

Statement of Environmental Effects

Subdivision
LOT 73 DP 591781,
146 SCENIC ROAD, YOUNG



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June 2026

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Statement of Environmental Effects – 146 Scenic Road, Young				
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INTRODUCTION

1.1. THIS REPORT

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

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

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

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

1.2. THE PROPOENT

The site is privately owned freehold land, held by [REDACTED] who are the applicants for this development.

1.3. PROJECT LOCATION

The site is located at 146 Scenic Road, Young. The holding is approximately 8.72Ha in total. The property is located on the northern edge of Young.

1.4. DESCRIPTION OF DEVELOPMENT SITE

The site is located in a RU4 – Primary Production Small Lot Zone under the Hilltops Local Environmental Plan 2022. Lot 73 DP 591781 has an existing shed.

The site is accessed off Scenic Road, which is a sealed council road. The site is surrounded by various sized residential developments.

The land slopes from southeast to northwest.

The nearest private receptors on neighbouring properties are dwellings to the north, east and west, to the south is an orchard.

1.5. SITE HISTORY

Discussions with landowners, locals and the applicant and a review of Council records and aerial photography show that the previous landuse of orchard has ceased. A preliminary site assessment has been undertaken and is provided.

1.6. PRELODGMET DISCUSSION

Discussions with Council have not been held.



Aerial Photo of Site (Source: Six Maps)



BEFORE YOU DIG
www.beyou.org.au

Check if your design complies with the Australian Standard AS/NZS 4801:2011
☐ Yes ☐ No
 If No, please provide details of the non-compliance in the comments section.

Project Details

Project Name: **PROPOSED SUBDIVISION LOT 14007**

Client: **[REDACTED]**

Project No: **14007**

Project Name: **PROPOSED SUBDIVISION LOT 14007**

Project No: **14007**

Project Name: **PROPOSED SUBDIVISION LOT 14007**

Project No: **14007**

Scale

Scale: **1:1000**

Scale: **1:1000**

Scale: **1:1000**

North Arrow

North Arrow: **North**

Comments

1. All dimensions are in metres unless otherwise stated.

2. All dimensions are to the centreline of the road.

3. All dimensions are to the centreline of the road.

4. All dimensions are to the centreline of the road.

5. All dimensions are to the centreline of the road.

Legend

Proposed Subdivision Lot 14007

Proposed Subdivision Lot 14007

Proposed Subdivision Lot 14007

Proposed Subdivision Lot 14007

Proposed Subdivision Lot 14007

2. THE DEVELOPMENT

2.1 OBJECTIVES AND OVERVIEW OF THE DEVELOPMENT

The objective of the proposed development is to obtain development consent for a 2 lot Subdivision at 146 Scenic Road, Young (the site). This development is enabled through the LEP and DCP.

2.2 DEVELOPMENT OPTIONS

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

1. Do nothing and leave the site as it is

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

2. Lodge an application for the proposed subdivision

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

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

2.3 STAGING

This development is not intended to be a staged development.

3 STATUTORY CONTEXT

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

3.1 RELEVANT LEGISLATION (ACTS AND REGULATIONS)

3.1.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The relevant sections of the Environmental Planning and Assessment Act 1979 (EPA & A Act) is s4.15 – Evaluation. Table 1 provides a summary of the sections that are potentially relevant to this development, these are addressed in detail later in this SoEE.

Table 1 – EP&A Act 1979

EP&A ACT		Comment	Addressed
1.7	Application of Part 7 of the Biodiversity Conservation Act 2016	No vegetation to be removed in order to undertake the subdivision, all existing trees will remain	
4.5	Designation of Consent Authority	Hilltops Council are the consent authority	
4.10	Designated Development	N/A	
4.14	Consultation and development consent – certain bushfire prone land	Not Bushfire Prone	
4.15	Evaluation	See Below	
4.22	Concept development applications	Not a concept application	
Division 4.8	Integrated development	Not Integrated	
Division 4.11	Existing Uses	Existing dwelling to remain	
Division 7.1	Development Contributions	Development contributions will be levied where applicable.	

3.1.2 BIODIVERSITY CONSERVATION ACT 2016

No vegetation is proposed to be removed.

3.1.3 LOCAL GOVERNMENT ACT 1993

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

3.1.4 ROADS ACT 1993

The application will be required an approval under the Roads Act 1993 for a new entranceway.

3.1.5 STATE ENVIRONMENTAL PLANNING POLICIES (SEPP'S)

3.1.5.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

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

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

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

(b) development carried out—

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

(ii) immediately adjacent to an electricity substation, or

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

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

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

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

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

The proposal is not near an overhead power line, regardless a referral to Essential Energy should be undertaken to satisfy the SEPP.

3.1.5.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 of the SEPP applies to the land in respect to Table 1 of the Contaminated Land Planning Guidelines:

4.6 Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless—

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is—

(a) land that is within an investigation area,

(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—

(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

The site has been used for intensive agriculture (orchard) and as such a Preliminary Site Investigation was undertaken, a copy of which is attached. The following conclusions and recommendations come from that investigation:

This investigation met the objective of investigating and assessing potential contamination to determine whether potential site contamination in the soil poses a risk to human health for the proposed subdivision and subsequent Residential A land use.

Soil sampling and analysis has identified that heavy metal and pesticides are below the limit of reporting or the adopted criteria for the site. However, bonded asbestos fragments were identified across the surface of the site, adjacent to the shed. It is recommended the bonded asbestos fragments be removed by a SafeWork NSW Licensed Asbestos Removalist and clearance certificate issued by a SafeWork NSW Licensed Asbestos Assessor.

The results of the investigation conclude that contamination from the contaminants of concern is not present at the site, and it is suitable for the proposed development given the following management strategies are adopted:

The following is recommended:

- The bonded asbestos fragments identified on the site surface should be removed in accordance with standard industry practice, with clearance issued by an appropriately trained and experienced person who is independent of the removal works.*
- The other building materials (scattered bricks and ceramics) are recommended to be removed and disposed of at an appropriately licenced landfill, with care taken to identify potential asbestos containing material. If asbestos containing material is mixed in with the building materials, the building materials must be disposed of as asbestos waste*
- Any other material generated from the site should be managed in accordance with the NSW EPA Waste Classification Guidelines and Resource Recovery Orders, whichever is relevant.*

This is normally a standard development consent condition.

- Unexpected finds are possible, including asbestos finds. Care must be taken to identify and evaluate unexpected finds such as these during development under an unexpected finds protocol.*

3.1.5.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

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

3.1.6 HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

The site is zoned RU4 'Primary Production Small Lot' under provisions of the Hilltops Local Environmental Plan 2022 (HLEP 2022). The proposed development relates to the construction of a shed which is ancillary to the agricultural use of land which is permissible.

Objectives of the RU4 'Primary Production Small Lot' zone are as follows:

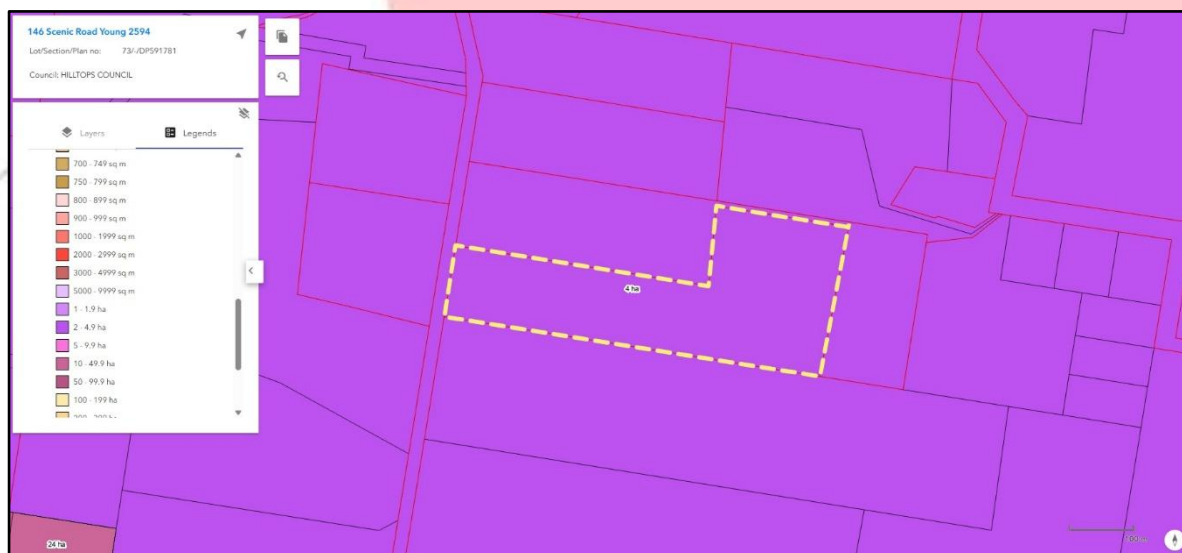
- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To maintain areas of high conservation value vegetation.
- To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality.
- To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation.
- To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity.

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

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



Zoning Map (Source: NSW Planning Portal)



Minimum Lot Size Map (Source: NSW Planning Portal)

3.1.7 HILLTOPS DEVELOPMENT CONTROL PLAN 2025

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

3.1.8 YOUNG DEVELOPER CONTRIBUTIONS PLAN

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

4 CONSULTATION WITH COUNCIL AND GOVERNMENT AGENCIES

Preliminary consultation with Government Agencies has not been undertaken.

4.1 HILLTOPS COUNCIL

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

4.2 GENERAL AND COMMUNITY CONSULTATION

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

5 SITE CHARACTERISTICS AND KEY DEVELOPMENT ISSUES

5.1 LIKELY DEVELOPMENT IMPACTS

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

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

(a) the provisions of—

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

5.2 CONTEXT AND SETTING

The proposed development has demonstrated consistency with the surrounding locality through the environmental planning framework and site features that have informed the proposed development. The proposed development will have a minimal visual impact on the locality, however that impact is not considered to be detrimental to the area and is in line with the existing surrounds and other similar developments within the local area.

5.3 VISUAL IMPACT

The development will not negatively impact on the visual amenity of the locality through the appropriate sitting, size and design of the development. Due to the open nature of the locality the site is visible from all aspects.

5.4 PRIVACY AND OVERSHADOWING

The development is for a 2-lot residential subdivision. There are neighbours adjoining the allotment; however, it is not anticipated that this proposal will result in the loss of privacy or overshadowing for those neighbours.

5.5 ACCESS, TRAFFIC AND PARKING

Access will be provided to each allotment; SISD plans have been provided showing that each lot can safely be accessed.

Lots are of sufficient size to enable off street parking and manoeuvring of vehicles to allow ingress and egress in a forward manner.

5.6 ARCHAEOLOGY

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

5.7 HERITAGE

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

5.8 SERVICES

Electricity, telephone and NBN, will be provided to each allotment in accordance with Council requirements.

5.9 LANDSCAPING

The site has an existing house with existing landscaping this will not change.

5.10 BUSHFIRE

The site is not identified as Bushfire Prone Land.

5.11 NOISE AND VIBRATION

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

5.12 ECOLOGY

The site works will not involve any removal of vegetation.

5.13 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures required.

5.14 WATER MANAGEMENT

Stormwater management will remain as existing, inter-allotment drainage has been identified on the preliminary engineering plans, provided. Sediment and Erosion Control will be implemented as per standard practices.

5.15 FLOODING

The site is not located within a flood prone area.

5.16 EROSION AND SEDIMENT CONTROL

Erosion and Sediment Controls including sediment fencing and/or hay bales would be installed at the downslope sections of the development sites until vegetation is re-established in areas affected by construction works and not retained as hardstand.

5.17 SOCIAL AND ECONOMIC ASSESSMENT

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

5.18 SITE SUITABILITY AND THE PUBLIC INTEREST

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

6 CONCLUSION

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

The key reasons why the proposed is acceptable includes;

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

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

APPENDIX A – HILLTOPS LOCAL ENVIRONMENTAL PLAN 2022

Requirement	Proposed/Comments	Compliance
Clause 1.2 Aims of the Plan		
(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to advance the environmental, economic and social goals of Hilltops, (b) to provide for the lifestyles sought by current and future residents of Hilltops, including by providing for the following— (i) the rural lifestyle and liveability of Hilltops communities, (ii) connected, safe and accessible communities, (iii) diverse and affordable housing options, (iv) timely and efficient provision of infrastructure, (v) sustainable building design and energy efficiency, (c) to build and sustain healthy, diverse and empowered communities that actively participate in planning and managing their future, including by providing for the following— (i) social infrastructure that is appropriately planned and located in response to demand and demographic change, (ii) the protection and enhancement of cultural heritage values, (iii) land management practices that support sustainable outcomes, including water efficiency,	The development satisfies the aims of the plan by: • Advances the economic goals of the council. • Providing diverse and affordable housing options; • Providing for the lifestyles sought by current and future Hilltops residents by providing a connected, safe and accessible subdivision, diverse and affordable housing options,	✓

(iv) the siting and arrangement of land uses for development in response to climate change, (v) the planning of development to manage emissions, (vi) planning decisions that recognise the basic needs and expectations of diverse community members, (d) to facilitate a strong and diverse economy by providing a range of services and opportunities for residents and investors, including by providing for the following— (i) the protection of employment lands and rural lands from incompatible land uses to enhance productivity over time, (ii) accessibility to expand markets for economic activity, (iii) economic activity, value adding opportunities and job creation, (iv) long-term sustainable productivity and intensive agriculture, subject to consideration of soil types, topography and environmental impact, (v) major infrastructure projects, (vi) innovative renewable energy projects, (e) to recognise and sustain the diverse natural environment and natural resources that support the liveability and economic productivity of Hilltops, including by providing for the following— (i) the avoidance of further development in areas with a high exposure to natural hazards,		
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(ii) the minimisation of alterations to natural systems, including natural flow regimes and floodplain connectivity, through effective management of riparian environments, (iii) the retention and protection of remnant vegetation, (iv) the revegetation of endemic vegetation to sustain natural resource values, reduce the impact of invasive weeds and increase biodiversity, (v) buffers and setbacks to minimise the impact of conflicting land uses and environmental values, including potential impacts on noise, water, biosecurity and air quality, (vi) the management of water on a sustainable and total water cycle basis to provide sufficient quantity and quality of water for consumption, while protecting biodiversity and the health of ecosystems.		
Landuse Table		
Zone RU4 Primary Production Small Lots 1 Objectives of zone • To enable sustainable primary industry and other compatible land uses. • To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature. • To minimise conflict between land uses within this zone and land uses within adjoining zones.	The proposed development satisfies the objectives of the zone. • Will enable sustainable primary industry and other compatible uses; • Encourage and promote diversity and employment opportunities	

• To maintain areas of high conservation value vegetation. • To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality. • To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation. • To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity.		
4.1 Minimum Subdivision Lots Size		
(1) The objectives of this clause are as follows— (a) for residential land— (i) to ensure land use and development are undertaken on appropriately sized parcels of land, and (ii) to ensure sufficient land area to promote high levels of residential amenity, and (iii) to ensure new lots are adequately serviced with town water supply and a reticulated sewer network, with an effective way of disposing of domestic waste, and (iv) to create lot sizes and arrangements that— (A) support the efficient provision and management of roads and services, and (B) align with existing and proposed development layouts in the neighbourhood, and (C) minimise adverse impacts on the amenity and productivity of adjoining development,	The lots satisfy the minimum lot size requirement.	

(b) for semi-rural land and rural villages— (i) to ensure land use and development are undertaken on appropriately sized parcels of land, and (ii) to ensure sufficient land area to promote high levels of amenity, and (iii) to ensure new lots have adequate land area for on-site sewer management or are able to connect to a reticulated sewer network, and (iv) to create lots that— (A) are compatible with the existing predominant lot pattern or desired future layout of the locality, and (B) minimise adverse impacts on the amenity and productivity of adjoining primary production lands, (c) for rural land— (i) to ensure land use and development are undertaken on appropriately sized parcels of land, and (ii) to facilitate the orderly and economic use and development of rural lands for rural and related purposes, and (iii) to prevent fragmentation of primary production agricultural land, and (iv) to sustain primary production and natural resource values, and (v) to minimise potential for land use conflict between primary production land uses and other land uses, and (vi) to protect supply chains for primary production land uses including natural resources and access to markets. (2) This clause applies to a subdivision of any land shown on the Lot Size Map that		
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requires development consent and that is carried out after the commencement of this Plan. (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. (4) This clause does not apply in relation to the subdivision of any land— (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 2021.		
6.2 Essential services		
Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.	All essential services that are available to the lot will be connected to lot as part of the approved subdivision development.	

APPENDIX B – HILLTOPS DEVELOPMENT CONTROL PLAN 2025

Section 5.1 Subdivision in the rural zones RU1, RU4 and C3		
Overall Objective		
a) To ensure that access arrangements are appropriate for the type of rural subdivision.		
Performance Requirements	Acceptable Solutions	Comment/Compliance
RSD1 Servicing		
PRSD1 All created allotments have legal and practical access including alternative emergency access as may be required by the development.	ARSD1.1 Each allotment created has legal access to a public road or Crown Road, duly formed or upgraded for the purpose, either through direct frontage, a right-of-way arrangement, or by consolidation with an existing allotment that has such access.	Each lot will have direct legal access to a public road (Scenic Road).
RDS2 Subdivision for Dwelling Purposes		
PRSD3 Roads in accordance with the road hierarchy are available to a new allotment, being of sufficient size to have the right to apply for a dwelling.	ARSD3.1 Access is provided to a non-classified road where possible, and in accordance with Council's Engineering Guidelines.	Access will be provided to the new lot in accordance with Council's Engineering Guidelines
	ARSD3.2 Where access to a classified road is necessary, this is provided in accordance with Transport for NSW standards for access to a rural dwelling.	N/A
	ARSD3.3 Street numbering is provided in accordance with Council's rural addressing policy.	Street numbering will be completed once development consent is given and all DA conditions have been met.

	ARSD3.4 Standard of construction for roads built and roads fronted or other road network facilities are provided in accordance with Council's Engineering Guidelines.	No new road
	ARSD3.5 Subdivisions exceeding 15 lots are to have their main subdivision service road connect to the existing road network in at least two locations.	N/A
PRSD4.A Minimise cut and fill through site sensitive subdivision, road layout and infrastructure to support future dwellings/development.	ARSD4.1 Subdivision will be designed to respond to the natural topography of the site wherever possible to minimise the extent of cut and fill.	No cut and fill required.
PRSD4.B Facilitate sensitive design and construction of retaining walls on sloping land at the subdivision works stage of a development to support future dwellings/development.	ARSD4.2 Subdivision and building work are designed to ensure minimal cut and fill is required for the construction phase.	No cut and fill required.
	ARSD4.3A Retaining walls are to be a maximum 1m.	No retaining walls
	ARSD4.3B A written variation to the maximum cut or fill may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity.	No cut and fill
	ARSD4.3C Council may require, for steep sloping sites exceeding 10% grade, a geotechnical study (prepared by a suitably qualified	Land is relatively flat

	geotechnical engineer) to accompany and support a written variation.	
PRSD5 The development provides a means of funding local infrastructure and services that are required as a result of the subdivision.	ARSD5.1 Payment of any Section 7.11 or Section 7.12 contributions plans that apply to development.	Contributions will be paid where levied
PSD6 Development is suitably serviced, addressing potential contamination and adhering to agricultural buffers.	ARSD6.1 Any electricity services are provided by way of overhead wiring.	Electricity will be provided to the new lot.
	ARSD6.2 Where land has been identified as former orchard or other potentially contaminating land use, a report from a suitably qualified consultant is submitted to Council demonstrating that the land is suitable for the intended use.	No evidence of orchard or any other contaminated land uses.
	ARSD6.3 Development is to be in compliance with Council's Contaminated Lands Policy.	N/A
	ARSD6.4 Separation distances are consistent with Table 2.1 – Agricultural Buffer Distances in the DCP	N/A
RSD4 Design Suggestions and Variations		
Good design practice minimises the use of "right-of-carriageway". Should a right of carriageway be employed, the following provisions apply. Rights-of-carriageway are strips of land over which one or more parcels of land enjoy certain right of access. Right-of-Carriageways are private agreements between individual owners of the parcels of land involved and Council does not have any responsibilities nor rights with regards to them. Council will require the approval of all owners of land over which a Right-of-Carriageway is proposed prior to a Development Application for subdivision being lodged. Construction and maintenance of a Right of Carriageway and associated access to the public road carriageway is not the responsibility of Council but is the full responsibility of the relevant landholders.		

Appendix C – AHIMS Search



AHIMS Web Services (AWS) Search Result

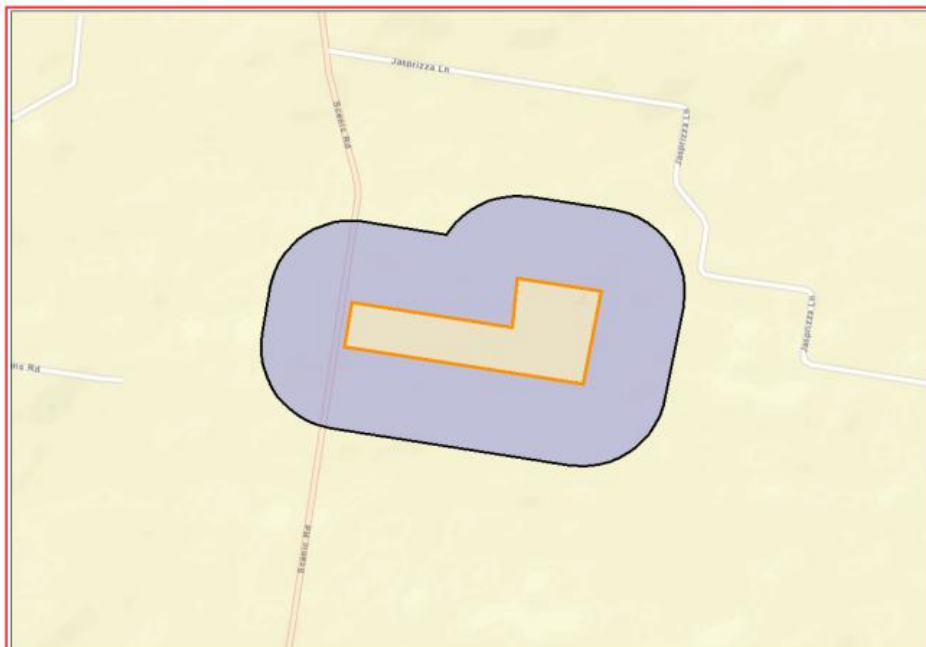
Your Ref/PO Number : 146 Scenic Road

Client Service ID : 1136053

Date: 01 June 2026

AHIMS Web Service search for the following area at Lot : 73, DP:DP591781, Section : - with a Buffer of 200 meters, conducted by Narlisa Cooper on 01 June 2026.

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. *