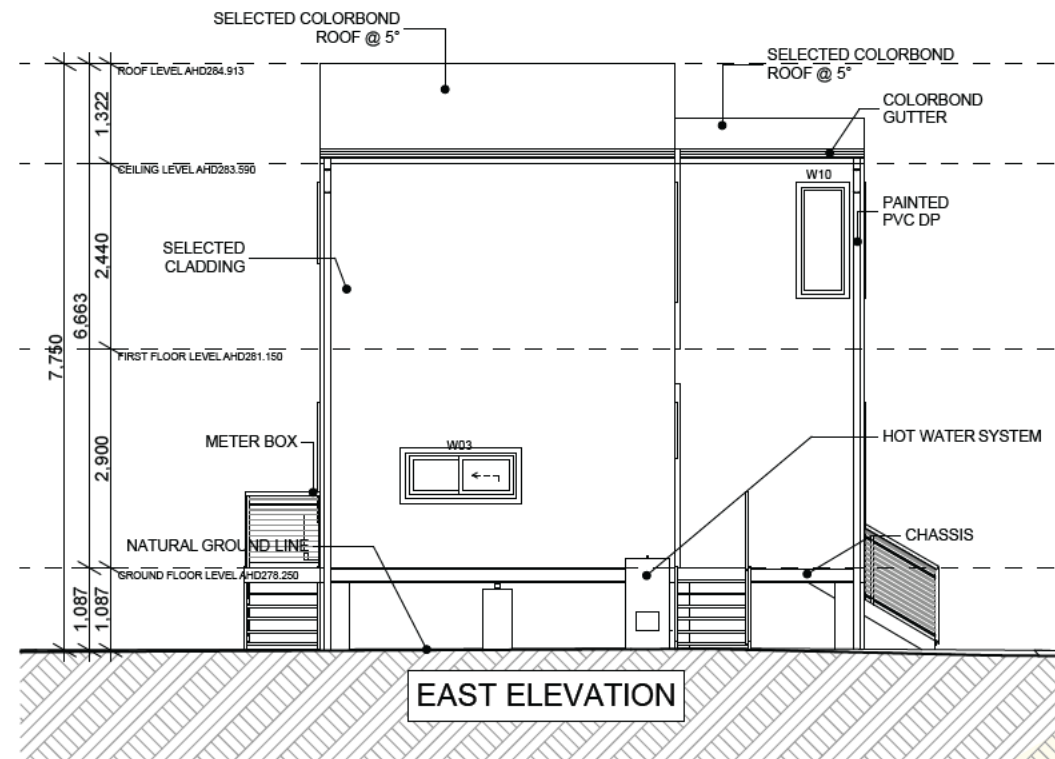
LGA: GUNNEDAH SHIRE COUNCIL

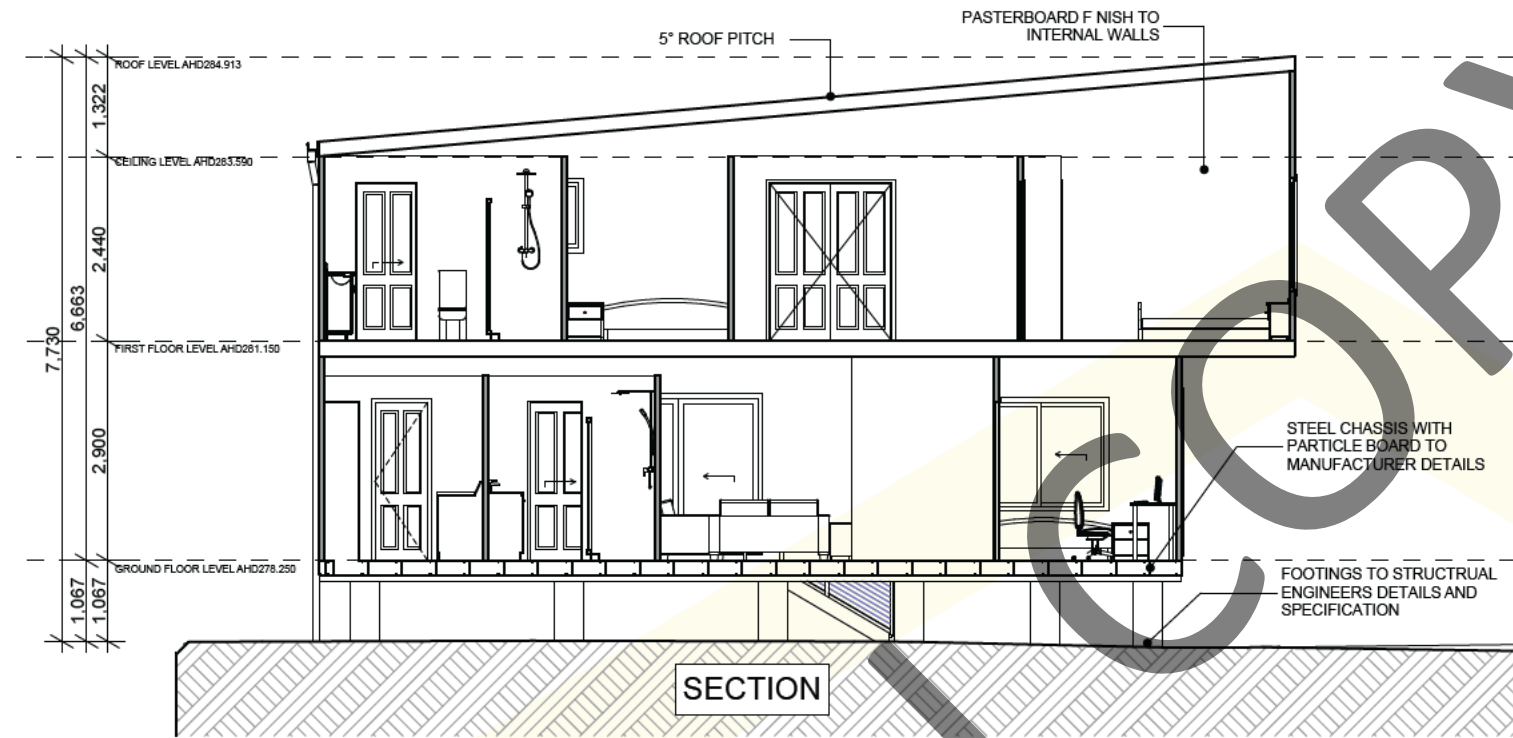
LOT/DP: 36/DP236719 SCALE: 1:300 @ A3

DRAWN: ES ISSUE: DA SHEET NO: DA.6

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025





				Window List				
Door ID	Width	Height	Quantity	Window ID	Width	Height	Head Height	Quantity
D01 820 EXT	920	2,100	1	W01	850	1,800	2,100	1
D02 820	820	2,100	1	W02	600	600	2,100	1
D03 820 EXT	920	2,100	1	W03	1,450	600	1,500	1
D04 720 CSD	720	2,100	1	W05	1,810	1,450	2,100	1
D05 320	320	2,100	1	W06	1,210	2,100	2,200	1
D06 820	720	2,100	1	W07	1,210	1,450	2,100	1
D07 2890 RD	2,890	2,100	1	W08	850	1,450	2,100	1
D08 820	820	2,100	1	W09	560	1,400	2,100	1
D09 820	820	2,100	1	W10	560	1,400	2,100	1
D10 1640 DD	1,640	2,100	1	W11	1,210	1,450	2,100	1
D11 820 CSD	820	2,100	1	W12 OBS	1,210	1,450	2,100	1
D12 2170 GSD	2,170	2,100	1	W13	1,450	940	2,100	1
				W14	1,450	940	2,100	1
				W15 OBS	1,450	940	2,100	1
				W16	850	1,450	2,100	1
				W17	850	1,450	2,100	1
				W18	850	1,450	2,100	1
								17

N



LEGEND



9am SHADOW



12pm SHADOW



3pm SHADOW

PROPOSED DWELLING

HIGH STREET



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SINGLE STOREY DWELLING CLIENT PLAN APPROVAL

Signed _____

Date _____

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Shadow Diagram - Summer

CLIENT: BARDEN

JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

LGA: GUNNEDAH SHIRE COUNCIL

LOT/DP: 36/DP236719

SCALE: 1:200 @ A3

DRAWN: ES

ISSUE: DA

SHEET NO: DA.11

REF NUMBER: 14890225

DESIGN: ALPINE

DATE: Friday, 29 August 2025

N



LEGEND



9am SHADOW



12pm SHADOW



3pm SHADOW

PROPOSED DWELLING

HIGH STREET

18.288

39.624

39.624

FIRST FLOOR LINE

4.988

1.900

11.000

18.288

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SINGLE STOREY
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Date _____

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Shadow Diagrams - Winter

CLIENT: BARDEN JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

LGA: GUNNEDAH SHIRE COUNCIL

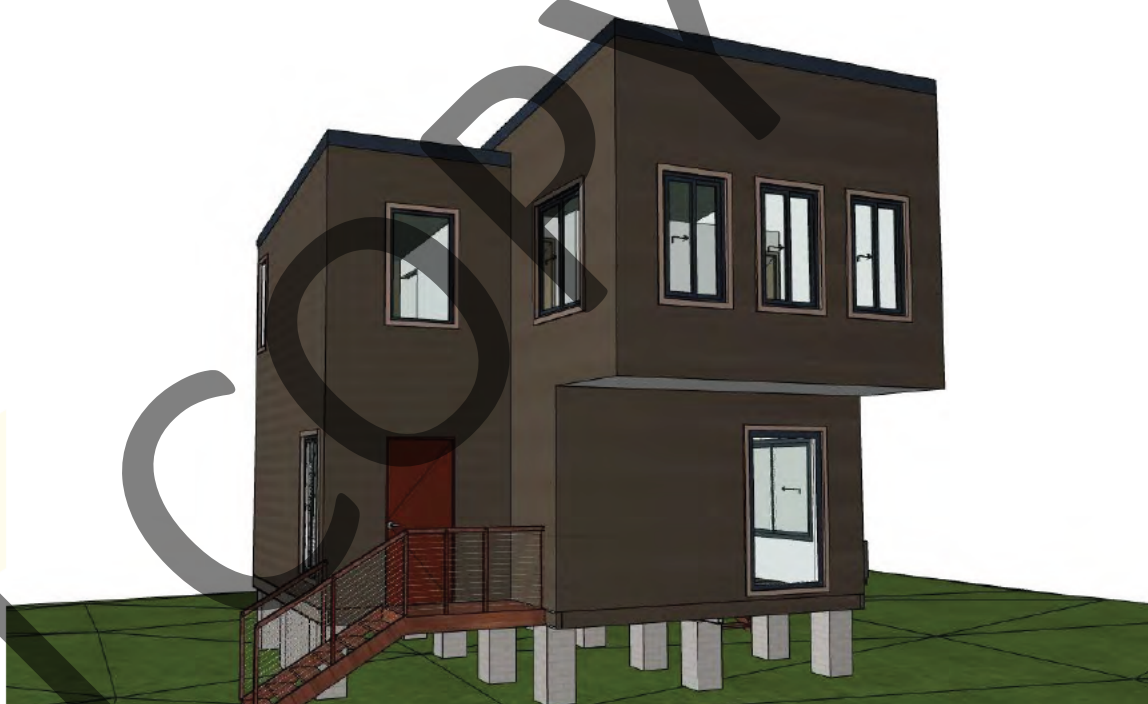
LOT/DP: 36/DP236719 SCALE: 1:200 @ A3

DRAWN: ES ISSUE: DA SHEET NO: DA.12

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025

EXTERNAL COLOUR PLAN



LEGEND

- 1) ROOF: COLORBOND CORRUGATED 762 - CB DEEP OCEAN
- 2) GUTTER: CB DEEP OCEAN
- 3) FASCIA: CB DEEP OCEAN
- 4) DOWNPIPES: CB WOODLAND GREY
- 5) CLADDING: WEATHERTEX - WEATHERGROOVE SMOOTH 300MM - CB JASPER - HORIZONTAL LAY
- 6) FEATURE CLADDING: WEATHERTEX - WEATHERGROOVE SMOOTH 150MM - CB JASPER - HORIZONTAL LAY
- 7) WINDOWS & FLYSCREENS: CB DEEP OCEAN, NYLON MESH
- 8) ENTRY DOOR: HUME FLUSH - CB MANOR RED
- 9) DECKING: HARDWOOD MERBAU
- 10) BALUSTRATE: HARDWOOD MERBAU, STEEL WIRE

JOB NO: 202807

SITE ADDRESS: 71 HIGH STREET, GUNNEDAH

CLIENT: BARDEN

The colours shown represent actual product colours as accurately as possible. However, we recommend checking your chosen colours against an actual sample of the products before purchasing, as varying screens and devices may affect colour tones and finishes.

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SINGLE STOREY
DWELLING
CLIENT PLAN APPROVAL

Signed _____

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VTY - VANITY
PTY - PANTRY
MW - MICROWAVE
SD - SMOKE DETECTOR
LDRY - LAUNDRY
BED - BEDROOM
PDR - POWDER ROOM
O/H - OVERHEAD CUPBOARDS
BAL - BUSHFIRE ATTACK LEVEL
GSD - GLASS SLIDING DOOR
RD - ROBE DOOR
CSD - CAVITY SLIDING DOOR

F - FRIDGE
TUB - LAUNDRY TUB
WM - WASHING MACHINE
CB - COLORBOND
LGA - LOCAL GOVERNMENT PLAN
WT - WINDOW TOP
WB - WINDOW BOTTOM
RL - RIDGE LINE
AHD - AUSTRALIAN HEIGHT DATUM
PP - POWER POLE
VEG - VEGETATION
EB - EDGE OF BITUMEN
BM - BENCH MARK
GUT - GUTTER
EXT - EXIT
BC - BROOM CLOSET
OBS - OBSCURE WINDOW

GENERAL BUILDING NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER'S TENDER/CONTRACT DOCUMENTATION.
3. TENDER DOCUMENT SHALL TAKE PREFERENCE TO THESE DRAWINGS.
4. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
5. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE CONFIRMED ON SITE BY SURVEYOR.
6. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENSED DRAINER AND /OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.
7. IF ENGINEER DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
8. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
9. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY HITECH HOMES DESIGN OFFICE IMMEDIATELY.

External Colours

CLIENT: BARDEN JOB NUMBER: 202807

LOCATION: 71 HIGH STREET, GUNNEDAH

LGA: GUNNEDAH SHIRE COUNCIL

LOT/DP: 36/DP236719 SCALE: 1:271.79 @ A3

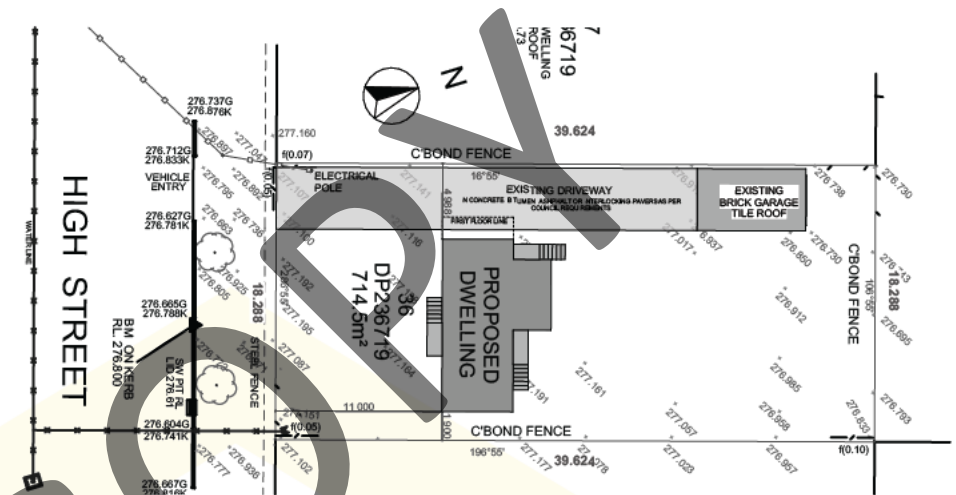
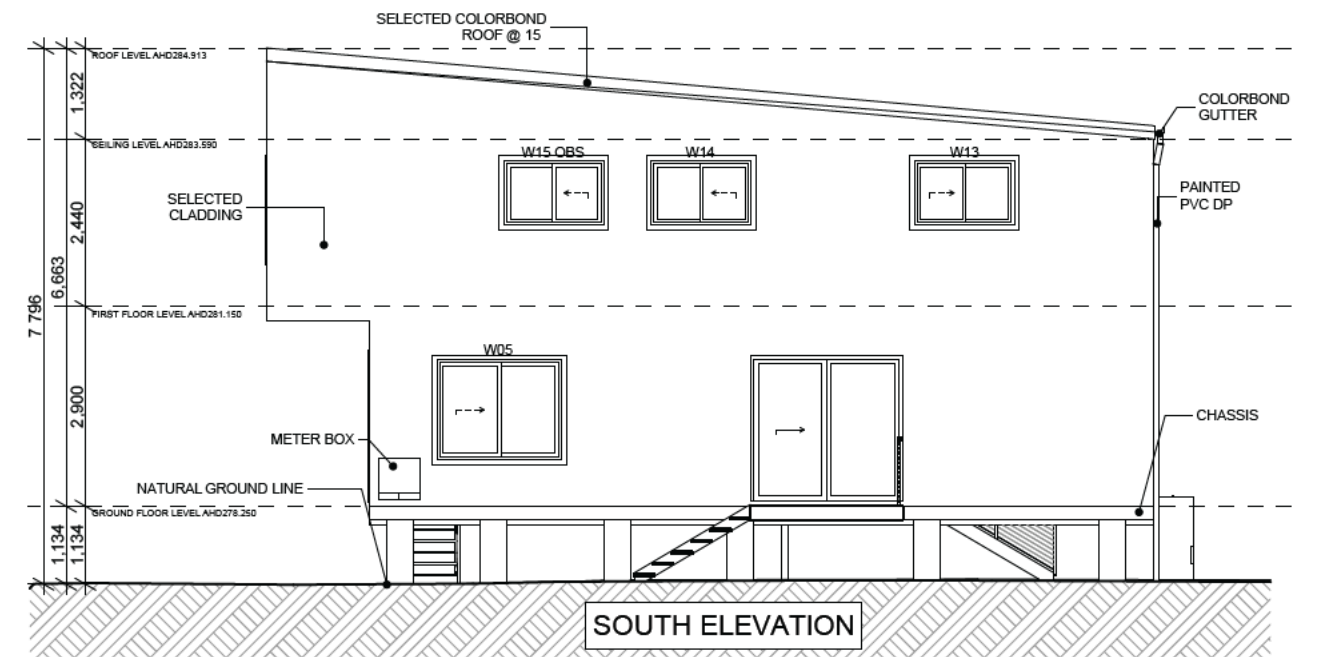
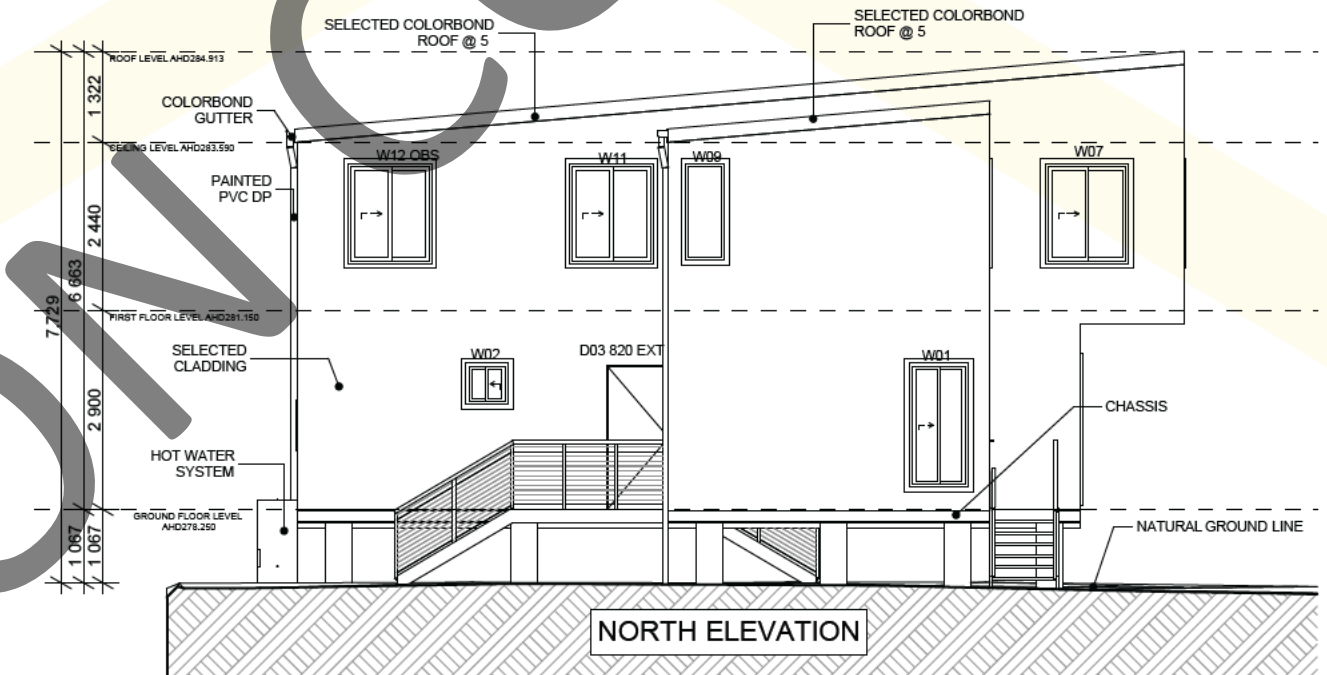
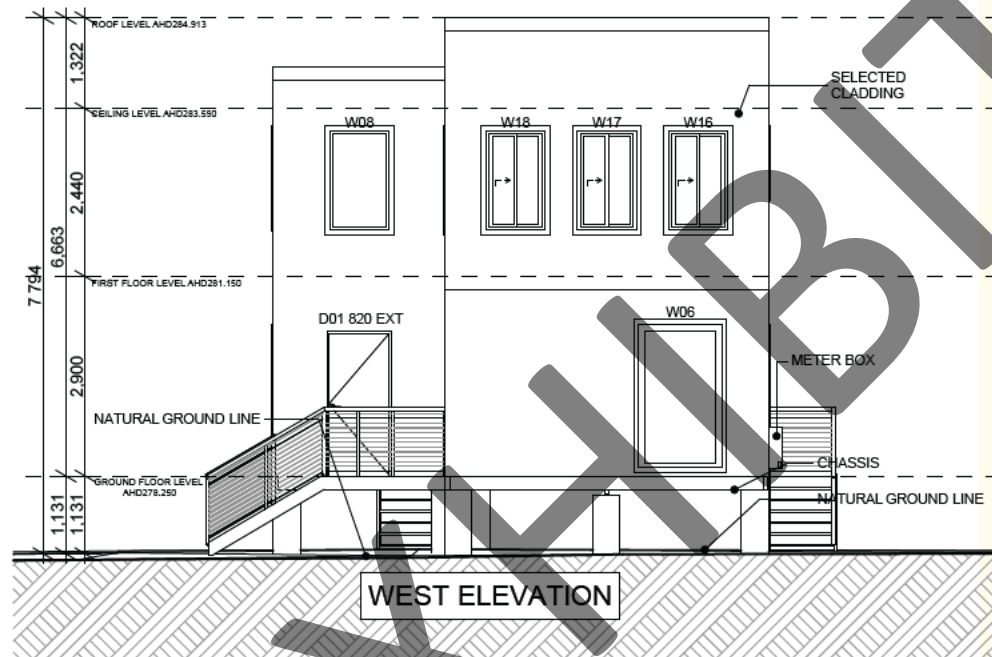
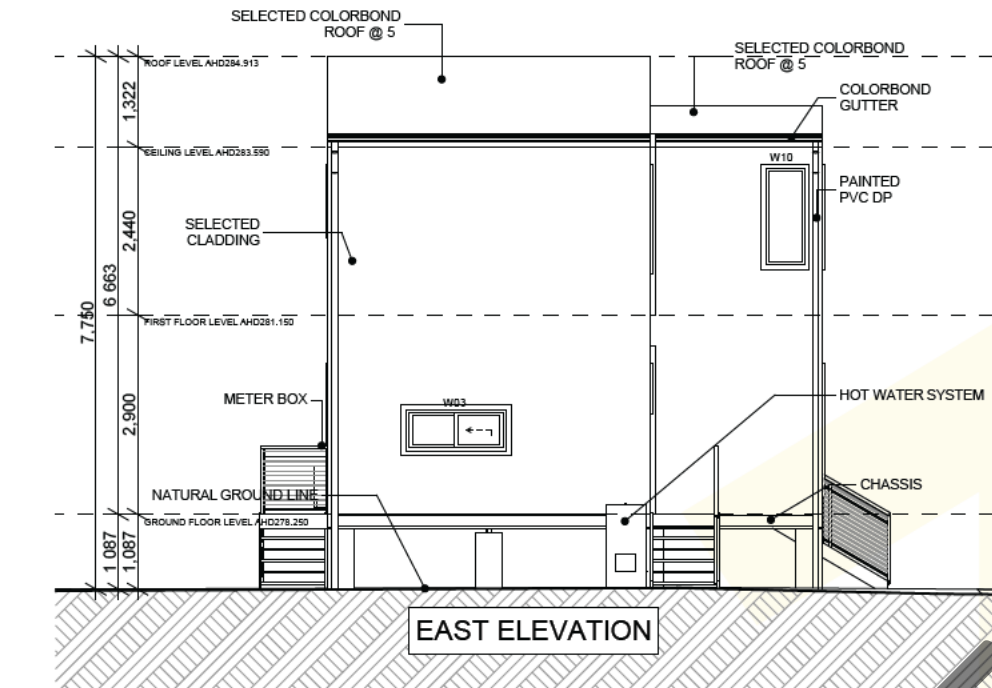
DRAWN: ES ISSUE: DA SHEET NO: DA.13

REF NUMBER: 14890225 DESIGN: ALPINE

DATE: Friday, 29 August 2025

NOTIFICATION PLAN

71 HIGH STREET, GUNNEDAH



Notification Plan

CLIENT: BARDEN JOB NUMBER: 202807
 LOCATION: 71 HIGH STREET, GUNNEDAH
 LGA: GUNNEDAH SHIRE COUNCIL
 LOT/DP: 36/DP236719 SCALE: 1:110, 1:500 @ A:
 DESIGN: ALPINE



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STATEMENT OF ENVIRONMENTAL EFFECTS

Project Details

Proposal: 'Install of Manufactured Dwelling as Primary Dwelling'
Subject Site: Lot 36 / DP 236719
71 High Street GUNNEDAH NSW 2380
Zone: R2- Low Density Residential
Lot Size: 714.5sqm
Date: August 2025



71 High Street GUNNEDAH

This statement has been prepared by Progressive Project Solutions at the request of the application in support of a development application to Gunnedah Shire Council.

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1. PROJECT SUMMARY

This Statement of Environment Effects (SoEE) provides information relative to the Development Application submitted for 71 High Street Gunnedah NSW 2380. It should be read in conjunction with the other submitted documentation.

It provides but not limited to:

- A detailed description of the proposed development.
- Assessment of the application against State Legislation and Regulations (the requirements of S4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation, 2021*)
- The application is assessed against the State Environment Planning Policies (SEPPS)
- Assessment of the application against applicable Local Planning Instruments, Standards, Controls and Codes.
- Assessment of the impact on the local environment, neighbouring properties along with any mitigation measures proposed to minimise any impacts.

The document has been prepared through thorough investigation/research of the site, consultation with the client(s), designers, engineers and other consultants providing reports in support of the application.

1.1 Proposal

This Statement of Environmental Effects (SoEE) is attached to a proposal at 71 High Street GUNNEDAH NSW 2380. The proposal is for the installation of a 'Manufactured Home as a Primary Dwelling'



71 High Street Gunnedah.

1.2 Site Details / Context / Scope of Works

Site Details

The subject site is located on an established R2 Low Density Residential property in the Gunnedah. Gunnedah is major township in the Gunnedah Local Government Area. The area in and around Gunnedah area residential precinct that has been developed progressively over the last 100+ years.

The property is located on a rectangular shaped lot. It has street frontage and access from High Street that is sealed and has curb and gutter there is and stormwater drainage on each side of the road.

There is a detached garage in the northwest corner of the property. The property once had a dwelling that has been demolished and removed from the site. The site is clear of all vegetation and is fenced on all boundaries.



Image looking from the property to High Street

The property has existing, established properties to the north, south, east and west. All these properties have dwellings with many having detached sheds/garages and are also well landscaped to various degrees and all appear to be in good condition. It is evident that these houses have all been built over the last 60 or so years.

The lot is a rectangular shaped lot lying predominately from north to south. The northern and southern boundaries are 18.222mtrs long with the eastern and western boundaries being 39.624mtrs long creating a total lot size of 714.5sqm.

The property has minimal fall from the south to the north of less than 300mm and as such will have will not impact this proposal in any way.

The property has council services available including town water and sewer that were connected to the previous dwelling. being available and connected to the site. Stormwater will be connected to existing infrastructure on High Street.

The property is capable of the proposed 'Primary Dwelling' being installed without having any effect of neighbouring properties, the streetscape of the local environment.

Site Suitability

The site is located within the Gunnedah township area and has been developed for over 50 years.

A dwelling was in. place on the lot for many years and has recently been demolished. The land is zoned R2 Low Density Residential and has access to all services and is located on a sealed street that has curb and drainage available.

There are dwelling homes in every direction of this property that are all occupied in some shape and form.

The history of the lot clearly points out the lot remains suitable for residential purposes and this application proposes a new dwelling.



Image of Dwelling that has been demolished – 71 High Street

Environmental Impacts

There is no restricting environmental on both natural and built form in this instance.

The property is in the middle of an existing urban area that previously had a dwelling that has been demolished to make way for a new dwelling. This is a case of urban renewal that is happening all over NSW.

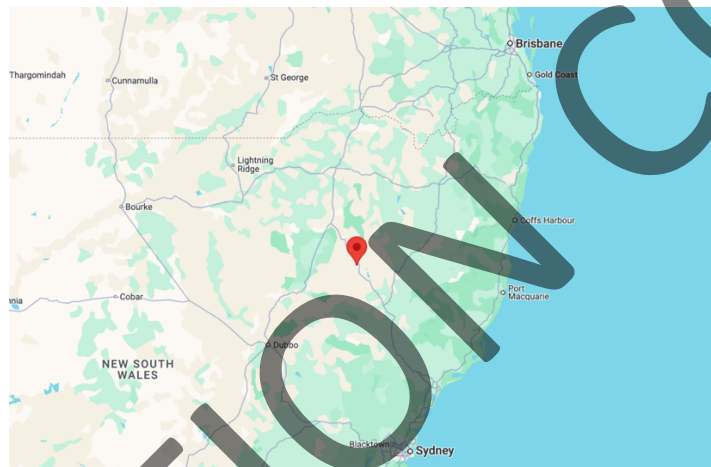
The proposal sits well in the urban landscape provided by the architectural design of the home raising the standard of the built form in High Street.

Whilst having no direct economic impact the new dwelling provides an improved standard of accommodation that will be sued by the family undertaking the project.

Environmentally, the proposed building has access to all council services such as sewer, water and stormwater thus minimising ant adverse effects on the property or surrounding area.

Site Context

The property is located approximately 3.2 kilometres from the Gunnedah Post Office. Gunnedah is a township to the north of Sydney in the Gunnedah Local Government area some 432 kilometres from the Sydney GPO.



The property located in an existing subdivided area of Gunnedah and is zoned R2 – Low Density Residential. The lot is 714.5sqm and located on High Street.

To the north, south, east & west there are properties with the same zoning all of which have established dwellings and various detached structures. These dwelling are all different sizes, constructed of different materials and all differing ages having been built over the last 50 or so years. There is some evidence of renewal in this area.

The homes in the area are all well established and have established gardens and all in various conditions.

Scope of Works

The proposed works is for the Installation of a Manufactured Dwelling as a Primary Dwelling’.

Physical works resulting from the proposed works interaction existing council services such as water, sewer and stormwater that is already connected to the site.

Access and Parking

The existing driveway access is from High Street as demonstrated on the plans set. High Street is sealed and has curb & Gutter and stormwater drainage.

Water, Sewer and Drainage

Reticulated water and sewer services are available to the site with stormwater infrastructure in High Street.

Energy and Telecommunications

Energy and telecommunications services are connected to the property

Landscaping

The landscaping in this instance is minimal due to the existing landscaping at the property. See attached DA Plans Set

Other Considerations

Flood Planning

The property is captured in a flood mapped area of Gunnedah. There is a letter attached from a surveyor that provides information about the required flood planning floor level of the proposed dwelling that is reflected in the DA plans set.

1.3 Land Zoning

The site is zoned R2 – Low Density Residential in the Gunnedah Shire Council LEP 2012. (GSC LEP 2012). Dwellings are permitted under the GSC LEP. Manufactured Dwellings are permitted under the Local Government Act. The proposal satisfies the development standards and objectives contained within the GSC LEP 2012 & GSC DCP 2012.



Subject Property Zoning Map



3D of proposed Dwelling

1.4 EP&A 1979 - Considerations

4.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment (EPA) Act 1979 is the principal piece of legislation governing the use and development of land in NSW. The objects of the Act are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*

- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*

- (c) to promote the orderly and economic use and development of land,*

- (d) to promote the delivery and maintenance of affordable housing,*

- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*

- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*

- (g) to promote good design and amenity of the built environment,*

- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*

- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*

- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The objects of the EPA Act are intended to guide land planning and management. Section 4.15 of the Act lists matters for consideration when assessing and determining an application for development.

Section 4.15(1)(a)(i) – Provisions of any environmental planning instrument
Satisfactory. See discussion on “Environmental Planning Instruments” in this report.

Section 4.15(1)(a)(ii) – Provisions of any proposed planning instrument
The current planning controls for the subject site, as contained within the current Cunnedah Shire LEP, are not proposed to change under any Draft LEP.

Section 4.15(1)(a)(iii) – Provisions of any development control plan
Satisfactory. See discussion on ‘Development Control Plans’ in this report. DCP Compliance Statement attached to the application

Section 4.15(1)(a) (iiia) – Provisions of any planning agreement
Non applicable.

Section 4.15(1)(a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Reg)

The Application has been made in accordance with the relevant matters prescribed by the Regulations.

Section 4.15(1)(b) – the likely impacts of the development, including environmental impacts on the natural and built environments and social and economic impacts in the locality

- (i) The environmental impacts of the proposed development on the natural and built environments are addressed under the Development Control Plan section in this report and are satisfactory.**
- (ii) The proposed development will not have a detrimental social impact in the locality considering the nature of the proposal.**
- (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.**

Section 4.15(1)(c) – the suitability of the site for the development

The site is considered suitable for the proposed development.

Section 4.15(1)(d) – any submissions made in accordance with the EP&A Act 1979 or EP&A Reg 2000

Public Notification' and submissions will be managed through the normal processes by council.

Section 4.15(1)(e) – the public interest

No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

This proposal satisfies these aims as referred to further in this document



Image of Dwelling previously at 71 High Street

1.5 State Environmental Planning Policies – Considerations

The State Environment Planning Policies (SEPPs) align with the new thematic framework developed by the Department of Planning and Environment. This framework includes the following focus areas: Housing, Transport and Infrastructure, Primary Production, Biodiversity and Conservation, Resilience and Hazards, Industry and Employment, Resources and Energy and Planning Systems.

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

The land is not Biodiversity mapped at the location of the proposal and in any event no clearing is required.

State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)

The land is not Biodiversity mapped at the location of the proposal and in any event no clearing is required.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)

Not Applicable to this application

State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)

Full Compliance

State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)

Not Applicable to this application

State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)

Not Applicable to this application

State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)

Not Applicable to this application

State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)

The property is not listed on the council register or the EPA register for potentially contaminated land and given it has been used for residential purposes for over 50 years contamination is highly unlikely.

State Environmental Planning Policy (Resilience and Hazards) 2021: Subject Land (pub. 23-9-2022)

The property is not listed on the council register or the EPA register for potentially contaminated land and given it has been used for residential purposes for over 50 years contamination is highly unlikely

State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2- 12-2021)

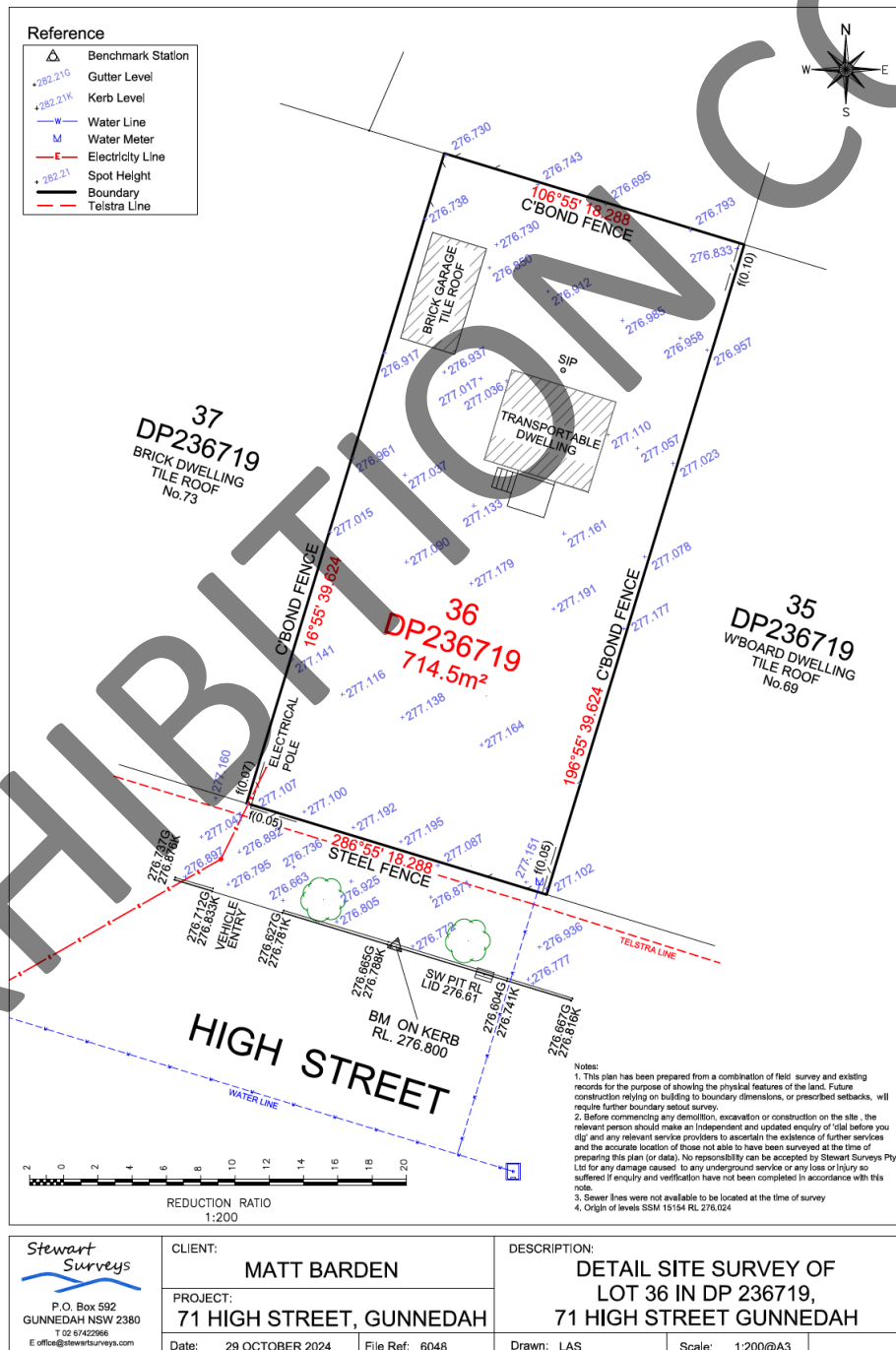
Not Applicable to this application

State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29- 8-2022)

A Basix Certificate is not required for this proposal.

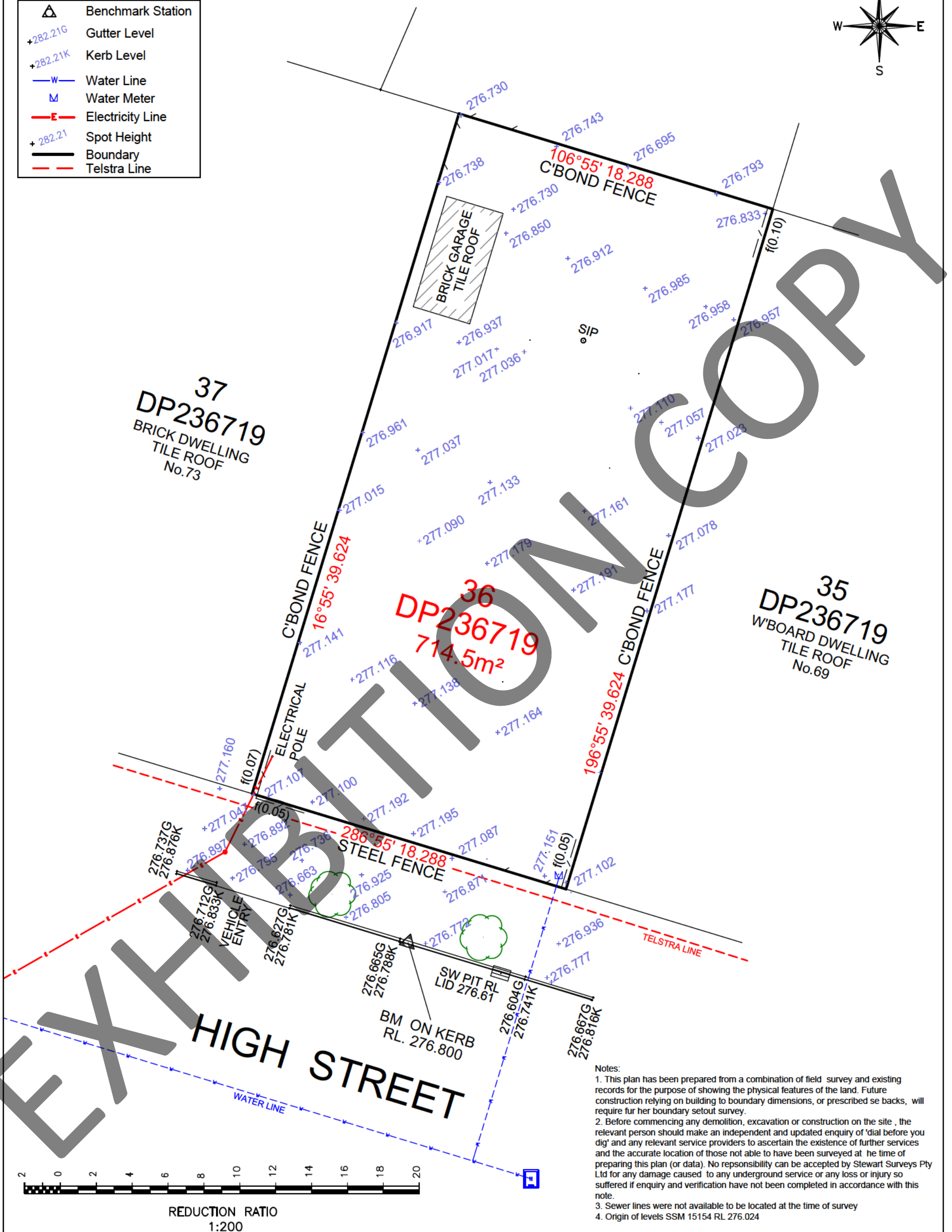
State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Not Applicable to this application



Reference

	Benchmark Station
	Gutter Level
	Kerb Level
	Water Line
	Water Meter
	Electricity Line
	Spot Height
	Boundary
	Telstra Line



Stewart
Surveys

P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966
E office@stewartsurveys.com

CLIENT:

MATT BARDEN

PROJECT:

71 HIGH STREET, GUNNEDAH

Date:

1 SEPTEMBER 2025

File Ref:

6048

DESCRIPTION:

SITE PLAN
LOT 36 IN DP 236719,
71 HIGH STREET GUNNEDAH

Drawn: LAS

Scale: 1:200@A3

1.6 Local Environment Plan – Gunnedah Shire Council LEP 2012

Part 1. Preliminary

Aims of Plan

This Plan aims to make local environmental planning provision for land in Gunnedah Council LGA in accordance with the relevant standard Environmental Planning Instrument under Section 3.2 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

Not applicable in this instance as this is a residential proposal for the 'Installation of a Manufactured Home as a Primary Dwelling'.

(a) to conserve and enhance, for current and future generations, the ecological integrity, environmental heritage and environmental significance of Gunnedah,
This is a residential proposal on an existing lot in the middle of the Gunnedah township. The project will have little if any impact on the environment, environmental heritage or the ecology of Gunnedah as this is effectively an urban renewal project that will see a dwelling installed on a lot that previously has a dwelling. The footprint is minimal and will provide renewed housing for the local area.

(b) to promote the economic well-being of the community in a socially and environmentally responsible way, focusing on new employment growth and a diversified economy,

As a residential proposal this project is environmentally responsible will have negligible impact on employment or community wellbeing.

(c) to encourage the proper management of productive agricultural land and prevent the fragmentation of agricultural holdings,

Not applicable as this is a residential project.

(d) to provide opportunities for a range of new housing and housing choice,

The project will see a new home installed on a lot that previously had a dwelling. The home is new and whilst only being a single dwelling it will provide ongoing housing for the area.

(e) to facilitate the provision and co-ordination of community services and facilities,

The proposal is on an established lot in the Gunnedah township. There are existing community services and facilities in this area of Gunnedah that council manages & maintains. This project will not trigger any additional services or facilities.

(f) to seek the provision of adequate and appropriate infrastructure to meet the needs of future development,

The proposal is in an established area in the Gunnedah township and as such taps into existing infrastructure without requiring additional of further loads on the existing networks.

(g) to provide direction and guidance in the management of growth and development,

Not applicable as the proposal is for renewal on an existing, serviced urban lot in the Gunnedah township.

(h) to conserve the cultural and environmental heritage of Gunnedah,

The proposal will have no impact on cultural or environments heritage. A Due Diligence Report is attached to this proposal and the property is not in a heritage listed area.

(i) to allow development in a way that minimises risks due to environmental hazards

The property is in 'Flood Prone' land and will be constructed with the floor level being set at the prescribed AHD level as applied to this site. There are no other constraints that could affect this proposal.

Land Use Table

The property is zoned R2 – Low Density Residential in the Gunnedah LEP 2012.

• To provide for the housing needs of the community within a low-density residential environment.

The proposal is for a new dwelling that is replacing a dwelling that has been demolished on an existing urban lot in the Gunnedah township. The new dwelling will provide updated housing making use of existing services thus making sound use of the land and providing ongoing housing to the community.

• To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The property is an existing urban lot in the Gunnedah township with the proposal being for a new dwelling on that lot. Facilities and services are already established in this area.

• To provide for low density housing while maintaining environmental or scenic landscape qualities of land that would not be sustainable with higher densities of development.

This project is essentially an urban renewal project on an established lot in the Gunnedah township. The proposal is for a single dwelling and will have not have an adverse effect on the environment or scenic values of the area.

The proposal meets the objectives of the R2 Zone

Part 6. Additional Local Provisions

- 6.1 *Repealed*
No applicable
- 6.2 *Airspace Operations*
Not applicable
- 6.3 *Development in areas subject to aircraft noise*
Not applicable
- 6.4 *Erection of rural workers' dwellings in Zone RU1 Primary Production*
Not applicable
- 6.5 *Essential Services*
Not applicable
- 6.6 *Location of sex service premises*
Not Applicable
- 7.8 *Terrestrial Biodiversity*
Not Applicable

1.7 Other Planning Strategies

Gunnedah DCP 2012

See attached Compliance Statement

1.8 Summary of Environmental Considerations & Impact of Proposal

Historical & Current Use of Land

The lot is located inside an established urban zoned area of Gunnedah in the Gunnedah Council LGA. This land has been subdivided for many years for residential purposes. The original dwelling on the property has been demolished and there is currently only a garage.

Demolition

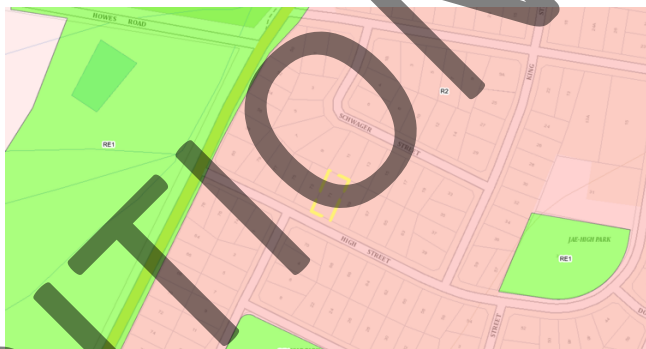
No demolition is proposed in this instance.

Contamination

There is no known contamination on this site. It is not listed on the GSC or EPA list of contaminated sites.

Site Constraints

The site has constraints that would affect the proposal in this application. The property is not Bush Fire affected



Bush Fire Mapping – Property is not affected.

Clearing of Vegetation & Biodiversity Implications

There is no clearing proposed with this application and the property is not Biodiversity affected.



Biodiversity Mapping

Proposed Earthworks

The extent of earthworks is minimal set out in the DA drawings and does not exceed the LEP and DCP limits. Earthworks is limited to pier pads and drainage works.

Sediment Control Measures

See attached DA documentation

Site Engineering Considerations

There are no engineering implications outside of the engineering requirements of the building. The site has water, sewer and stormwater infrastructure available to the site

Energy Efficiency

Basix Certificate is not required for this proposal

BCA Compliance

The construction to be undertaken is fully BCA compliant

Heritage Implications

There are no heritage implications with this proposal.

Indigenous Due Diligence

An Indigenous Due Diligence Report and an AHIMS search are attached to this application.

Existing Structures on Land

The subject site is vacant with the exception of an existing garage.

Boundary Setbacks

Boundary setbacks comply with the DCP.

Building Height

The building complies to the DCP requirement with the highest point being 7.796mtrs above NGL.

Bulk & Scale

There are no issues with the 'Bulk and Scale' of the proposal. The lot size is 714.5sqm and the combined footprints (under roof) of all structures is 165sqm or just over 23% of the total site.

General Design Principles

The design of the dwelling has consideration for sound design principles in relation to solar access, energy efficiency, noise and privacy issues that provides a sound outcome for the property.

Shadowing

There are no shadowing issues with this proposal – Shadow Plan attached

Streetscape Influence

This proposal will not affect the streetscape as the proposed primary dwelling will not be out of character in High Street

Impacts on Neighbouring Properties

a. **Privacy Effects**

Nil effect on any neighbours.

b. **Noise Effects**

Nil effect on any neighbours.

c. **Loss of Views**

Nil

Site Area – Private Open Space

Ample with this proposal as clearly indicated on DA plans

Site Access

Existing access to the site is from High Street.

Fencing

Fencing is not part of this proposal

Construction Management Plan

Attached to application

Waste Management Plan

Attached to this application

2.0 Conclusion

The site, described in this report, Lot 36 / DP 236719 is capable of having the proposed 'Installation of a Manufactured Home as a Primary Dwelling'.

Considerations include impacts including biodiversity, constraints, indigenous, heritage and other issues all of which do not impact this proposal.

Dwellings are permissible under the Gunnedah Council LEP 2012 and satisfactory to the objectives of R2 – Low Density Residential Zone.

The application is compliant with all planning instruments, and the proposed development is consistent with the provisions of the EP&A Act, Local Government Act, SEPP's and the GSC LEP.

In this regard, the subject site would be suitable for the proposed development as presented in this application.



DCP Compliance Statement

Gunnedah Shire Council DCP 2025

Project: *Installation of Manufactured Dwelling as a Primary Dwelling*
Address: *71 High Street GUNNEDAH 2380*
Lot ID: *Lot 36 / DP 236719*
Zoning: *R2 – Low Density Residential*
Lot Size: *714.4*

Part B – General Controls – All Development

B.1.Parking

Objectives

1. Ensure that parking and accessways for all modes of transport are safe, convenient, and functional to meet anticipated needs.
2. Provide adequate provision of off-street parking consistent with the parking demand generated by the development.
3. Provide convenient and adequate parking for staff, clients, visitors, and servicing groups including for disabled and aged persons.
4. Provide landscaping and quality materials in the construction of parking areas to improve the amenity of those parking areas.
5. Car parking areas and/or structures are well-sited and designed as an integrated component of the total development and do not adversely impact on the function, safety, capacity or visual quality of the public domain or road network.

Controls

B.1.1. General Parking

Control	Comment
<i>a. Parking and traffic requirements should be based on consideration of:</i> <i>I. likely peak usage times;</i> <i>II. likely demand for off street parking generated by the development;</i> <i>III. existing traffic volumes on the surrounding street network; and</i> <i>IV. efficiency of existing parking provision in the location.</i>	<i>This is a residential proposal on an existing residential lot located in the Gunnedah urban area.</i> <i>This residential application provides ample off-street parking within the property boundary.</i>

b. Parking layout is to comply with AS 2890 Series Parking Facilities.	N/A
c. All provided parking spaces are to be individually accessible. Tandem parking spaces (combined length of greater than 11.3m) are not appropriate in visitor or public parking areas, but may be acceptable in the following situations:	N/A
i. Staff parking for commercial premises where the applicant has demonstrated that there is no alternative. Where provided, these spaces must be clearly marked.	N/A
ii. Residential developments where both spaces are attached to one dwelling.	Complies – ample parking within the property
iii. Reserved car parking areas where both spaces are allocated to a single tenant.	N/A – Owner occupied Single Dwelling
d. Where existing premises are being redeveloped or their use changed, the following method of calculation shall apply:	
i. Determine the parking requirement of the existing approved development or carparking demand in accordance the existing development consent.	N/A – Residential proposal
ii. Determine the parking requirements of the proposed development in accordance with Table 1. Where a proposal includes multiple land uses, the applicable rate for each specific land use must be applied to the area of the site, specific to that use.	Complies with Table 1
iii. Subtract the number of spaces determined in (i) from the number of spaces calculated in (ii).	N/A
iv. The difference calculated in (iii) represents the total number of parking spaces to be provided either in addition to the existing on-site car parking or as a cash-in-lieu contribution to Council where applicable. If the result is a negative, no additional spaces are required.	N/A
e. For surface treatment of internal parking and access, including manoeuvring and loading/unloading areas, refer to Part C – Residential Development, Part E – Commercial Development and Part F – Industrial Development.	Refer Part C Residential Comments

B.1.2. Parking provision requirements

Control	Comment
a. On site parking must be provided as per Table 1.	Complies
b. Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number.	N/A
c. Dedicated parking spaces for disabled persons should be provided at the rate as per Volume One of the Building Code of Australia.	N/A
d. Constrained sites within the Gunnedah CBD proposed to be redeveloped, may apply for variation and/or pay a contribution, as outlined in Section 5 of this GDCP.	N/A

Table 1 - Parking provision requirements

Dwelling House	2 spaces per dwelling	Development in R2 and R3 zones must locate at least one car parking space behind the front building line.
----------------	-----------------------	---

The proposal complies with the requirements as set out in the DCP – Table 1

B.1.3. Qualification and exception to parking rates

Not Applicable

B.2. Loading/unloading facilities

Not Applicable

B.3. Slope and land stability

Not Applicable

B.4. Landscaping

Objectives

1. Enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings.
2. Conserve significant natural features of the site and contribute to the effective management of biodiversity.
3. Retain and provide for mature vegetation, particularly large and medium sized trees.
4. Improve the microclimate conditions on sites and the solar performance of dwellings.
5. Ensure that landscaping in bushfire prone areas considers the Planning for Bushfire Protection Guidelines.
6. Landscape design should consider usability, privacy and opportunities for social and recreational activities. Neighbours' amenity should also be respected.

Control	Comment
<i>a. The following is to be considered when tree species are being selected:</i> <i>iii. the proximity of the tree to adjoining properties and the road reserve-once it matures,</i> <i>iv. the location of the mature tree and its roots to underground services and utilities, and</i> <i>v. the impact on asset protection zones and bushfire risk.</i> <i>b. Landscaping abutting environmental protection areas should consist of local indigenous species to protect bushland and habitat corridors and soften the interface between the natural landscape and the urban environment.</i> <i>c. A landscape plan is to be lodged with the development application.</i> <i>d. For multi dwellings and residential flat building developments, open space areas shall be landscaped.</i>	The site had an existing dwelling that was demolished some time ago. There is some existing trees along the rear boundary and a large tree in the road reserve. The location of the mature tree in the road reserve in relation to services is not known. There is no Bush Fire risk in this instance See attached 'Landscape' Plan in DA Set. Landscape plan is part of the DA Plans Set N/A

B.5. Flooding

Objectives

1. To comply with the objectives of Clause 5.21 of the GLEP.
2. To take account of social, economic, and ecological factors in relation to flood issues.
3. To ensure development is in accordance with the principles contained in the NSW Government Flood risk management manual.
4. To only permit development where the full potential risk to life from flooding can be managed for all known flood affected areas.
5. To minimise the impact of flooding and flood liability on individual owners and occupiers.
6. To ensure development and construction materials are compatible with the flood hazard.

B.5.1. General

Control	Comment
<i>a. Consideration will be given to development on land below the flood planning level, but only if it is not located within a floodway or high hazard area as stated in the NSW Government Flood risk management manual.</i> <i>b. Any portion of any building that may be subject to the effects of flood waters is to be built from flood compatible materials.</i> <i>c. All services associated with the development are to be adequately flood proofed.</i>	The property is captured under the Flood Mapping of the Gunnedah township. A document from a registered surveyor forms part of the DA Application that provides information regarding AHD Flood Planning. The dwelling is designed to comply with the prescribed AHD floor level and will be constructed to BCA requirements relating to flood construction standards (Flood Compatible Materials)

d. On-site sewage management systems located within a flood planning area shall be designed to ensure that effluent cannot be discharged into flood waters. Any electronic components are to be raised above the FPL or be suitable for submergence. e. The following land uses are generally considered to be unsuitable below the flood planning level and will not be supported; boarding houses, caravan parks, correctional centres, early education and care facilities, eco-tourist facilities, educational establishments, emergency services facilities, group homes, hazardous industries, hazardous storage establishments, hospitals, hostels, information and education facilities, respite day care centres, seniors housing, sewerage systems, tourist and visitor accommodation, water supply systems. f. Flood free access is required for all lots created by subdivision.	The dwelling is connected to town sewer. N/A N/A
---	---

B.5.2. Residential – new development

Control	Comment
a. Developments designed to cater for vulnerable sections of the community (such as seniors housing) are not suitable for land identified as being a Flood Planning Area. b. Floor levels of habitable rooms are to be at or above the Flood Planning Level. c. Flood safe access and emergency egress for all flood events up to the 1% AEP event plus 500mm freeboard is to be provided. d. Residential garages are to be at or above the 1% AEP level. Where this is impractical, garages are as to be as high as practical and electrical points are to be at or above the 1% AEP level.	N/A Complies – refer DA Plans Set Complies – refer DA Plans Set Complies – refer DA Plans Set

B.5.3. Residential development – extension to existing dwelling

Not applicable

B.5.4. Non habitable extensions or alterations, outbuildings and swimming pools

Not applicable

B.5.5. Industrial and commercial development

Not applicable

B.5.6. Rural uses

Not applicable

B.5.7. Alterations to the natural surface level of land

Not applicable

B.5.9. Subdivision

Not applicable

B.6. Aboriginal Cultural Heritage

A Due Diligence Report is attached to the DA Application

B.7. Utilities and Services

Objectives

1. Ensure that non-urban subdivisions are provided with adequate essential services having regard to their location and intended use.
2. Ensure the construction of utility services/infrastructure provision occurs in a logical and staged manner, and in sequence with development.
3. Encourage innovative and sustainable utility and servicing across Gunnedah to promote effective and efficient delivery of services. Ensure utilities designs and locations consider space for alternative future services.

Control	Comment
a. A servicing strategy is required with all development applications to demonstrate that availability and feasibility of providing water, sewer and stormwater services appropriate for the scale of the development.	The proposal is on an existing residential lot that had a dwelling that has been demolished. All services are already available to the site.
b. All buildings and structures are to be located clear of utility infrastructure.	Complies
c. For sewer mains, structures are not to be located over an easement. Where a structure is proposed in proximity to a Council sewer main or other infrastructure, all design and construction shall be in accordance with Council's Building over Sewer Policy.	N/A
d. Details of water supply are to be provided with the development application. If available, connection to potable water supply is required. Where no potable water supply is available, minimum tank storage of 60,000 litres is required, excluding any water required for firefighting purposes.	Town Water is connected to this site
e. Water tanks are to be located behind the street setback of the existing or proposed dwelling (unless placed below the ground). The maximum height of a water tank is 3.2 metres in urban zones. Suitable screening shall be provided where visible from a public place or street. Above ground water tanks shall be of a non-reflective material and located and suitably landscaped so as to minimise their visual impact.	N/A

B.8. Waste and Recycling

Objectives

1. Building designs and construction techniques should minimise waste generation.
2. Ensure waste management and mitigation at demolition, construction and operation stages are designed to provide satisfactory amenity for occupants.
3. Provide innovative and best practice waste management collection systems and technologies for reuse, recycling, organics collection and product stewardship.
4. Ensure that development incorporates waste management systems that are efficient and capable of handling the forecasted waste generation.

Control	Comment
<i>a. A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:</i>	Waste Management Plan is attached to the DA Application.
<i>i. The volume and type of waste to be generated.</i>	N/A – the dwelling is constructed off-site
<i>ii. How waste is to be stored and treated on site.</i>	
<i>iii. How and where residual material is to be disposed.</i>	
<i>b. Where possible the development must optimise recycling to reduce waste to landfill.</i>	
<i>c. Provide adequate space within each dwelling for the interim storage of general waste and recycling collection bins where kerbside collection services are available.</i>	Ample room within the site
<i>d. The design and location of waste storage areas and collection for retail, industrial and commercial uses are an integral part of the development and must:</i>	Waste receptacles to be located behind the dwelling following installation
<i>i. be of sufficient size to accommodate all ongoing waste generation associated with the development.</i>	Complies
<i>ii. complement the public domain.</i>	Receptacles to be stored behind dwelling
<i>iii. avoid potential noise, hygiene, odour, pollution, traffic, as well as health and safety impacts.</i>	Complies
<i>iv. be convenient to use and easily accessed (occupants and waste collectors).</i>	Complies
<i>v. be protected from theft, vandalism and vermin.</i>	Complies
<i>vi. are flexible in their design to allow for future changes in the operation, tenancies and uses.</i>	N/A

B.10. Crime Prevention Through Environmental Design (CPTED)

Not applicable

B.11. Advertising/Signage

Not applicable

B.11.1. Above awning signage

Not applicable

B.11.2. Under awning signage

Not applicable

B.11.3. Hamper signs

Not applicable

B.11.4. Fascia signs

Not applicable

B.11.5. Pylon and pole signage

Not applicable

B.11.6. A-Frame signs

Not applicable

B.11.7. Wall signs

Not applicable

B.11.8. Signs in commercial areas

Not applicable

B.11.9. Signs in residential areas

Not applicable

B.11.10. Signs in rural areas

Not applicable

B.11.11. Tourism and other directional signage

Not applicable

B.11.12. Entrance signs

Not applicable

PART C - RESIDENTIAL DEVELOPMENT

C.1. Dwelling House

Objectives

1. The building form, building design, setbacks and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas.
2. Maintain or enhance streetscape character through the continuity of street facades.
3. The building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.
4. The size, location and design of private open spaces is to provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.
5. Minimise the visual impact of off-street parking on the streetscape.

C.1.1. Setbacks

Control	Comment
a. The minimum building setbacks are to comply with the setback requirements shown in Tables 2 and 3	Complies with all setbacks
b. No clothes drying areas are to be located within the front setback.	Complies

Table 2 - Building Setbacks

	R2	R3	RU5
Primary Frontage	6.5m or the average of the adjoining dwellings whichever is less	4.5m or the average of the adjoining dwellings whichever is less	6.5m or the average of the adjoining dwellings whichever is less
Side and rear	0.9m or compliance with the BCA^	0.9m or compliance with the BCA^	0.9m or compliance with the BCA^
Secondary Frontage (corner lots or parallel lots)	3m for a building wall and 5.5m for a garage or carport that is attached to the building wall	3m for a building wall and 5.5m for a garage or carport that is attached to the building wall	3.6m
Garage	Min. 1m behind the front building line	Min. 1m behind the front building line	Min. 1m behind the front building line
Articulation*	0.5m for up to 10% of the building frontage	0.5m for up to 10% of the building frontage	0.5m for up to 10% of the building frontage

Front Setback: 11.00mtrs
Side Setbacks: 1.900mtrs & 4.988mtrs
Rear Setback: In excess of 15.00mtrs

C.1.2. Visual Privacy

Control	Comment
<i>a. Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling that is not capable of being screened by a boundary or side fence, the development must:</i> <i>i. offset the windows between dwellings to minimise overlooking; or</i> <i>ii. provide the window with a minimum sill height of 1.5m above floor level; or</i> <i>iii. ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or</i> <i>iv. use another form of screening to the satisfaction of Council.</i> <i>b. Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:</i> <i>i. the window is to a bedroom, bathroom, toilet, laundry, storage room, or non-habitable room; or</i> <i>ii. the window has a minimum sill height of 1.5m above floor level; or</i> <i>iii. the window has translucent glazing to a minimum height of 1.5m above floor level; or</i> <i>iv. the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</i>	Complies Complies Complies Council to advise N/A Complies Complies Complies

C.1.3. Public Road Design

Control	Comment
<i>The public road servicing the subject allotment is to comply with the following;</i> <i>a. The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with Council's Engineering Design Minimum Standards.</i> <i>b. Kerb and gutter is required for subdivision where the Lot Size Map specifies a minimum lot size of up to and including 3000m².</i> <i>c. Sealed pavement will be required where the Lot Size Map specifies a minimum lot size of up to and including 10 hectares.</i> <i>d. The requirement for sealed pavement and/or kerb and gutter does not relate to development in the RU5 zone. The road construction standard shall be based on the existing condition of the surrounding network, speed zones and volume of traffic expected.</i>	Existing property in existing urban area of Gunnedah N/A Existing property in existing urban area of Gunnedah – High Street is sealed N/A

C.1.4. Internal Driveway, Access and Parking

Control	Comment
<i>a. Access from the public road to the property boundary to comply with Council's standard access drawings (relevant to the type of development) and the dimensions are to meet Australian Standard AS2890 Series.</i>	Complies
<i>b. All internal vehicle access, and manoeuvring areas to the designated parking area (including the designated parking area), are to be concrete, bitumen, interlocking pavers or asphalt.</i>	Complies – see DA Plans Set
<i>c. For land zoned R5 with a minimum lot size between 9000m² and 40ha, RU1, RU4, RU5, RU6 and E3 an alternative access material may be utilised. The alternative material shall enable all weather 2WD access and dust suppression.</i>	N/A
<i>d. Multiple vehicle access points and laybacks are not permitted, will generally only be considered in circumstances where the lot has two road frontages.</i>	N/A

C.2. Secondary Dwellings

Not applicable

C.3. Dual Occupancy & Multi Dwelling Housing

Not applicable

C.4. Outbuildings, Carports and detached Garages

Not applicable

C.5. Stormwater

Objectives

1. Stormwater associated with residential development must be managed to prevent an impact on neighbouring land.

Control	Comment
<i>a. All stormwater systems shall be designed and constructed in accordance with Council's Engineering Design Minimum Standards.</i>	Complies – refer DA Plans Set

C.6. Retaining Walls and Fill

Not applicable

C.7. Pools and spas

Not applicable

PART D - RURAL RESIDENTIAL DEVELOPMENT

Not applicable

PART E - COMMERCIAL DEVELOPMENT

Not applicable

PART F - INDUSTRIAL DEVELOPMENT

Not applicable

PART G – SUBDIVISION

Not applicable

PART H - ADDITIONAL DEVELOPMENT CONTROLS

Not applicable

EXHIBITION COPY

5 November 2024
Our Ref: 6048

Matt Barden
[REDACTED]

Dear Matt,

**FLOOD HEIGHT SURVEY
LOT 36 IN DP 236719
71 HIGH STREET, GUNNEDAH**

I refer to your instructions to provide a flood level report for the proposed dwelling on the land described as Lot 36 in DP 236719, being No. 71 High Street, Gunnedah. This is in order to comply with the Gunnedah Shire Council's Development Control Plan, 2012 and Gunnedah Local Environmental Plan, 2012.

Under the Gunnedah Development Control Plan, 2012 the flood planning level is defined as the level of a 1:100 ARI (AEP 1%) flood event plus 0.5 metres freeboard.

FLOOD PLANNING LEVEL FOR DWELLING ON LOT 36 IN DP 236719

We have made investigations and surveys on flood heights in the area and report as follows:

1. Gunnedah Shire Council Blackjack Creek Floodplain Risk Management Study and Plan Draft Study Report, October 2010 – Figure 2.5 Flood Inundation and Flood Planning Zones - 1% AEP shows a 1% AEP flood level for the site of RL 277.75.
2. The planning level for a habitable dwelling is 0.5 metres above the 1% AEP and is therefore 278.25.
3. Surveys have been made to measure existing ground levels at the corners of the property and these range from RL 277.0 at High Street to RL 276.695 at the rear/ northern boundary.
4. A benchmark has been placed on the kerb in front of the land at RL 276.800.

CONCLUSION

The flood planning level at No. 71 High Street Gunnedah is RL 278.25.

The benchmark is at RL 265.3 which is 1.45 metres below the planning level.

This planning level is subject to council approval. Please contact our office if you have any further queries.

Yours faithfully,
STEWART SURVEYS PTY LTD

Cliff Stewart

Cliff Stewart
Land Surveyor,
Registered under the Surveying & Spatial Information Act, 2002

Development Consultants - Surveying, Environmental & Landscape Architecture Services

23 October 2024
Our Ref: 6048

Matt Barden
[REDACTED]

Dear Matt,

DETAIL CONTOUR & FEATURE SURVEY – LOT 36 DP 236719

Further to your instructions, a detailed survey over the land described as Lot 36 in DP 236719, and located at 71 High Street, Gunnedah, has been completed.

We attach a plan showing details of buildings, boundaries, spot levels and features on the site. We note that more detail is shown on the digital autocad model.

1. Pdf digital file of the plan (Prepared at A3)
2. Dwg digital file of the survey (Autocad).

If you have any queries, please do not hesitate to call our office.

Yours faithfully

STEWART SURVEYS PTY LTD

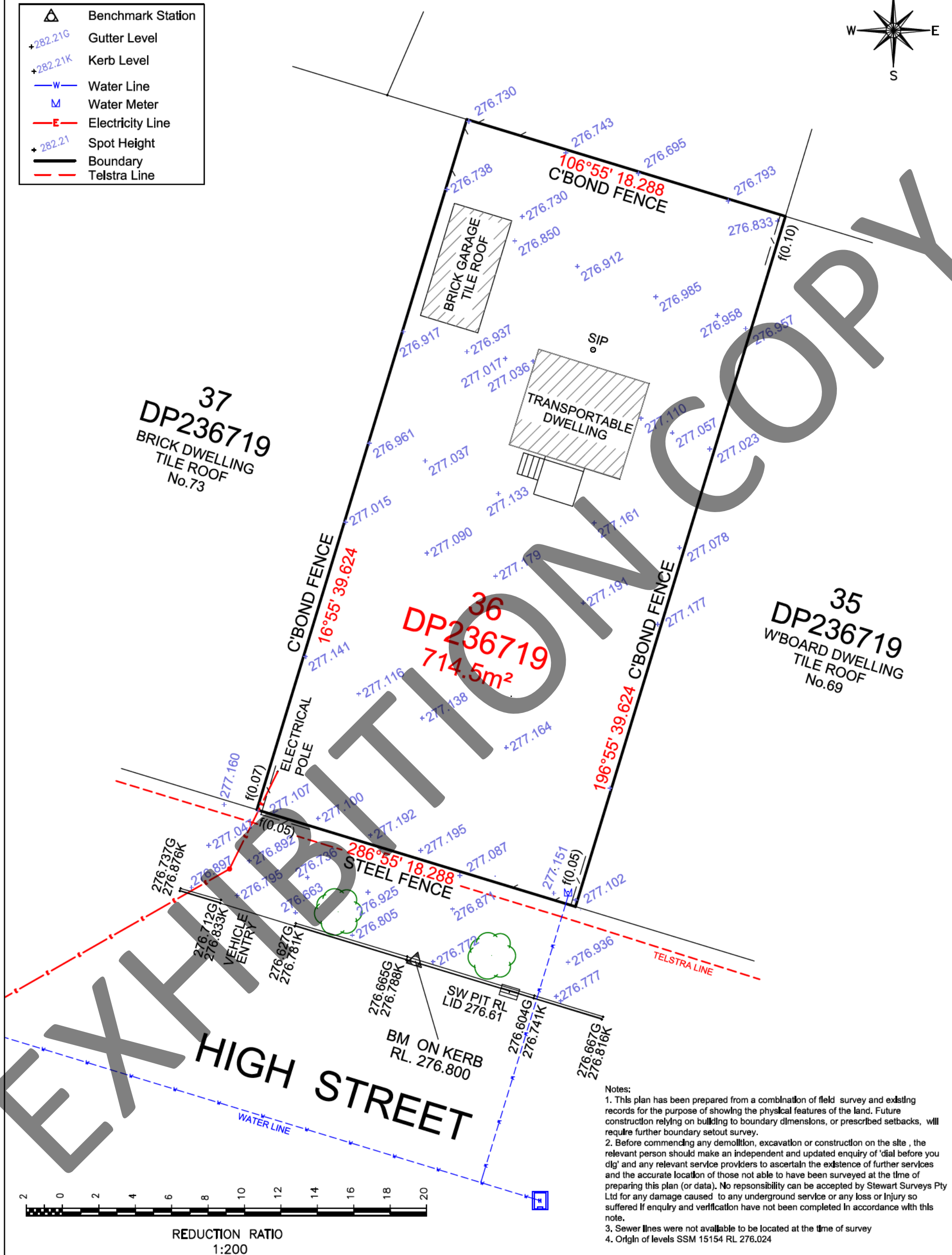
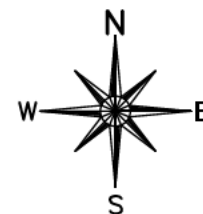
CR Stewart

Cliff Stewart

Surveyor registered under the Surveying and Spatial Information Act, 2002

Reference

	Benchmark Station
+282.21G	Gutter Level
+282.21K	Kerb Level
—W—	Water Line
—M—	Water Meter
—E—	Electricity Line
+ 282.21	Spot Height
—	Boundary
---	Telstra Line



Notes:

1. This plan has been prepared from a combination of field survey and existing records for the purpose of showing the physical features of the land. Future construction relying on building to boundary dimensions, or prescribed setbacks, will require further boundary setout survey.
2. Before commencing any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of 'dial before you dig' and any relevant service providers to ascertain the existence of further services and the accurate location of those not able to have been surveyed at the time of preparing this plan (or data). No responsibility can be accepted by Stewart Surveys Pty Ltd for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.
3. Sewer lines were not available to be located at the time of survey
4. Origin of levels SSM 15154 RL 276.024

Stewart
Surveys

P.O. Box 592
GUNNEDAH NSW 2380
T 02 67422966
E office@stewartsurveys.com

CLIENT:
MATT BARDEN

PROJECT:
71 HIGH STREET, GUNNEDAH

Date: 29 OCTOBER 2024 File Ref: 6048

DESCRIPTION:
**DETAIL SITE SURVEY OF
LOT 36 IN DP 236719,
71 HIGH STREET GUNNEDAH**

Drawn: LAS Scale: 1:200@A3



Northwest Projects

CONSULTING CIVIL / STRUCTURAL ENGINEERS

GEOTECHNICAL INVESTIGATION REPORT

71 HIGH ST, GUNNEDAH

MAY 2025

1.0 Table of contents

[illegible]

1.0 Introduction

This report pertains to a geotechnical investigation and site classification for Residential Development 71 High St Gunnedah. The site investigation and report were undertaken by Northwest Projects on 20/5/25 at the site .

2.0 Scope of Work

The aim of the report is to assess the following characteristic of soil at the site in question and assign a site classification.

- Regional and local geology
- Fill thickness, natural soil depths, ground water depths and depths to rock
- Soil reactivity, Plasticity index and Liquid limits

Using the aforementioned information advice can be provided to the client regarding excavation, footing design and depth, and recommended stripping levels.

3.0 Methodology

3.1 Field work

A suitable location was sourced at the site. Excavation methods were utilised through a 2t Catapillar excavator a test hole was undertaken a front side of the proposed building site at. This allowed the local strata layers to be identified.

This area of Gunnedah has generally of consistent strata and is described as top layer brown silty clay with high moisture content above increasing clay content below 300mm to full depth test hole at approx 1.8m.

Using the USCS system a soil classification of CL can be assigned to the soil, with further BCA classification identified within the report .

4.0 Site Description

The site is situated in residential area on the western side of Gunnedah. The site genrally falls to the northwest. The proposed site for the residence is generally in the middle of the block and it is noted that the site is within 120m of the Blackjack creek constructed stormwater channel , building work on this site may be affected by the 1 in 100yr flooding zone, we would recommend specific levels be taken at the site to determine relative proposed floor levels and Predicted Flood level at the site..

Regional Geology & sub-surface conditions

The Gunnedah region is characterised by its composition of vertosol and chromosol. Vertosol are clay composed soils (>35% composition) that has a highly reactive nature and is often referred to as cracking clay soils. Further classification of Vertosol soil can be broken down into its colouration with the Gunnedah region predominately containing red and brown Vertosols. Due to the nature of these soils shrink and swell is considerable during wetting and drying cycles. Chromosol represents fertile agricultural land and has low reactivity. The below figure illustrates the soil composition for the Gunnedah region.

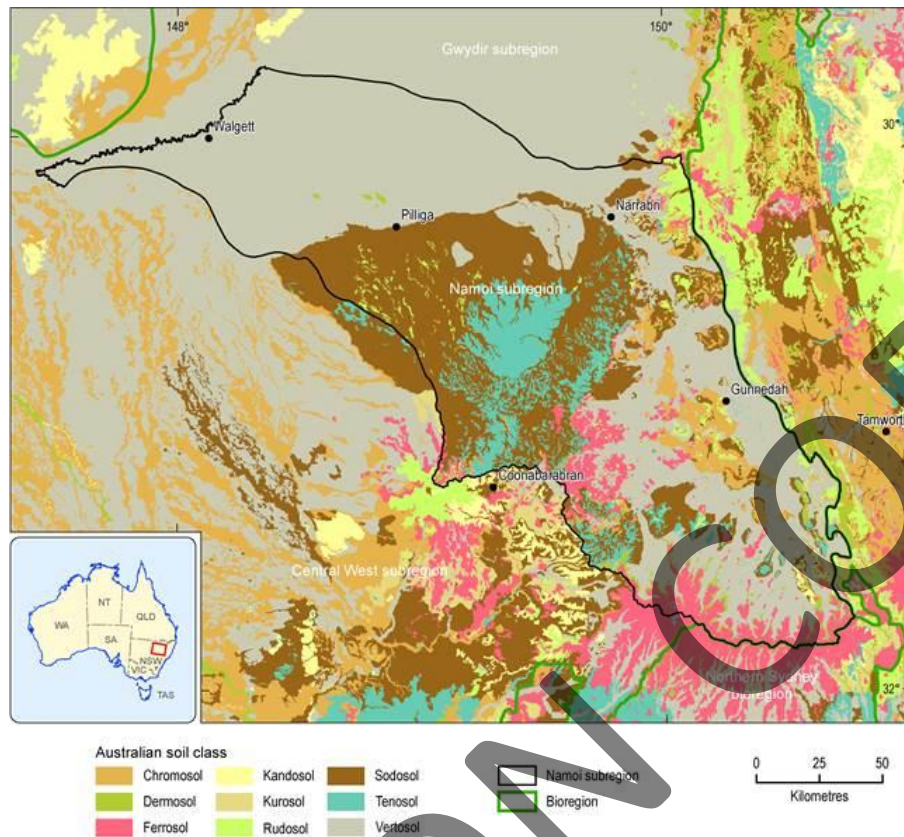


Figure 4.2.1 Soil distribution across Hume region

4.1 Groundwater

Was not encountered during testing.

5.0 Geotechnical Consideration

5.1 Single test hole was undertaken a centre of the site.

The excavation Profile as Below:

Test Hole

0 – 200 mm - top soil note very moist

200 -1200mm – red brown silty clay – very moist low bearing.

1200 – 1800 mm red clay- dry- medium bearing.

1800 hard red silty clay.

5.2 SITE CLASSIFICATION

Based on the site inspection and test hole and in accordance with Australian Standard AS2870 – 2011 Residential Slabs and Footing Code , the site was determined to be **Class H1** at bearing depth below 1500 mm.

5.3 FOUNDATION OPTIONS

The test holes revealed that there is suitable bearing profile for a residential development, however footing and drainage design should address the site slope and potential for moisture penetration to footing bearing zones of the site.

It should be noted that for sites with the presence of clay, particular attention should be given to the following :-

To ensure all stormwater discharge and surface flow is directed away from the building.

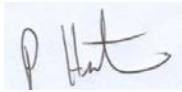
- Attention should be given to Site levels and fall so not to allow pondage within 3 m of the foundation zone of the proposed building.

Suitable footing design for Building for this site:

- Concrete pad/pier footings for floor support piers bearing min 1500mm deep

Concrete Slab Flooring -

- Raft or POD Slab Design with concrete piers bearing design 200kPa at min 1.5m or screw piers to >2.0m .



Signature: Phil Hutchison BE(Civil) Practising Professional Structural/Civil Engineer

20/5/2025

APPENDIX A- PHOTOGRAPHS OF SITE





Indigenous Due Diligence Statement

This statement is prepared in conjunction with information sourced from, but not limited to, the NSW Department of Environment & Heritage and the NSW Department of Environment, Climate Change and Water

Proposed Development: Install a 'Manufactured Dwelling as Primary Dwelling'
Address of Proposal: Lot 36 / 236719
71 High Street GUNNEDAH NSW 2380
LALC: Red Chief



71 High Street GUNNEDAH

Introduction

The development site is located within the area of the Local Aboriginal Land Council area. The generic due diligence process outlined in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW has been undertaken to ensure that an adequate due diligence process that addresses Aboriginal cultural heritage issues has been undertaken. This process follows the following five steps:

1. Will the activity disturb the ground surface?

The proposal is for the 'Installation of a Manufactured Home as a Primary Dwelling'.

Pier pads for the dwelling and drainage works associated with sewer connections and stormwater works to the new dwelling will cause disturbance to the site.

As a result of this these works and activities there will be minimal disturbance to the site.

2. (a) Search of AHIMS database

In accordance with the code, an online search was carried out of the Aboriginal Heritage Information Management Service (AHIMS) that is maintained by the NSW Department of Environment, Climate Change and Water. This search is part of the due diligence process and remains valid for 12 months.

A search of Lot 36 / DP 236719 was performed In March 2025. The search covered a buffer area of 50metres. The search results are:

A Basic Search of the site covered a circle from the middle of the lot 50metres in every direction. This search effectively covered everywhere within the immediate vicinity of the lot of this proposal. As a result of that search:

There are NO Aboriginal sites recorded in or near the selected location, and there are NO Aboriginal places that have been declared in or within 50metres of the selected location.

The AHIMS Search result is attached to this application.

It is noted that surveys for Aboriginal objects have not been carried out in all parts of NSW and Aboriginal objects may exist on a parcel of land even though they have not been recorded in the AHIMS database.

Further, not all known Aboriginal sites are registered on the AHIMS database and not all sites consist of physical evidence or remains, eg Dreaming and ceremonial sites.

2. (b) Activities in area where landscape features indicate the presence of Aboriginal objects

The area of the proposal is in an established R2 – Low Density Residential Lot in the Gunnedah township.

This area has been subject been developed with homes for over 60 years and as such has seen much human activity in that time.

If an artefact or similar object was on the lot, it would be reasonable to say that it would have already been discovered. there is always a risk that there could be an unidentified aboriginal object however, it is highly unlikely that such an object would be found.

The location of the property may well be in an area that could have an object as the landscape features prior to settlement could well have been an area of aboriginal activity.

In this instance the earthworks contractors will be instructed to proceed with caution and cease work immediately if an object or artefact is found.

3. Can you avoid harm to the object or disturbance of the landscape features?

The very nature of earthworks involves the use of machinery. Given the length of time this land has been subject to cleared and maintained it is highly unlikely that any artefact or object would be found on the lot.

There is however a remote chance that an unknown object or artefact may be on the property and as such earthworks contractors will be instructed to proceed with caution to avoid any damage to any unknown find.

Earthworks contractors will be instructed to proceed with caution and cease work immediately if an object or artefact is found and contact National Parks and Council

4. Desktop assessment and visual inspection

A desktop assessment has been carried out by an investigation of Aboriginal Objects listed in the AHIMS website. Neither the AHIMS search, or a visual inspection of the site revealed the presence of any object or items of Aboriginal origin.

5. Further investigation and impact assessment

No further investigations, such as an extensive search of AHIMS records, are deemed necessary given there are no recorded sites or places at Lot 36 / DP 236719 or within the 50metres buffer surrounding Lot 36.

However, council may impose a condition of consent to comply with provisions of the National Parks and Wildlife Act 1974 should any evidence of Aboriginal occupation be found during site works. An Aboriginal Heritage Impact Permit may be required if indigenous heritage objects are found.



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Gunnedah
Client Service ID : 980450

Neil Mumme

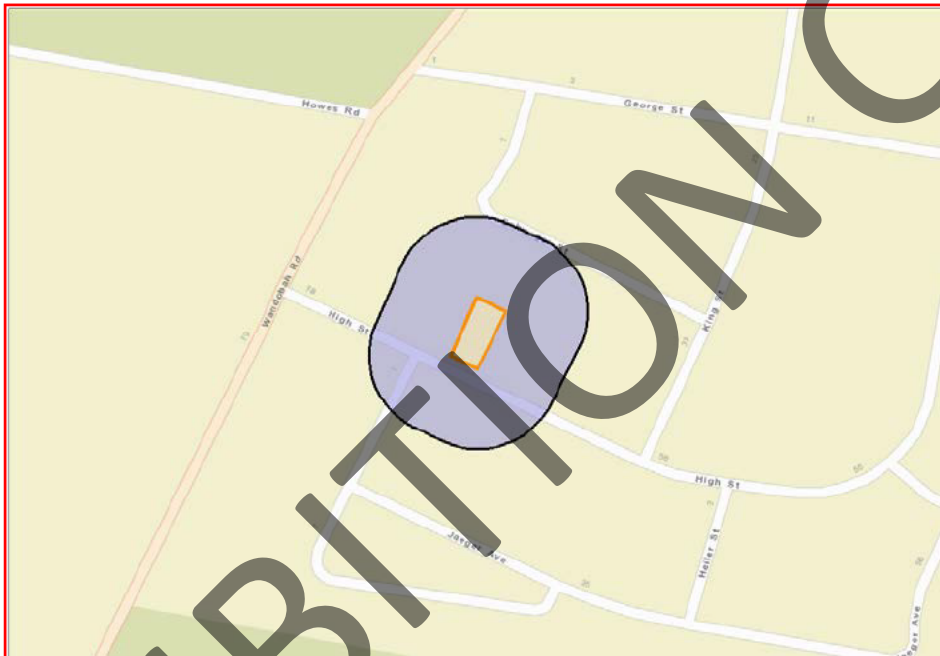
Date: 01 March 2025

Attention: Neil Mumme

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 36, DP:DP236719, Section : - with a Buffer of 50 meters conducted by Neil Mumme on 01 March 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.

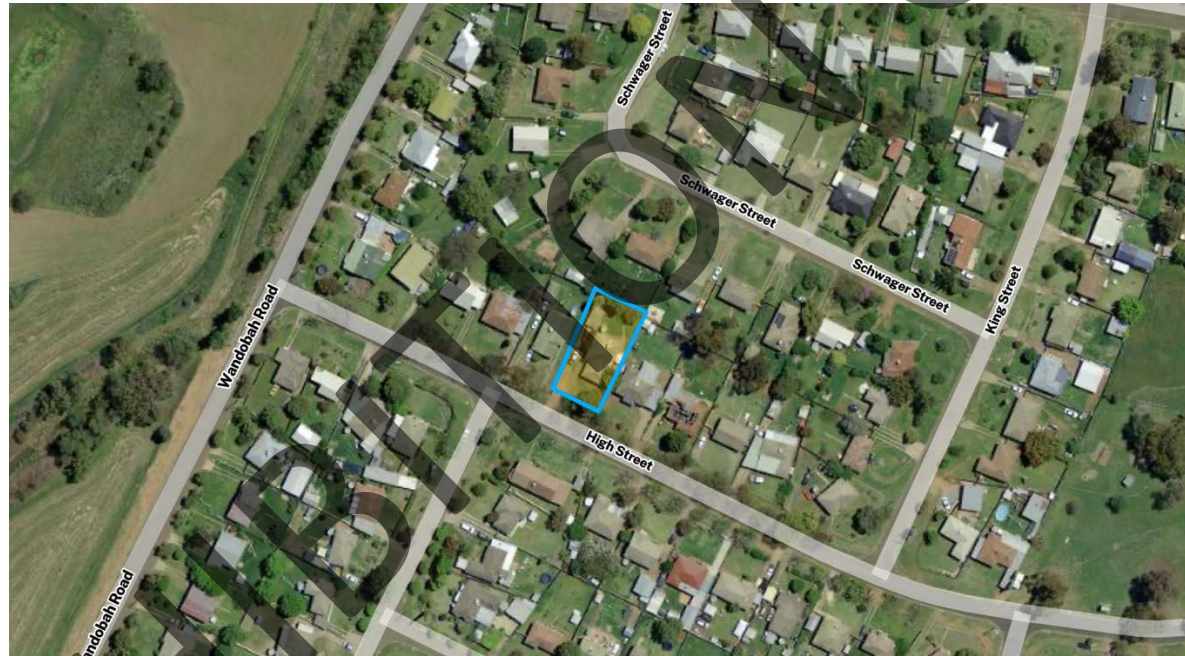


A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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



Waste Management Plan



Aerial View – 71 High Street Gunnedah

Development Type	Development Control Plan	Details Required	Section to be Completed
Exempt Development	Exempt & Complying Development Codes 2008 SEPP	No Waste Management Plan Required	No
Demolition Only	DCP	Site Preparation Stage On-site reuse and recycling or off-site removal of demolition materials.	No
Subdivision	DCP	Site Preparation Stage On-site reuse and recycling or off-site removal of any relevant materials.	No
Major renovations of a Single Dwelling (more than 50% increase in floor area)	DCP	Construction Stage On-site reuse and recycling or off-site removal of excess construction materials.	No
Any dwellings (Including dual occupancy, villas, townhouses, terrace housing and residential flat buildings) & Commercial or Industrial Projects	DCP	Site Preparation Stage On-site reuse and recycling or off-site removal of demolition materials.	Yes
		Construction Stage On-site reuse and recycling or offsite removal of excess construction materials.	Yes – installation of 'Manufactured Home'
		Use of Premises Type of waste to be generated, proposed storage and treatment facilities and method of recycling and disposal.	No
		Ongoing Management Of waste on site.	Yes

Project Details

Proposal: Installation of Manufactured Dwelling as Primary Dwelling

Client/Owner: M & T Barden

Site Address: 71 High Street GUNNEDAH NSW 2380

Property ID: Lot 36 / DP 236719

Applicants Details

Applicants Name: IMG P/L tas Progressive Project Solutions

Applicants Postal Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Date: July 2025

Signature of Applicant: 

Details of Site

Provide a description of buildings and other structures currently on the site:

The site currently has a 'Temporary Structure and a detached Garage'

Details of Proposal

Installation of Manufactured Dwelling as a Primary Dwelling

New

General Notes

- (i) The NSW Environmental Protection Authority document, "Environmental Guidelines: Assessment, Classification & Management of liquid and Non-Liquid Wastes" available at www.environment.nsw.gov.au/epa/ provides classification for landfills which can and cannot accept asbestos waste and also reproduces the minimum requirements for the handling and transport of asbestos waste.
- (ii) Waste Services NSW places restrictions on the acceptance and disposal of asbestos for its facilities in the Sydney Metropolitan area. These can be found at the Waste Services NSW website www.wasteservices.nsw.gov.au "quick links: what to do"
- (iii) The NSW Environmental Protection Authority document, "Environmental Guidelines: Assessment, Classification & Management of liquid and Non-Liquid Wastes" available at www.environment.nsw.gov.au/epa/ provides classification for landfills which can and cannot accept asbestos waste and also reproduces the minimum requirements for the handling and transport of asbestos waste.
- (iv) Waste Services NSW places restrictions on the acceptance and disposal of asbestos for its facilities in the Sydney Metropolitan area. These can be found at the Waste Services NSW website www.wasteservices.nsw.gov.au "quick links: what to do"

SECTION 1 - Site Preparation Stage (including subdivision and demolition)

Type of Materials on Site	Estimated Weight	Reuse and Recycling on-site or off-site Specify proposed method	Destination of Disposal Specify Contractor and Landfill Site
Excavation Material	N/A		
Garden Organics	N/A		
Bricks/Pavers/Tiles	N/A		
Concrete	N/A		
Timber (specify)	N/A		
Plasterboard	N/A		
Metals (specify)	N/A		
Glass	N/A		
Furniture	N/A		
Floor Coverings	N/A		
Packaging (pallets etc)	N/A		
Containers (cans, plastic, glass)	N/A		
Paper/ cardboard	N/A		
Residual waste	N/A		
Hazardous waste ie: Asbestos	N/A		
Other (specify)	N/A		

SECTION 2 – Construction Stage

Type of Materials on Site	Reuse and Recycling on-site or off-site Specify proposed method	Destination of Disposal Specify Contractor and Landfill Site
Excavation Material	Excess used for landscaping	
Garden Organics	N/A	
Bricks/pavers	N/A	
Concrete	Excess returned to Concrete Plant	Concrete Plant
Timber (specify)	N/A – Factory Built	
Plasterboard	N/A – Factory Built	
Metals (specify)	N/A – Factory Built	
Glass	N/A	
Furniture	N/A	
Floor Coverings	N/A	
Packaging (used pallets, pallet wrap etc)	TBA	
Containers (cans, plastic, glass)	N/A	
Paper/ cardboard	N/A	
Residual waste	N/A	
Hazardous waste ie: Asbestos	N/A	
Other (specify)	N/A	

SECTION 3 – Use of Premises

Type of Waste to be Generated <i>Please specify – for example: glass, paper, food waste, off cuts ect.</i>	Proposed Storage and Treatment Facilities <i>Please specify – for example: domestic waste bins, waste storage and recycling area, garbage chutes, on-site composting ect.</i>	Destination <i>Please specify – for example: Recycling, Disposal</i>
Domestic Waste Only	Council provided Bins	Council Landfill & Recycling

SECTION 4 – On-going Management

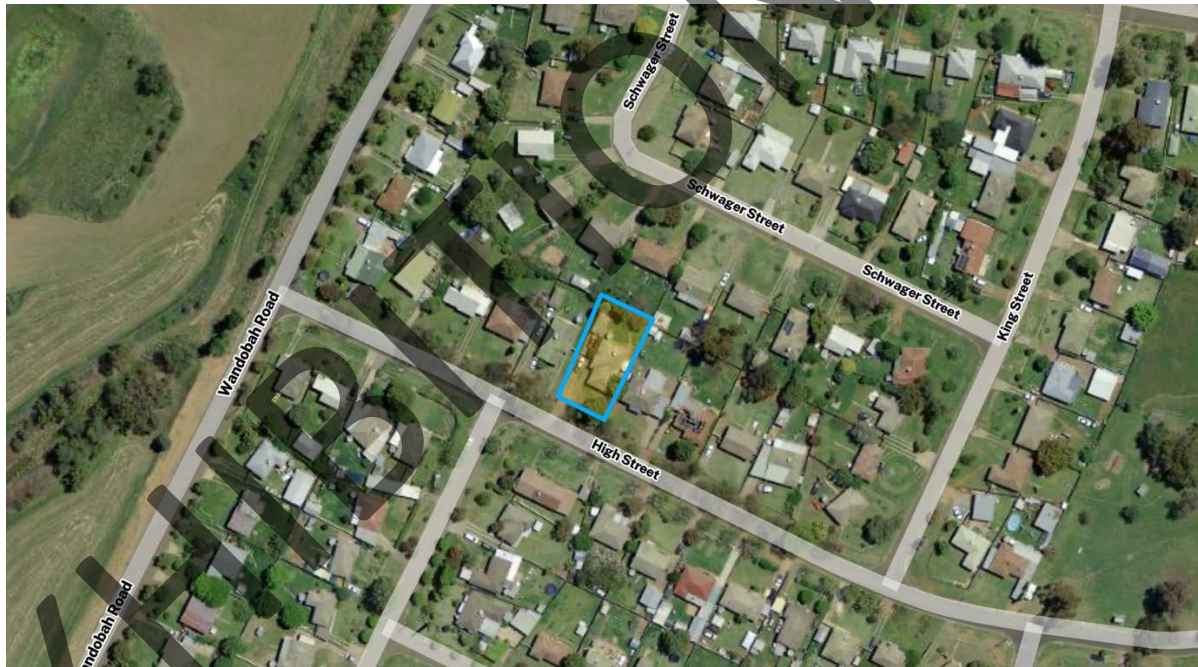
Describe how you intend to ensure on-going management of waste on site: (e.g. Lease conditions, caretaker/ manager on site, owner occupied)

Owner occupied Dwelling



Construction Management Plan

This document has been prepared by Progressive Project Solutions and is copyright to Progressive Progress Solutions for the exclusive use of the owners of the property referred to in this application. The information available at the time of writing this report was true and correct.



Aerial View – 71 High Street Gunedah

Objective of Plan

The objective of a Construction Management Plan (CMP) is to plan works to minimise the impacts of 'Construction Works and other associated activities on:

- Neighbours
- Nearby residents
- Users of public footpaths and roads
- Parking in the vicinity of the site
- Surrounding streets used to access the site

Preliminary Information

Proposal: 'Installation of Manufactured Dwelling as Primary Dwelling'
Client/Owner: M & T Barden
Site Address: 71 High Street Gunnedah NSW 2380
Property ID: Lot 36 / DP 236719

Applicants Details

Applicants Name: IMG P/L tas Progressive Project Solutions
Applicants Postal Address: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]
Date: July 2025

Signature of Applicant:

Project Contacts

The following are the primary construction contacts on the project are:

Project Manager:	<i>Hitech Australia Pty Ltd</i>
DA and CC Consultants:	Instep Management Group tas Progressive Project Solutions 0412 860 488
Principal Contractor:	<i>Hitech Australia Pty Ltd</i>

Machinery on Site

Excavator / Backhoe:	Piers & Drainage works.
Bobcat:	Clean-up of site.
Scaffold:	N/A
Crane:	Use to install dwelling modules
EWP:	N/A
Concrete Pump:	N/A



Roles and Responsibilities

The following are a brief description of the project team roles and responsibilities.

Project Manager	
<i>Hitech Australia Pty Ltd</i> holds the overall responsibility in achieving key project performance criteria relating to safety, time, costs and quality. This ensures that client satisfaction and expectations are met.	
Key Relationship Interactions	
<i>Internal Relationships</i>	<i>External Relationships</i>
Owners Principal Contractor Subcontractors	Client Consultants Authorities All other relevant project stakeholders Local Consent Authority

Project Manager	
<i>Hitech Australia Pty Ltd</i> holds the overall responsibility for management of site operations with regard to safety, time, cost and quality and provides input into decisions relating to subcontractor and supplier scope and selection, as well as management of industrial relations matters.	
Key Relationship Interactions	
<i>Internal Relationships</i>	<i>External Relationships</i>
Owners Principal Contractor Subcontractors	Consent Authority Principal Certifying Authority

Internal & External Stakeholders

The process of identifying the stakeholders in regard to this project required understanding those organizations or individuals that were either actively involved or may be adversely affected by the project objectives, consequently having influence on the project execution and outcomes. Stakeholders have been noted in order of precedence/importance and categorized into the following groups.

Internal Stakeholders – organizations or individuals that are actively involved in the project with varying responsibility and influence in regard to the project objectives and execution of works.

External Stakeholders - organizations or individuals that do not have direct responsibility or influence on the project but are adversely affected by the project and therefore have influence and consultation to the project strategy for execution of objectives.

Local Stakeholder Consultation

The *Hitech Australia Pty Ltd* will inform local stakeholders regarding works that may have an impact in the local area including the following information, the nature of works and their potential impact. The notices will generally either be issued in the form of an email alert, and records will be kept in relation to properties given notifications. The following are namely works/methodology changes that will be issued to the wider community for information only;

- High Risk Works Activities (as required)
- High Impact (Noise, Vibration or Dust) Activities (if required)

In addition to issuing notifications *Hitech Australia Pty Ltd* will maintain construction site identification/notice boards which will include the following.

- Mandatory Safety Requirements
- Emergency Contacts
- Building Surveyor
- License Numbers
- Building Permit Reference
- *Hitech Australia Pty Ltd* will respond to all community enquiries / complaints in a polite and professional manner.

CMP Overview

This CMP has been written to inform the demolition process to include the following:

- Project overview
- Hours for construction activity
- Construction timing & resourcing
- Public safety, amenities & site security
- Existing building, structure and vegetation protection
- Site establishment & early works
- Communication protocols for site personnel
- Quality assurance

Project Overview

The project consists of:

- **Installation of a 'Manufactured Dwelling as a Primary Dwelling'**
- **Remediation, restoration and cleaning of site prior to issue of a 'Letter of Competition'.**

Operating Hours

Site operation hours will be in accordance with **GSC DA Application** approved which are normally if audible at any residence or other sensitive noise receiver, construction may only be carried out between 7.30am and 4:30pm on Monday to Friday, and 8.00am to 3.00pm Saturdays. No construction can be carried out on a Sunday or public holiday if audible at any residence or other sensitive receivers.

No work is scheduled to take place on Sundays or Public Holidays.

All construction works and related activities shall be conducted in accordance with the requirements the Environmental Protection Act and **Gunnedah Shire Council** Requirements.

All construction works and related activities shall be conducted in accordance with the requirements of Section 4 of the Environment Protection (residential noise) Regulation 1997 no. 120.

Hitech Australia Pty Ltd is responsible for monitoring subcontractors during operating hours. This involves maintaining a high standard of conduct and overseeing work methods to ensure construction works are carried out safely and the environment and public are protected.

Construction Timing and Resourcing

For information, the following are indicative dates and resourcing labour numbers for the different phases of construction works on the project at **71 High Street Gunnedah**.

Stages	Commence Works	Personnel	Weekly Trucks	Truck Times	Other vehicles
Site Establishment	N/A				
Demolition	N/A				
Earthworks	Date TBA				
Concrete Works	N/A				
External Construction	Factory Built				
Internal Construction	Factory Built				
Completion	Date TBA				
Hand Over	Date TBA				

Public Safety, Amenities & Site Security

The primary objective in the assessment and design of temporary public protection works is to ensure minimal impact on traffic and pedestrian flow, minimize impact to the functionality of construction and functionality of roadways, whilst providing the maximum level of safety to all persons.

In reviewing the requirements during construction, the following areas and specific functions were identified.

- Construction safety signage
- Chain mesh and solid ply hoarding – **Not applicable**
- Traffic management controls & signage – **Not applicable**

To satisfy public protection requirements *Hitech Australia Pty Ltd* will erect temporary perimeter hoardings, temporary fencing, barriers and construction safety signage. This makes certain that public will not be able to access the building site and pedestrian traffic movement will be controlled.

Existing Buildings & Structures

In compliance with AS2601 Demolition requirements for the project the *Hitech Australia Pty Ltd* will issue notices to all adjoining properties in regard to proposed safety and protection works to the adjoining properties during works as required by the building surveyor.

Where required this will typically comprise or include “underground” protection and/or “overhead” protection and/or “perimeter” protection.

An adjoining property is defined as a building or land (including any street or right of way) that is situated in relation to the site where building work is to be carried out, which is at risk of significant damage from the building works.

Protection work can be permanent or temporary and includes underpinning, shoring, the provision of vertical support, lateral support, and protection against variation in earth pressures, provision of ground anchors and other support for adjoining property.

Protection work also includes shoring, overhead protection of adjoining property and any other work designed to maintain the stability of adjoining property or to protect adjoining property from damage during the building works.

Dilapidation Report

(Principal Contractor) will also ensure any damage that may be incurred to any council roads & associated infrastructure will be rectified in accordance with council standards & specifications.

Rectification works if required will be limited to an area of reasonable proximity to the project site, approximately 5m from the project title boundaries. The plans should be prepared prior to the commencement of works

Not required for this project

Site Establishment and Preliminary Works

Site Establishment

Action	Projected outcome
Dilapidation Report	<i>Not required</i>
Temporary Fencing	<i>Required for this project</i>
Material Storage	<i>All within the site</i>
Site Access	<i>From existing access</i>
Site Traffic Plan	<i>Not required</i>

Demolition and Early Works

The demolition works are to be undertaken by an accredited and licensed demolition contractor. Additionally, all works will be performed in accordance with all standards, legislation and building code requirements. Extent of demolition works generally will include removal of the roof and ground level external walls and penetrations to existing concrete floor and walls.

The below risk assessment items have been identified for the demolition works and protection measures will be implemented for each;

- Barricade areas and display signage to warn bystanders.
- Start from the top and work downwards systematically, never starting from the bottom.
- All work to be in accordance with AS 2601 Demolition of Structures.
- Supervisor to follow sequences if detailed on structural drawings. Contractor to follow propping methodology if required.
- Expose existing structure and confirm conditions.
- Ensure each step is followed systematically and ensure work of other subcontractors is completed prior to sequence progression.
- Ensure all propping is as per project documentation and approvals.
- Subcontractors are to report suspected instability to the builder for referral and review by engineers.
- Cover openings with structural ply and install warning signs.
- Use a spotter to warn others when delivering and picking up skips with trucks etc.

Site Amenities and Facilities

In accordance with Workplace Health & Safety Regulations *Hitech Australia Pty Ltd* are required to provide sufficient amenities and facilities for construction workers.

Provided by Hitech Australia Pty Ltd

Environmental Management

Waste Management Plan

See attached WMP.

Air Quality and Dust Control

The management of Dust & Pollutant Containment will be managed in accordance with the 'satisfaction of the responsible Authority' and adhere to any EPA requirements and/or Australian Standards/Codes of Practice.

The temporary fencing contained within the site will be covered with shade cloth to prevent dust being blown from the site into the street. After prolonged dry periods or windy days, the site will be watered down to prevent the circulation of excess dust to the atmosphere. Any concrete or brick cutting on site will be conducted in conjunction with watering down or vacuuming to minimize dust circulation. *Hitech Australia Pty Ltd* will ensure these works occur in areas away from site boundaries. Other containment measures will include:

- Rubbish stockpiles & bins in the open environment will have tarpaulins over them on windy days.
- Where possible, all materials stored on site will be stored undercover.
- Equipment with exhausts will have regular maintenance checks to ensure the discharge of excessive pollutants is minimized.
- Vehicle inspections conducted with wheels cleaned prior to exiting the site.
- Roads and footpaths will be constantly monitored for any loose material/debris and cleared immediately.

Noise, Vibration and Lighting Control

- The emission of noise from the construction site will be managed in accordance with 'EPA Guidelines' including but not limited to:
- All pneumatic tools will be fitted with an effective silencer on the air exhaust port.
- Mobile air compressors and pavement breakers with the lowest noise rating which meets the requirements of the job will be selected.
- All mechanical plant will be silenced using best practical means as well as utilizing current technology available. Noise suppression devices are to be maintained in accordance with the manufacturer's specifications. Internal combustion engines are to be fitted with a suitable muffler.
- Where possible, no vehicles associated with the works will be left standing with engine operating.
- Site buildings, access roads and plant will be positioned to minimize any direct disturbance or disruption to adjacently occupied buildings.
- All vehicular movements to and from the site must only be made during the scheduled normal working hours unless prior consent has been obtained from the **Gunnedah Shire Council**.
- No concrete pours will occur outside the work hours conditioned by the **Gunnedah Shire Council** and EPA.
- Any construction lighting should not be used without permission of **Gunnedah Shire Council**.

Plant & Equipment Requirements

Plant and equipment selection is critical to the success of any building project. The main plant and equipment involve cranes (mobile), hoists, elevated work platforms, scaffolds), and materials handling (trucks, forklifts, telehandlers, etc.).

Due to their importance to construction, potential impacts to amenity outside the work zone, comparative size, safety requirements, the location and use of the above will be identified and considered prior to the engagement of any such plant and equipment. For safety and road operation considerations, should this work need to occur outside normal working hours, permission will be sought.

The mobilisation of extremely large equipment, in particular cranes, will be carried out in consultation with the relevant authorities. All plant and equipment will be inducted in accordance with OH&S requirements, and in line with the **Hitech Australia Pty Ltd** internal procedures and record keeping requirements. All plant & Equipment is to be registered and inducted prior to use on the site.

On Site Traffic

Action	Projected Outcome
Pedestrians	<i>Not required – Standard Duty of Care</i>
Cyclists	<i>Not required – Standard Duty of Care</i>
General Traffic	<i>N/A</i>
Deliveries	<i>Through existing access</i>
Workers Parking	<i>Onsite</i>
Road Closures Required	<i>Not required</i>

Location of Access to the Site

Access to the site is from the existing property access from High Street

Communication Protocols

Hitech Australia Pty Ltd is the principal building contractor and will engage all subcontractors for the works.

Hitech Australia Pty Ltd will ensure, as part of the mandatory site induction process with all sub-contractors, that a copy of the approved Construction Management Plan is supplied for their constant referral. Hard copies will also be provided in the site amenities area at all times to ensure all sub-contractors adhere to its conditions.

Quality Assurance

Hitech Australia Pty Ltd engages qualified and experienced tradesmen and issue supporting documentation and project requirements to ensure that the client's and other key stakeholders specified requirements are met during the delivery of the project.

Hitech Australia Pty Ltd closely follows procedures and checklists to ensure that a high level of understanding and skill is maintained to achieve the best quality work.



Project Cost Estimate

Applicant Details

Applicants Name: Instep Management Group P/L tas Progressive Project Solutions
Applicants Address: [REDACTED]
Applicants Telephone: [REDACTED]
Applicants Email: [REDACTED]

Property Details

Property Address: 71 High Street GUNNEDAH NSW 2380
Property ID: Lot 36/ DP 236719
Project Description: 'Installation of Manufactured Home as Primary Dwelling'

Total Cost of Project

\$471,905.00

These estimates have been prepared:

1. On industry based recognised prices.
2. Have been prepared having regard to matters set out in Clause 255 of the Environmental Planning and assessment Regulation 2000.

Signed:

Name: Progressive Project Solutions

Date: July 2025

Note

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