

Statement of Environmental Effects	
In Support of a Development Application	
Proposal	NEW DWELLING – 4 Bedroom Brick Veneer & Colorbond Roof dwelling with Theatre Room, spacious Living, Patio & incorporated Double Garage
Subject Land Address	Lot 3 DP 1310813
	7 Armstrong Place, YOUNG 2594
Applicant/Owner	.
	Via Danny Deasey Constructions
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869
LGA	Hilltops Council – former Young Shire Council



assisted by:



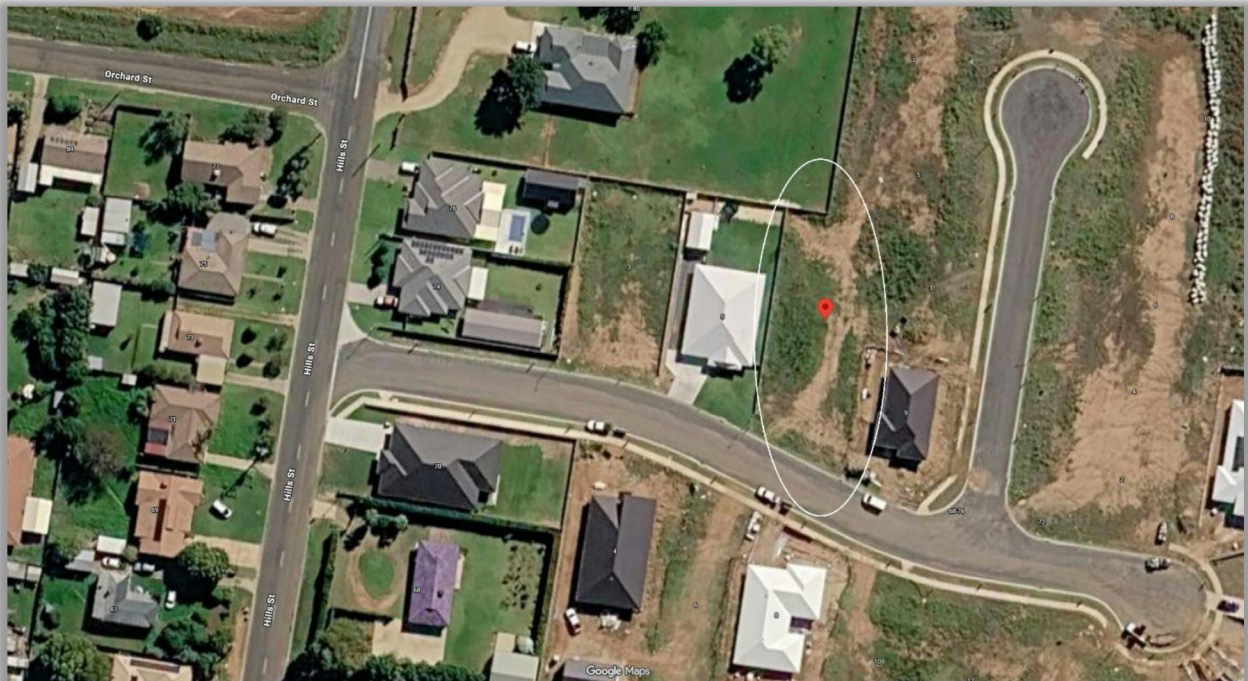
© JULY 2026

1 Introduction/Executive Summary

This application seeks consent for the construction of a new dwelling on a residential allotment within a recently released subdivision of R1 General Residential zoned land on the north-eastern fringe of Young. The subject site, Lot 3, is located on Armstrong Place, which forms the primary access street into the subdivision. The proposed development comprises a four-bedroom dwelling incorporating generous living areas, a theatre room, a double garage and an alfresco area.

1.1 History of the Site

The site is currently vacant and has recently been subdivided from Lots 5/1184312 & 524A/754611 in Subdivision 2014/DA-00129 only just released this year. The subject subdivision was approved in 2014 along with a subsequent DA to cut and bench each lot shortly after.



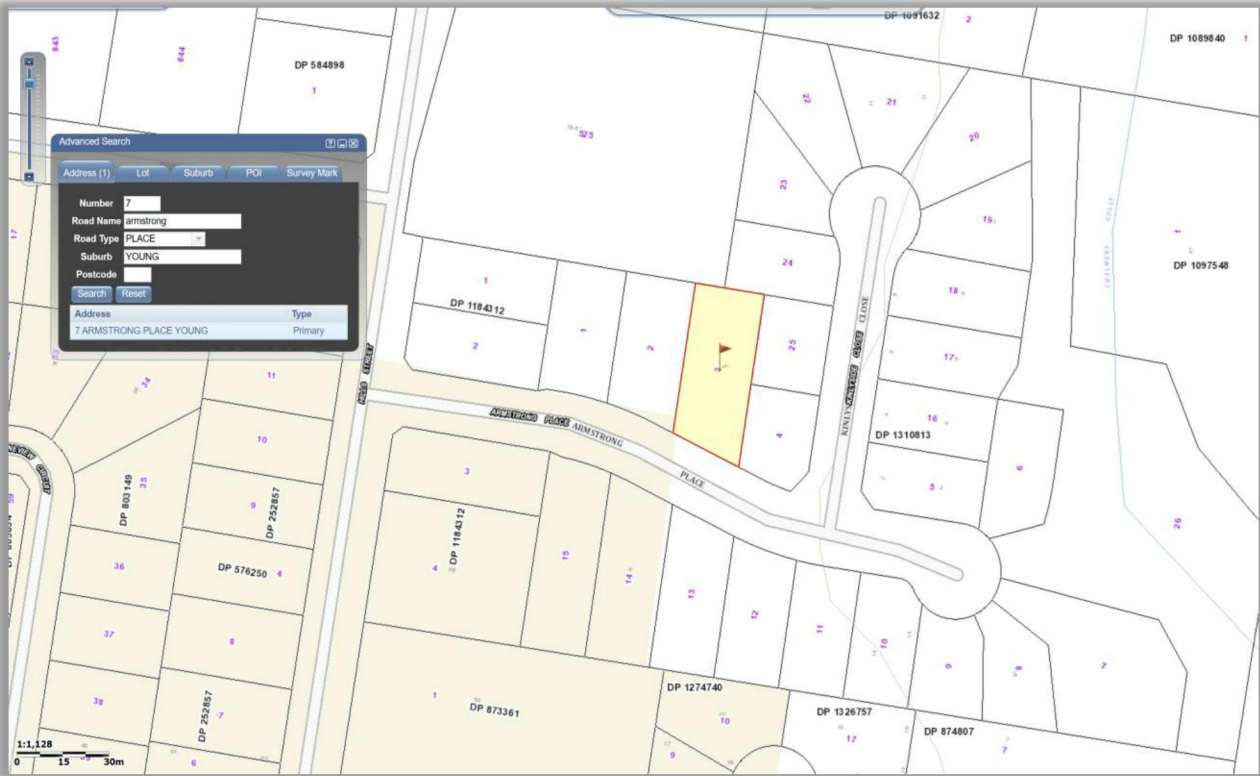
Google Maps 2025

The land has been previously in Mellross family ownership for quite some time. The collective Hardy families over the years did develop this whole sector of Town with more recent subdivisions (Jordan Place) and now this subdivision, by the Mellross Family.

The subject lot is relatively level front to rear, fenced at rear and fronted by kerb and gutter whilst being serviced by water, sewer and power from the Street.

Each lot was pre cut & filled on a gross level at original subdivision, however now these need to be contained with development, leading to retaining walls to sure up these cut/fills.

Figure 1b – Cadastre & Contour Plan (source SIX Maps NSW)



1.2 Locality

The subject land is approximately 1.785km NE from the Post Office of Young and is on the fringe of an established mixed age but mostly newer dwellings area, on the north eastern sector of the Young Township. The property is via Williams & Armstrong Places or Elizabeth & Orchard Streets, from the CBD being two primary or arterial type thoroughfares to this part of town.

Figure 1b – Locality Map (source SIX Maps)

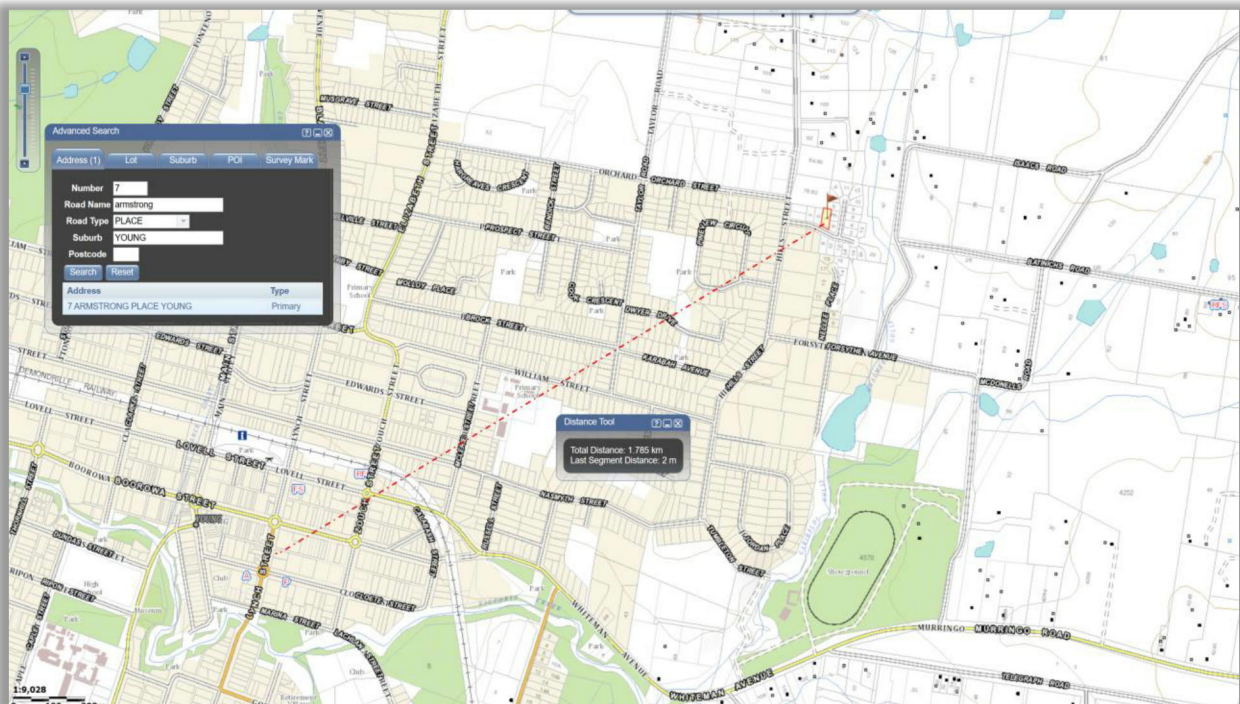
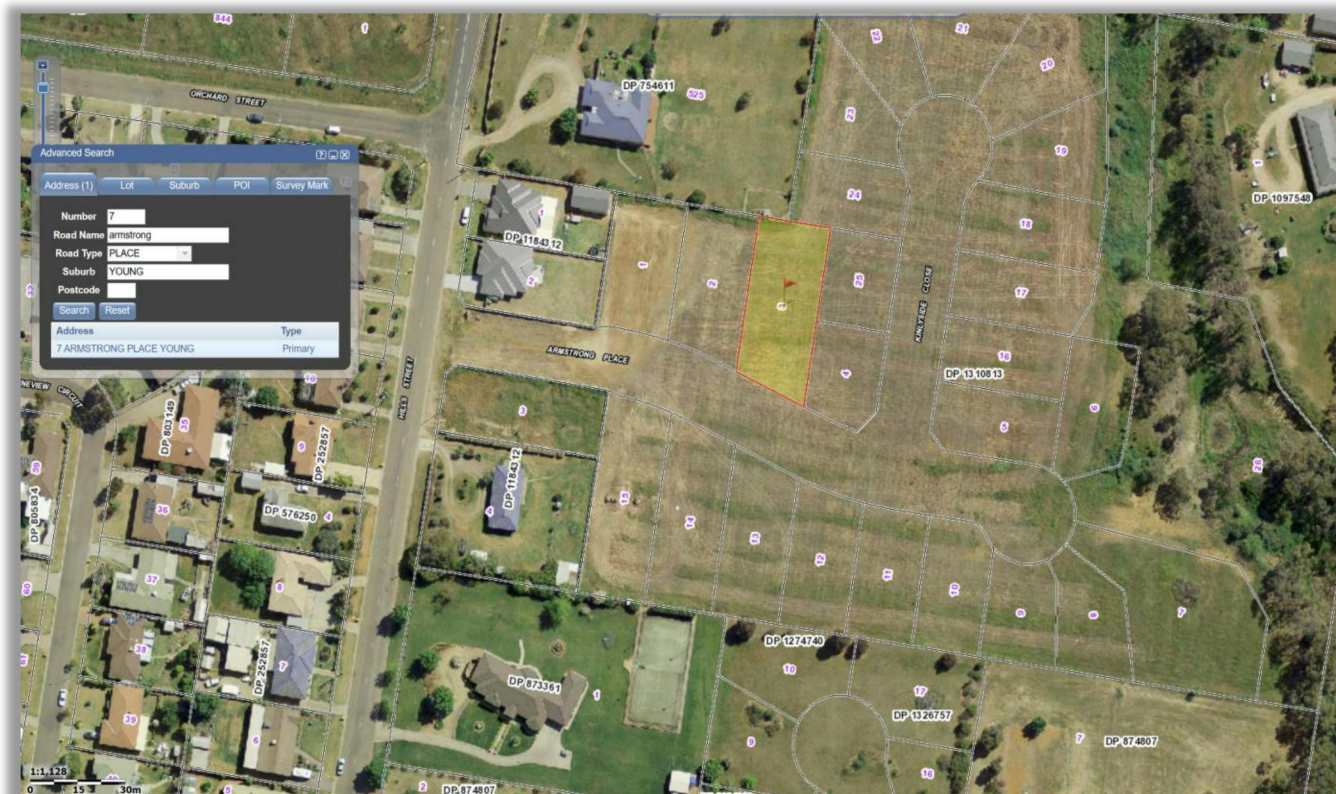


Figure 1c – Neighbourhood Plan (source SIX Maps – approx. 2012)



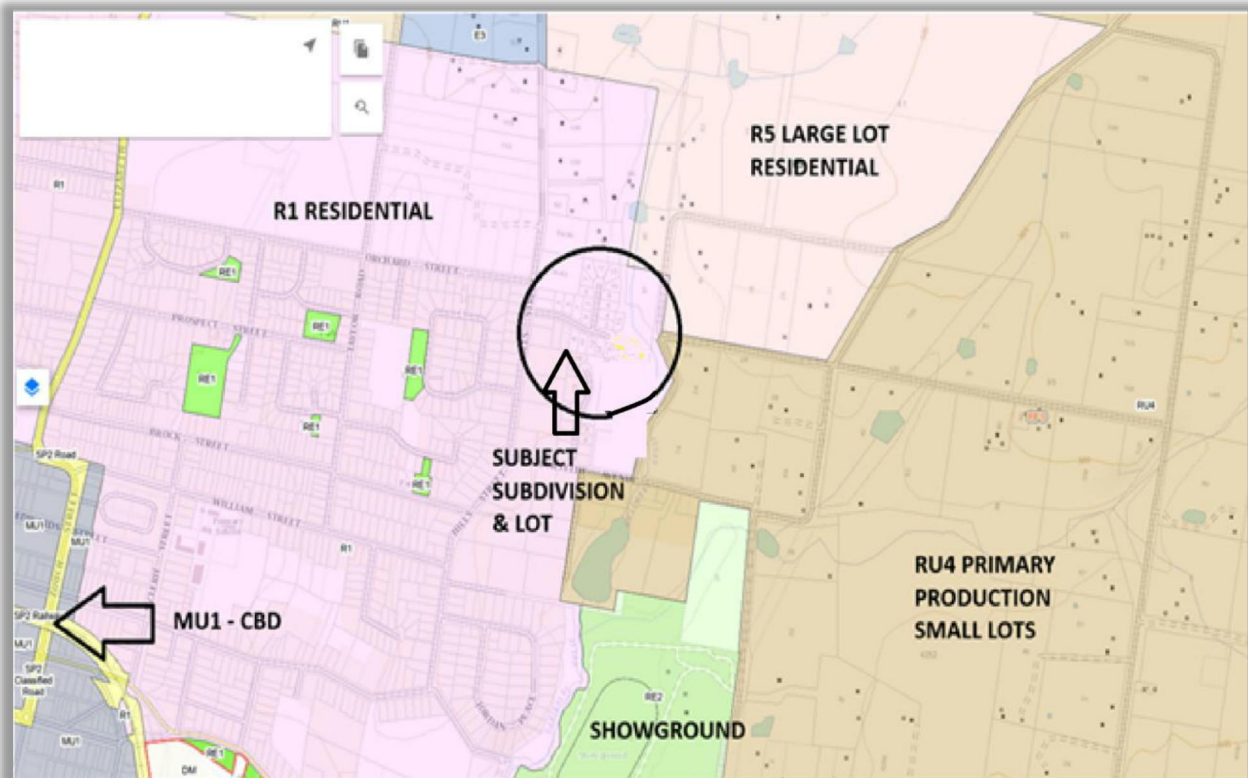
2 Site Analysis

2.1 Site Location and Context

The site is located on the fringe northeastern side of the denser populous of the township of Young. The land is within an area developed more for housing on this fringe in the 1980's to 90's between Armstrong Place and the Creek to the east. The locality is characterised by mixed lot sizes and housing styles of more recent newer styles as this eastern side of Armstrong Place was released originally as 6000 sq.m lots. Dwellings are predominantly single storey or split level on level to mildly sloped land, and generally well setback for the 20 – 40 year old housing stock, closer with the newer.

Beyond the land east is R5/RU4 lands whilst to the north and west is the town residential areas.

Figure 2a – Locality Analysis Plan (source EsPATIAL Portal Viewer)



2.2 Site Description

The land is vacant, is generally level to gently sloping and is serviced by essential infrastructure, including sealed road access, reticulated water, sewer, electricity and telecommunications. The surrounding neighbourhood exhibits an established residential character, with development comprising single-storey and two-storey detached dwellings set within landscaped lots.

The site is 1171 square metres in size, has a North South orientation with side boundaries of 23m (north), 54.470 (east) 24m (south) 47.360m (west).

An easement to drain water exists along the rear boundary along with a drainage easement for stormwater which is also adjacent the eastern boundary at 3m wide, connecting to the adjacent kerb gutter drainage pit at the front corner of the site.

Figure 3a, b, c, – Site Photos



Front view of site from lower side



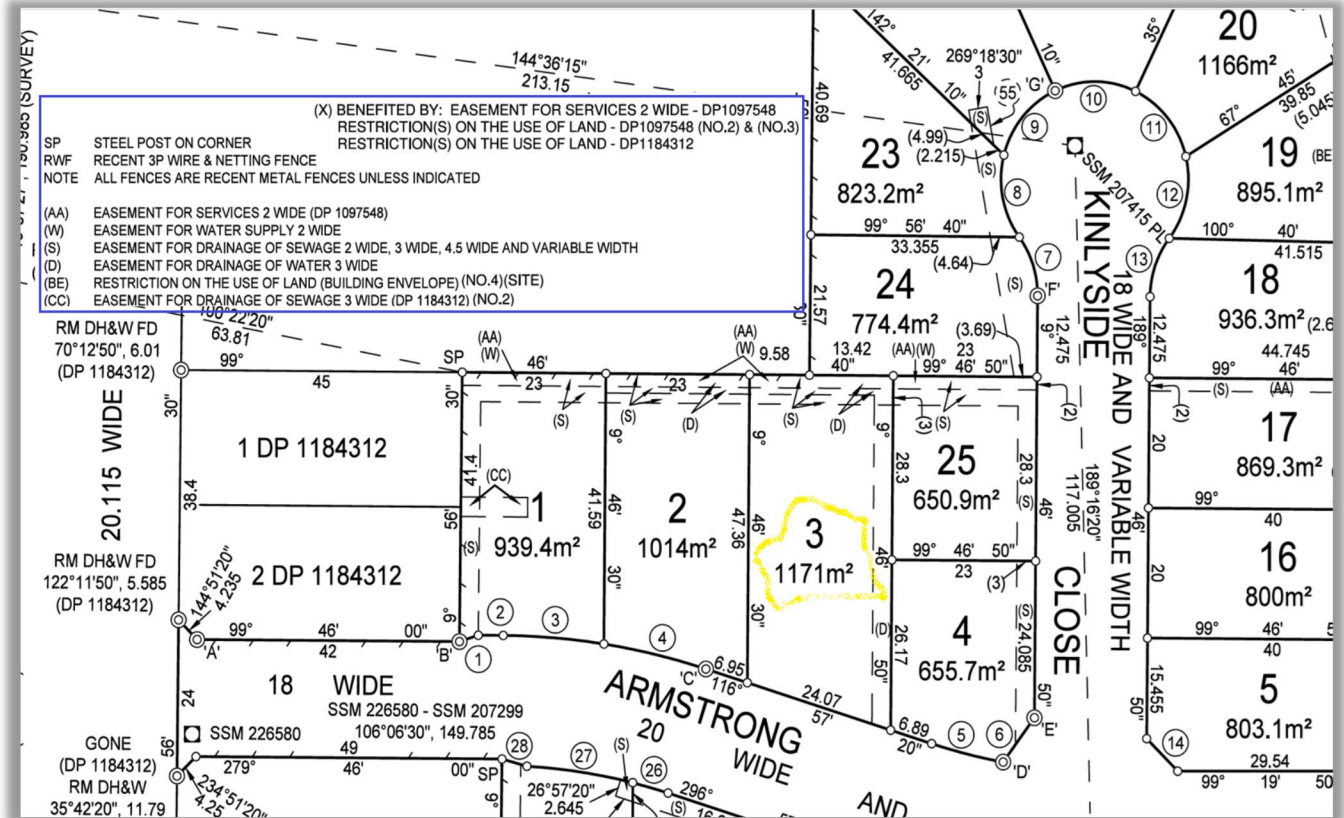
Services at front of site



View from mid block to front of site



Aerial Image (Source: InfoTrack MapIT) – 200mm contours – NW to SE slope underlying the cut/fill from subdiv stage



DP Extract

3 Description of Proposed Development

3.1 Elements of the Proposed Development

DWELLING

Generally, the proposed development involves the erection of a single storey, four-bedroom dwelling. More specific details of the development include:

- The number of storeys proposed - 1
- The roof type proposed - Colorbond (Surfmist)
- Dwelling wall type proposed - Clad relief – Whisper white
- Dwelling roof height above finished ground level - 2.7 metres slab to eaves, 5.4m slab to higher ridge
- Gross floor area (GFA) - **Total = 325.50 sq.m** (Living = 226.8 sq.m, Garage = 43.5 sq.m, Al Fresco = 47 sq.m, Porch = 8.2 sq.m)
- Setbacks from each current site boundary (in brackets proposed setback after subdiv)
 - North (rear) - 18.920 metres
 - East (side) - 6.650 metres (wall to side)
 - South (front) - 5.500 metres (Porch articulation however 6.6m to closer front wall)
 - West (Side) - 1.500 metres (wall to side)
- Any landscape work proposed - Lawn and garden will be provided to the dwelling curtilage, as per the BASIX certificate.
- Vehicle, access and parking - Access to the site will be from Armstrong Place to the double garage on the eastern side of dwelling via a crossover and driveway – kerb is rollover type. A sec 138 application will be made as part of the dwelling's works for access to the site via a crossover and works in the road reserve.
- Utilities
 - Sewer – effluent disposal will be via connection to Council's sewer.
 - Water – The property will be connected to a water meter. The BASIX further provided that stormwater from the roof of the dwelling will be collected in a rainwater tank, and reticulated back to the dwelling as per the BASIX certificate.
 - Power – The client is proposing to connect to mains available underground in street.
- Is development permissible under another SEPP or EPI ? - This development is permissible under the provisions of the Hilltops LEP 2023 (see additional discussion below).
- Describe the extent of demolition - Nil demolition proposed.
- Describe the trees to be removed - No tree removal expected

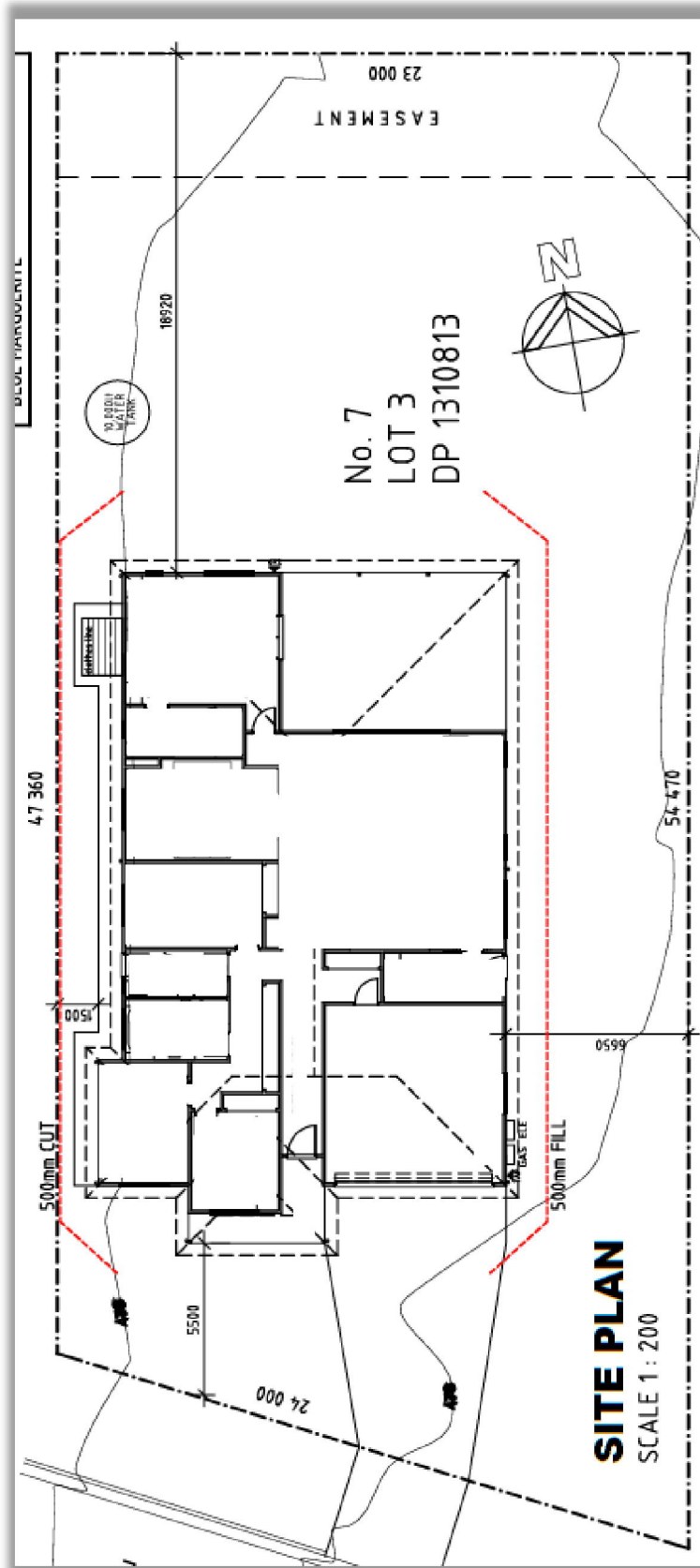
Total open space or unbuilt
upon area available

- Dwelling to site FSR Ratio is only 27.79% so 72.21% unbuilt on

Subdivision proposed

- NO – dwelling house only

NOTE – Further DCP & LEP assessment to follow – next section



Site extract

4 Relevant Legislation and Planning Controls

The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development:

- Environmental Planning and Assessment Act 1979;
- Roads Act 1993;
- Young Local Environmental Plan 2010;

4.1 Environmental Planning and Assessment Act 1979

The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP& Act 1979). No known variations or non-compliances were evident in preparing this application. All of the required information to be furnished with a Development Application are being offered in this report or attached to it.

4.2 Roads Act

Under Section 138 of the Roads Act, consent is required from the appropriate roads authority to:

- (a) erect a structure or carry out a work in, on or over a public road, or
- (b) dig up or disturb the surface of a public road, or
- (c) remove or interfere with a structure, work or tree on a public road, or
- (d) pump water into a public road from any land adjoining the road, or
- (e) connect a road (whether public or private) to a classified road,

Therefore, approval is required under Section 138 from the Hilltops Council (local road) for the new access and crossover work which will primarily service proposed Lot 2182 – see site plan extracts above. Appropriate application will be made upon commencement of work.

4.3 Local Government Act 1993

Under Section 68 of the Local Government Act, consent is required from Council for the following:

Part A Structures or places of public entertainment

- 1 Install a manufactured home, moveable dwelling or associated structure on land

Part B Water supply, sewerage and stormwater drainage work

- 1 Carry out water supply work
- 2 Draw water from a council water supply or a standpipe or sell water so drawn
- 3 Install, alter, disconnect or remove a meter connected to a service pipe
- 4 Carry out sewerage work
- 5 Carry out stormwater drainage work
- 6 Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

A section 68 application for connection of utilities to the dwelling, will be made. A separate application process exists to obtain a new water meter and sewer connection. These will be undertaken at that time of construction.

4.3 Local Environmental Plan

4.3.1 Hilltops Local Environmental Plan 2023

Zoning

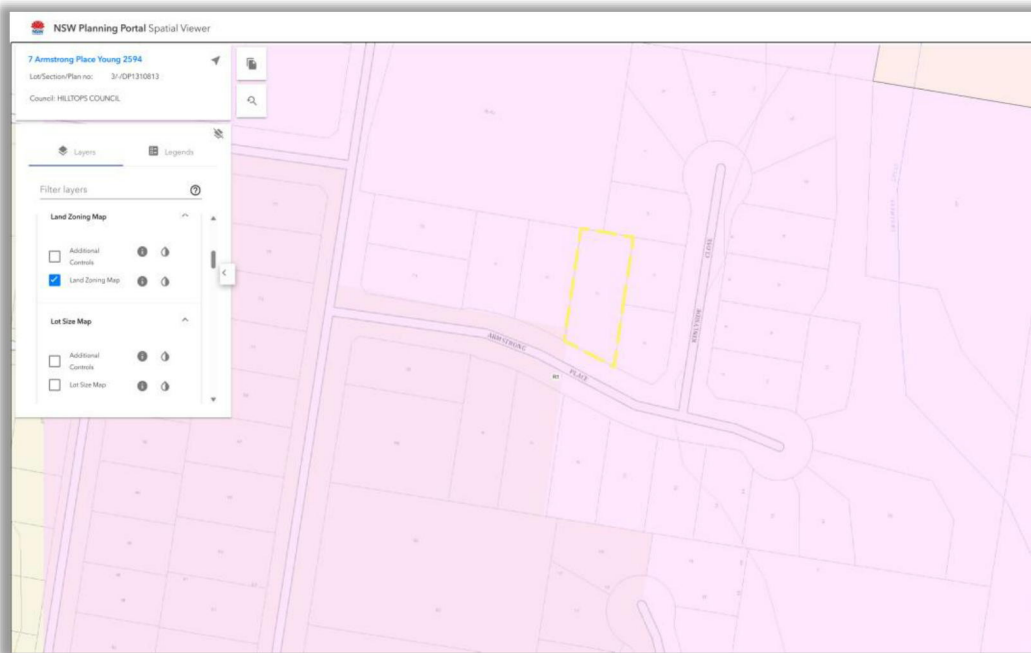
The site is zoned R1 – General Residential under the Young Local Environmental Plan 2010 (LEP) (refer to Figure 7).

The objectives of this zone are:

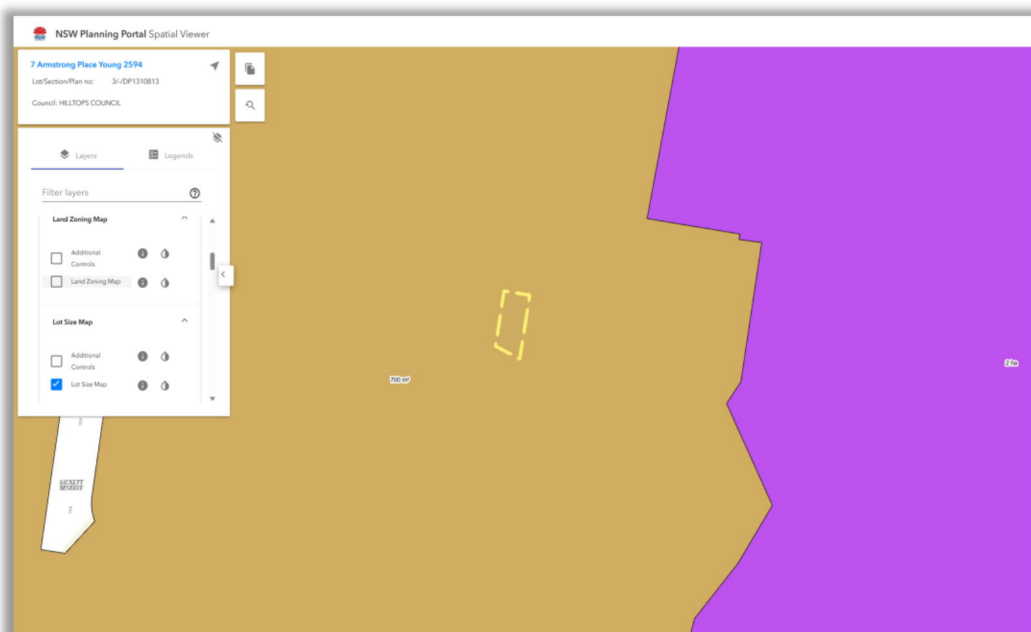
- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide and protect a high quality residential amenity that adds value to the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

The proposed use of the site by way of this development is consistent with the first two and latter two zoning objectives and will be not applicable to the third. Plans and Contributions Policies exist to allow orderly and structured user-pays development in the R1 zone. The proposed use as defined in the LEP is a “dwelling”. This is a permissible use.

Figure 7 – Zoning Map extract



Zone extract – R1



Lot size extract – 700 sq.m min

Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is consistent with the following aims of the LEP: (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, (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, (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, (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 The remainder of the aims are not relevant to this proposal, or are not impacted by the proposal.
1.4 Definitions	N/A	The proposed development is defined as a <i>dwelling house</i> which means, <i>a building containing only one dwelling</i> .
1.9A Suspension of covenants, agreements and instruments	Yes	No restrictions as to user / covenants apply to the site.
2.2 Zoning	N/A	The site is zoned R1 – General Residential
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the land use table, and it is consistent with the objectives of the zone as stated above.
2.7 Demolition	N/A	No demolition proposed.

Clause	Complie s	Comments
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.1 Min Subdiv Lot Size	Complie s	Per mapping above, lot size exceeds 700 sq.m (1171 sq.m)
4.1A Dual Occupancy Lot sizes	N/A	N/A
4.6 Exceptions to development standards	N/A	Development permissible so no variation sought
5.10 Heritage Conservation	N/A	Land, adjacent land nor buildings in locality listed as Heritage nor in a HCA
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	N/A	Not rural nor affected lands
6.1 Earthworks	OK	This clause is satisfied by the detailing on the site plan. The site was permitted to be primarily benched in 2014 and as such the building pad now requires approximately 700 mm cut/fill to achieve final pad levels. Sedimentation and erosion control measures shall be put in place during construction.
6.2 Essential Services	Complie s	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, to be connected (b) the supply of electricity, to be connected (c) the disposal and management of sewage, to be connected at (d) stormwater drainage or on-site conservation, to be connected
6.3 Terrestrial Biodiversity	N/A	Not mapped as affected
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – G/water Vulnerability	Yes	Not mapped as affected
6.6 Salinity	N/A	Not mapped as affected
6.7 Highly Erodible Soils	N/A	Not mapped as affected
6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Does not apply

4.4 Development Control Plan (Hilltops DCP 2025)

The relevant sections of the Young DCP are addressed below.

Development Control Plans (DCPs)

Young Development Control Plan

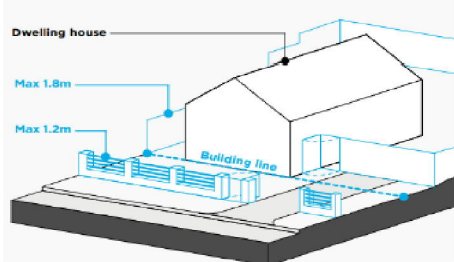
An assessment of the DCP applicable matters is detailed below.

2025 HILLTOPS DCP (AS RESOLVED)		
SECTION 2.2 - RESIDENTIAL DEVELOPMENT		
SECTION/OBJECTIVE	PERFORMANCE REQUIREMENT	COMMENT THIS APPLICATION
BROADER OBJECTIVES		
2.2A Objectives To ensure that residential development is of: • High visual quality; • High amenity; and • Minimises amenity impacts on surrounding development.		Met – see below
SITE DESIGN		
PSR1 The residential dwelling is to be responsive to the slope of the land, its orientation to the sun and other site attributes to achieve an appropriate design for the specific site. PSR1.2 Minimise the use of cut & fill associated with the development	ASR1.1 A Cut for the purposes of development must not exceed a maximum depth, measured from existing ground level of: Dist BDY Max cut depth <1m 1m 1m-1.5m 2m 1.5m-3m 3m	Site level Minimal cut this work (300mm max cut/fill). Site is level and no further excessive cut or fill required. Containment retaining will be required up to 1800mm in height at highest.
	ASR1.1 B Fill must not be higher than 1m.	Complies
	ASR1.1 C Cut areas should be setback from boundaries a minimum of 0.9 metres, and fill areas are to be setback from boundaries a minimum of 1.5 metres.	Not cut Benching exists – retaining required yet to former site works at subdivision not presently. Variation sheet attached
	ASR1.1 D Fill must not be higher than 1m. 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.	See above

	ASR1.1 E For steep sloping sites exceeding 10% grade Council may require a geotechnical study (prepared by a suitably qualified geotechnical engineer) to accompany and support a written variation request	n/a site compliant
	ASR1.2 Construction within registered easements or over utilities is avoided.	See earlier comment – design away from active easements
	ASR1.3 Construction over any natural watercourse and natural drainage lines through the land is prohibited.	n/a
	ASR1.4 Development is not located within 50m of a waterway or 40m from the bank of any perennial watercourse identified on a 1:50,000 topographical map published by Spatial Services in the Department of Finance, Services and Innovation.	n/a
	ASR1.5 The property access is to be located respectful of street trees, structures or fixtures in the road reserve.	No trees
PSR2.1 Land for erection of a dwelling is safe and suitable for the purpose. PSR2.2 Minimise the risks to human health and the environment from the development of potentially contaminated land.	ASR2.1 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.	n/a
	ASR2.2 Development is to be in compliance with Council's Contaminated Lands Policy.	n/a

CHARACTER OF NEIGHBOURHOOD

PSR3 The development is to provide attractive streetscapes, comprising of trees, gardens, building facades, fences and walls.	ASR3.1A Fences within the front setback area of a primary or secondary road are to be: • 20-50% open construction such as use of pickets, vertical stiles, slats or palings; or • vegetative screening or plantings.	No fence proposed
	ASR3.1B Fencing or screening vegetation along or near the front boundary is to be no greater than 1.2m in height. Example below:	Not proposed

		
	ASR3.2 Dwellings fronting a street is to address that street frontage by: • The primary entrance door to the dwelling facing the street frontage; and • The front elevation incorporating windows to habitable rooms.	Complies
	ASR3.3 Reflective materials are to be selectively used so that a glare nuisance is not caused to surrounding neighbours or public roads.	Complies
	ASR3.4 Residential dwellings avoid fibrous cement and metal cladding of walls.	Complies
	ASR3.5 Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass.	To be completed by Owner and per BASIX
PSR4 Dwellings are to ensure that setbacks from the street alignment do not vary dramatically from those in the rest of the street to preserve neighbourhood and street presence.	ASR4.1 Dwellings are to be set back as per the table below:	
	R1 & R2 = primary @6m, secondary @ 3m	Primary 5.500m to front porch (in lieu of 6m), See additional variation request. VARIATION REQUEST A minor variation is sought for the front porch setback of 5.5 metres in lieu of the required 6.0 metres. The variation is limited to the porch, with the remainder of the dwelling, including the recessed garage, complying with the 6.0 metre setback (wall actually at 6.6m). The reduced setback will not impact the streetscape, vehicle sight lines or pedestrian safety. The proposal maintains the intended residential character of the subdivision and satisfies the objectives of PSR4. Benching and stepdown nature of sites adjacent means setbacks relatively un-noticeable for variance.
	R5 = primary @ 10m, secondary @ 6m	n/a
	Adjoining if diff = average	n/a

	ASR4.2 Garages in dwellings are to: a) Directly address the street frontage. b) Be recessed behind the front facade of the dwelling; and c) Do not project in front of other parts of the dwelling.	Complies
PSR5 The dwelling is to be appropriately located on the site with setbacks that ensure privacy, overshadowing and amenity are respected within the neighbourhood.	ASR5.1 Side and rear setbacks, excluding secondary street frontage, for dwellings in the R1 General Residential Zone and the R2 Low Density Residential zones are setback as follows:	
	a) Single Storey Dwellings • 3m, or • unless windows are offset to achieve a reasonable expectation of privacy between the new development and the existing adjoining development.	Complies
	b) Two storey dwellings (Figure 3) • have the upper level set back from side or rear boundaries by 3m, plus 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres; - see Fig 3 in DCP	n/a
	ASR5.2 Dwellings in the R5 Large Lot Residential Zone are setback not less than 10m from the rear and side boundaries, excluding secondary street frontages.+	n/a R1
PSR6 Dwellings are to respect and improve upon the quality of development in the neighbourhood, when viewed from the street.	ASR6.1A Dwelling design is to be drawn from surrounding dwellings including: a) window forms, b) external facade treatments c) roof materials d) roof pitches	Complies modern and contemporary
	ASR6.1B Dwelling design is to compliment the style and character of adjoining houses and gardens including: a) the scale, b) materials, c) roof forms and d) types of trees.	Complies
SR3 DWELLING, HEIGHT, BULK & FORM		
PSR7 Dwellings are to minimise the building bulk, form and height on or near boundaries to avoid overshadowing and overlooking of neighbours.	ASR7.1 Dwellings are restricted to the following, whichever is the lesser: • a maximum of two storeys above natural ground level at any point, or • 8.5 metres above existing ground level, as illustrated below:	Complies single storey

	ASR7.2 Wall lengths exceeding 8m are to have wall offsets, openings or articulation to break up the building bulk and form avoiding blank walls.	Complies – windows, doors, returns and expansion joints
PSR8 Development is to minimise hardstand areas for aesthetics, stormwater, and surface water nuisance impacts.	ASR8.1 Permeable areas are at least 40% of the site.	Complies
	ASR8.2 A maximum of 30% of the area forward of the front building setback is occupied by paving, access driveways or the like.	Complies Area forward = 241.1 sq.m Driveway = 60.5 sq.m Porch = 5.2 sq.m $65.7/241.1 = 27.25\% = \text{OK}$
PSR9 Development is to create a usable outdoor living space for occupants' comfort, health, and enjoyment.	ASR 9.1 Private open space for the dwelling must be located adjoining living rooms, or the like, within the dwelling.	Complies
	ASR 9.2 Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight.	Rear open space large enough to capture sun between 9am and 3pm and opens directly to Living rooms
	ASR 9.3 At least 50% of the minimum required secluded private open space of a development, including within the development and adjoining developments, has sunlight between the hours of 9am and 3pm on 21 June.	Complies – due to width of POS and higher sun azimuth during these times
	Shadow diagrams required ?	N/A

SR4 ACCESS & PARKING

PSR 10 To avoid site and street congestion, development is to provide adequate parking for the dwelling respectful of the configuration of the street.	ASR 10.1 Car parking is provided in the following requirements; a) Two spaces, covered or uncovered. Stacked parking is permitted. b) Car parking spaces, not including a parallel to wall space, is to be a minimum of 2.6m wide by 5.5m long. c) Parallel to a Wall car parking spaces are to be a minimum of 2.8m wide by 5.5m long. d) Enclosed car parking spaces is to be a minimum of 3m wide by 6m long.	Complies Complies n/a Complies
	ASR 10.2 For dwellings in cul-de-sacs, if the site does not have a minimum frontage that enables one car to be parked in front of the site, the site is to contain the ability to park one visitor car on-site in addition to the required number of parking spaces.	n/a
	ASR 10.3 Vehicular parking should not be on the north side of a dwelling's high occupancy rooms	Complies

	ASR 10.4 Parking is to be located in the shadow of the buildings, preferably on the southern boundary.	n/a undercover
PSR 11 Access driveways are to be of a safe and suitable standard through the road reserve.	ASR10.1 Access driveways, from road edge to property boundary, serving dwellings are to be constructed to the standards set in Council's Engineering Guidelines .	noted
	ASR10.2 Cross grades for access driveways and parking areas do not exceed 4% grade.	Complies
	ASR10.3 Access driveways to any required parking spaces onsite are provided through a single width crossover, maximum 3.5m wide. Rear lane access will be considered where available.	Complies
	ASR10.4 Residential address for a dwelling is to be provided and clearly identifiable.	Letterbox proposed

SR5 UTILITIES & SERVICING

PSR12 The dwelling is to be connected to Council's reticulated water and sewer systems where available or obligated to be connected under relevant legislation and Council's Development Servicing Plan.	ASR12.1 Council's reticulated water service is to be connected to the dwelling.	See sep appn
	ASR12.2 Council's reticulated sewer service is to be connected to the dwelling.	See sep appn
	ASR12.3 Dwellings on an allotment greater than 2ha in the R5 Large Lot Residential Zone may be considered by Council without reticulated water and sewerage.	R1 serviced land so n/a
	ASR12.4 Payment of any headworks contributions for water and or sewer. Refer to Council's and Golden Fields County Council Development Contributions Plans and Development Servicing Plans that may apply to the development.	Paid at purchase of lot
	ASR12.5 Payment of any Section 7.11 or 7.12 development contributions applicable to the development.	To be levied at DA by Council

SR6 VEHICLE & OCCUPANT SAFETY

PSR13 Residential development is to be designed to reflect vehicle and occupant safety principles. Ensure safe vehicle and occupant interaction within residential properties.	ASR13.1 PSR13 is satisfied if a means, manual or electronic, is put in place to restrict a dwelling's occupant or visitor from bringing into potential harm an occupant of that dwelling, whilst parking the motor vehicle. This may be done by any or a combination of the means contained in Section 2.4 Vehicle and Occupant Safety for Residential Development. See Section 2.4 Vehicle and Occupant Safety for Residential Development for further details.	Compliant internal door proposed
--	--	----------------------------------

DESIGN CUES RESIDENTIAL DEVELOPMENT

Council will consider alternative designs provided the performance outcomes are achieved.	• Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass. • Gables over garages facing streets are avoided. Note: Dutch gables are considered satisfactory. • Opening up living areas directly onto courtyards and gardens, which benefit from good sunlight. • Dwellings are provided with indoor living areas which are adjoined by outdoor living areas that have a northerly aspect.	Landscaping to front
---	--	----------------------

5 Summary of Assessment of Planning Issues

The following is a summary of the above assessments of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the EP&A Act 1979 that are relevant to the proposal.

5.1 Compliance with Planning Instruments and Controls

- The proposal meets traffic and access requirements pursuant to reasonable Council Local Road Standards and AusRoads Guidelines;
- The proposal is a permissible use, under Parts 4, 5 & 6 of the Hilltops LEP 2023, within the R1 zone; and
- The proposal is reasonable under the heads of consideration under sec 4.15 of the EP & A Act 1979.

5.2 Traffic, Access and Parking

The proposal is reasonable due to;

- Safe sight distances from proposed access location
- Construction of new driveway crossover, to Council standards
- No impact on primary frontage to quiet local road

Parking

The allotment is sized adequate to accommodate design for parking

5.3 Visual Impact

Will have reasonable and expected street presence.

5.4 Amenity

The creation of 1 new dwelling will not create amenity concerns to the area due to planned setbacks from other development allowing all parties the ability to enjoy their own properties without impacting on their neighbours. This development is not inconsistent with residential areas adjacent.

5.4.1 Noise

No untoward noise impacts expected due to adequate lot sizes, planned aspect of development and reasonable opportunities for setbacks for subsequent development.

5.4.2 Privacy

The proposal will not create any privacy concerns to the area or between neighbours due to adequate setbacks from other development and larger private open space areas allowing all parties the ability to enjoy their own properties without impacting on their neighbours.

5.4.3 Overshadowing

No overshadowing is expected due to planned layout of development and aspect of lots, keeping in mind standard appurtenant items like fencing sheds garages etc.

5.5 Water Management

Town water exists to the front of the property. It is expected that connection to the main would be required and applicable headworks paid if not paid already– see earlier comment.

5.6 Sediment and Erosion Control

As stated before, sedimentation and erosion control measures will need to be employed when working adjacent the street K & G drain for the new access.

5.7 Social and Economic Impacts

The proposed development on the site is anticipated to have an ongoing positive social and economic impact on the local Young area, and the broader community. This will be as a result of another dwelling in a high value area becoming available.

5.8 Heritage Impact/Aboriginal Object

No known Indigenous or European heritage will be affected by this proposal. Report attached for AHIMs search

5.9 Demolition

No demolition is proposed.

5.10 Utilities and Services

Water & Sewer have been discussed above.

The road network is safe, of a fair standard and table drained. Approved type access/es will be made to this road network.

Data/Telephone exists and will be available to the lot created.

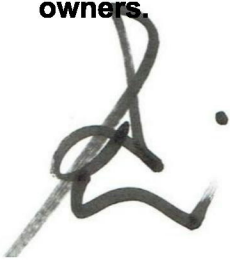
Electricity is available along the frontage footpath area.

6 Conclusion

Given the merit of the design of the proposal and the absence of any significant adverse environmental impacts or policy variances, the DA is considered to be in the public's interest and worthy of Council's support.

ADVICE NOTE:

Should there be any technical enquiry about this report, please contact the undersigned first to assist my client. An authority for same has been lodged on the Planning Portal signed by the owners.



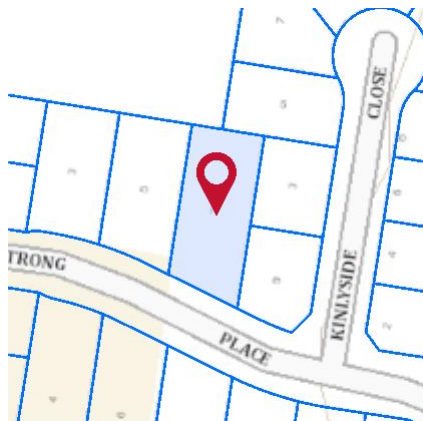
Craig Filmer
Development & Environmental Health Specialist

Appendix 1 – NSW Planning Portal Report



Property Report

7 ARMSTRONG PLACE YOUNG 2594



Property Details

Address: 7 ARMSTRONG PLACE YOUNG 2594
 Lot/Section 3/-/DP1310813
 /Plan No:
 Council: HILLTOPS COUNCIL

Summary of planning controls

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

Local Environmental Plans	Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)
Land Zoning	R1 - General Residential: (pub. 31-10-2025)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	700 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

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

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



Property Report

7 ARMSTRONG PLACE YOUNG 2594

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

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

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

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

Appendix 2 – The Land & It's Attributes

Title – Deposited Plan



Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/1310813

SEARCH DATE	TIME	EDITION NO	DATE
13/7/2026	2:28 PM	2	14/8/2025

LAND

LOT 3 IN DEPOSITED PLAN 1310813
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP1310813

FIRST SCHEDULE

(T AV331334)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1097548 EASEMENT FOR SERVICES 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1097548 EASEMENT FOR SERVICES 2 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1097548 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (2) IN S.88B INSTRUMENT
- 5 DP1097548 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (3) IN S.88B INSTRUMENT
- 6 DP1184312 RESTRICTION(S) ON THE USE OF LAND
- 7 DP1310813 EASEMENT FOR WATER SUPPLY 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1310813 EASEMENT FOR DRAINAGE OF SEWAGE 2, 3, 4.5 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1310813 EASEMENT FOR DRAINAGE OF WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 DP1310813 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (2) IN THE S.88B INSTRUMENT

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PRINTED ON 13/7/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.



MARK	EASTINGS	NORTHINGS	ZONE	CLASS	PU	ORIGIN
PM 7115	620869.281	6203172.946	55	A	0.02	SC/MS
PM 7119	620801.897	6202798.819	55	B	0.03	SC/MS
PM 69971	620914.233	6203356.499	55	-	-	SC/MS
SSM 207299	621018.810	6203069.366	55	D	-	TRAV
SSM 207415	621037.657	6203184.767	55	D	-	TRAV
SSM 226580	620874.949	6203110.902	55	D	-	TRAV
SOURCE: SC/MS, DATE: 26/09/2024 COMBINED SCALE FACTOR: 0.999701						

MARK	EASTINGS	NORTHINGS	ZONE	CLASS	PU	ORIGIN
PM 7715	620689.281	6203172.946	55	A	0.02	SCJMS
PM 7719	620601.697	6202789.819	55	B		SCJMS
PM 68971		6203358.499	55	C	0.03	SCJMS
SSM 207299	621018.133	6203069.356	55	D		TRAV
SSM 207415	621018.810	6203184.797	55	D		TRAV
SSM 207657	621037.657		55	D		TRAV
SSM 226580	620874.949	6203110.902	55	D		TRAV

SOURCE: SCIMS,
DATE: 26/09/2024
COMBINED SCALE FACTOR: 0.99970

(ESTABLISHED)

REFERENCE MARKS PLACED		
Cur	Bearing	Distance
		Mark

Case	Time (s)	Time (s)	Time (s)
A	12.44±50"	3.015	RM D184W
	10.41±120"	14.835	RM D184W
	26.48±0"	18.96	SSM 226680
B	306±2530"	7.8	RM D184W
	344.31±10"	16.195	RM D184W
C	28.48±40"	4.4	RM D184W
	23.16±100"	15.225	RM D184W
D	23.65±0"	4.41	RM D184W
	25.48±50"	15.995	RM D184W
E	273.34±50"	4.275	RM D184W
	291.43±0"	13.310	RM D184W
F	276.14±10"	4.29	RM D184W
	279.10±0"	13.59	RM D184W
G	308.30±0"	6.99	SSM 207415
H	15.19±40"	4.46	RM D184W
	279.10±0"	13.59	RM D184W
J	129.38±40"	4.42	RM D184W
K	165.00±0"	4.35	RM D184W
L	167.43±10"	4.825	SSM 207299

Figure 1 is a map of the study area, showing the coastline of the Gulf of Mexico and the locations of two deep-sea ports (DP) and two shallow ports (SP). The map includes latitude and longitude coordinates, distances, and labels for various locations and features.

- Latitude and Longitude:** The map shows a latitude range from 27°45'00" to 28°00'00" and a longitude range from 90°00'00" to 90°45'00".
- Ports:**
 - DP 1184312:** A deep-sea port located at approximately 27°55'00" N, 90°15'00" W.
 - DP 1184312:** A second deep-sea port located at approximately 27°55'00" N, 90°15'00" W.
 - SP (AA):** A shallow port located at approximately 27°55'00" N, 90°15'00" W.
 - SP (W):** A shallow port located at approximately 27°55'00" N, 90°15'00" W.
- Distances:**
 - Distance between DP 1184312 and SP (AA): 41.4 km.
 - Distance between DP 1184312 and SP (W): 41.4 km.
 - Distance between DP 1184312 and DP 1184312: 41.4 km.
 - Distance between DP 1184312 and SP (AA): 41.4 km.
 - Distance between DP 1184312 and SP (W): 41.4 km.
- Other Labels:**
 - 18 WIDE:** A label indicating the width of the study area.
 - SSM 226560:** A label indicating the location of a shallow-sea monitoring station.
 - SSM 207299:** A label indicating the location of a shallow-sea monitoring station.
 - SSM 1060630:** A label indicating the location of a shallow-sea monitoring station.
 - SSM 149785:** A label indicating the location of a shallow-sea monitoring station.
 - SSM 1060630:** A label indicating the location of a shallow-sea monitoring station.
 - SSM 149785:** A label indicating the location of a shallow-sea monitoring station.

[illegible]

The diagram illustrates a survey plot with the following details:

- DRAINAGE RES**: A shaded area representing the drainage easement.
- RWF**: Right-of-Way boundary.
- Bearings and Distances**:
 - Top left: $(109^\circ 58' 36")$, 6.3366
 - Left side: (146°) , m^2 , (46) , SP , (100.6) , $191^\circ 57'$, 6.315 , $196^\circ 37' 50"$
 - Bottom left: $7277 m^2$, 26
 - Center: (X) , $12'$, $30'$, $50'$, (47) , 22.56 , 189° , 7.33
 - Right side: (43) , (X) , 12.92 , 31.995 , 100° , $48'$, $20'$, $156'$, $28'$
 - Far right: (12.06) , $RM GIP FD$, $94^\circ 35' 10"$, 11.91 , $(DP - 109^\circ 54')$

20.115 WIDE

 27/3/2025

SHOOTING LINES AND CURVES				
No.	Bearing	Distance	Arc	Radius
1	81°21'00"	3.165	-	-
2	99°46'00"	4	-	-
3	103°59'40"	16.16	16.175	110
4	112°35'00"	16.775	16.795	110
5	113°12'00"	11.79	11.8	90
6	45°37'20"	8.455	-	-
7	351°20'40"	9.485	9.555	15
8	356°17'00"	12.855	13.285	15
9	49°01'50"	12.855	13.285	15
10	99°46'40"	12.855	13.285	15
11	150°31'30"	12.855	13.285	15
12	201°16'30"	12.855	13.285	15
13	208°12'50"	9.485	9.555	15
14	144°33'20"	7.045	-	-
15	110°20'00"	5.725	5.76	15
16	129°55'55"	4.485	4.5	15
17	163°49'15"	12.82	13.245	15
18	203°26'20"	7.42	7.5	15
19	232°05'15"	7.42	7.5	15
20	281°57'40"	17.44	18.615	15
21	327°31'40"	5.27	5.285	15
22	306°32'10"	5.855	6.115	6
23	282°05'40"	10.61	10.615	110
24	290°34'40"	21.92	21.965	110
25	296°37'30"	1.285	1.585	110
26	295°05'10"	5.855	5.885	90
27	287°45'00"	17.12	17.145	90
28	294°49'50"	4.14	-	-
29	336°24'40"	4.22	-	-
30	189°07'50"	4.02	-	-
31	189°07'50"	8.765	-	-
32	213°07'20"	12.445	-	-

No.	Bearing	Distance	No.	Bearing	Distance
34	116°57'20"	15.3	45	9°4'	1.0
35	99°19'50"	6.92	46	18°1'	1.0
36	99°19'50"	14.125	47	8°3'	1.0
37	150°29'00"	11.76	48	35°3'	1.0
38	150°29'00"	0.435	49	35°3'	1.0
39	100°57'40"	20.72	50	99°3'	1.0
40	100°57'40"	19.225	51	99°3'	1.0
41	10°57'40"	1.865	52	17°6'	1.0
42	10°57'40"	3.915	53	9°4'	1.0
43	353°00'00"	12.215	54	9°4'	1.0
44	320°06'50"	6.145	55	35°9'	1.0

3 DP 1184312

4 DP 1184312

1 DP 873

SP

Bearing	Distance
S 50° 11' 00" E	44.405
S 50° 11' 00" E	22.325
S 20° 16' 83" E	16.87
S 38° 40' 28" E	28.905
S 38° 40' 27" E	27.645
S 11° 00' 09" E	9.05
S 11° 00' 09" E	6.53
S 36° 30' 24" E	24.5
S 54° 07' 13" E	3.35
S 18° 30' 55" E	13.91
S 18° 30' 55" E	5.985

SP STEEL POST
RWF RECENT 3P
NOTE ALL FENCE

(AA) EASEMENT
(M) EASEMENT
(S) EASEMENT
(D) EASEMENT
(BE) RESTRICTED
(CC) EASEMENT

Date of Survey: 2
Surveyor's Ref: 1

296'57.20"
2.875'
15 1272m²
58.045'
19°
14 1178m²
51.415'
19°
1033 1117m²
51.415'
19°
21.385' (S) 21.5' 21.2'
50° 50°
33.915'
31.4840"
ON CORNER
WIRE & METTING FENCE
ARE RECENT METAL FENCES UNLESS
FOR SERVICES 2 WIDE (DP 1097548)
FOR WATER SUPPLY 2 WIDE
FOR DRAINAGE OF SEWAGE 2 WIDE, 3 WIDE
FOR DRAINAGE OF WATER 3 WIDE
ON THE USE OF LAND (BUILDING ENVIRONMENT)
FOR DRAINAGE OF SEWAGE 3 WIDE (DP 1097548)

VARIABLE

SSM
20' (25)
9.155'
19'
60°
21.5' (5)
19'

(24)
9.134'
40.33'
19'
60°
21.5' (5)

(23) 11.279'
3.511'
19'

12
904.8m²

11
857.6m²

10 DP 1274740 15

BY: EASEMENT FOR SERVICES 2
ON THE USE OF LAND - DP106
(S) ON THE USE OF LAND - DP11

INDICATED

WIDE, 4.5 WIDE AND VARIABLE WIDTH
(E)LOPE) (NO.4)(SITE)
1184312) (NO.2)

OF SUBDIVISION OF
DP 1184312 AND
24A DP 754611

Width Place

RM Duane Road

Lot 17: 1.0000 ac

Lot 10: 833m² (1.90 ac)

Lot 9: 700m² (1.59 ac)

Diagonal Easement: 127° 23.385' (0.74')

Diagram Not to Scale

(3.23) (4.235) (3.02) RWF
 104° (8.485) 43° 53.765
 22.45° (S) 174°
 23.305 (D) 43°
 1762.2m² (40) (41) (42)
 27 27 43.36
 30° 39.5
 25
 7 DP 874807
 1965m² (BE)
 VIA DIA. 1
 7
 174° 33' 30"
 27 456 (0.375)
 (2.355)
 (S) (D) (S)

[illegible]

FD RM GIP DIMENSIONS & ORIGIN AT SE CNR OF 1/1089840 AMENDED SEE 2025-265

FD RM GIP DIMENSIONS & ORIGIN AT SE CNR OF 1/1089840 AMENDED SEE 2025-265 27/3/2025

FD RM GIP DIMENSIONS & ORIGIN AT SE CNR OF 1/1089840 AMENDED SEE 2025-265

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 6 sheet(s)	
Registered:  14/02/2025		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT 5 DP 1184312 AND LOT 524A DP 754611		DP1310813			
Subdivision Certificate number: <u>SC2024/0027</u> Date of Endorsement: <u>30 JANUARY 2025</u>					
		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.			
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE: 1. (W) – EASEMENT FOR WATER SUPPLY 2 WIDE 2. (S) - EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE, 3 WIDE, 4.5 WIDE AND VARIABLE WIDTH 3. (D) – EASEMENT FOR DRAINAGE OF WATER 3 WIDE 4. (BE) – RESTRICTION ON THE USE OF LAND (BUILDING ENVELOPE) 5. RESTRICTIONS ON THE USE ON LAND PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO RELEASE: 1. (BB) – EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (DP 1184312) If space is insufficient use additional annexure sheet					
Surveyor's Reference: 17807					

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 6 sheet(s)

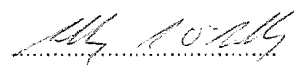
Registered:  14/02/2025	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 5 DP 1184312 AND LOT 524A DP 754611		DP1310813
Subdivision Certificate number: <u>SC2024/0027</u> Date of Endorsement: <u>30 JANUARY 2025</u>		
This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		

Lot Number	Address Number	Road Name	Road Type	Locality Name
1	3	ARMSTRONG	PLACE	YOUNG
2	5	ARMSTRONG	PLACE	YOUNG
3	7	ARMSTRONG	PLACE	YOUNG
4	9	ARMSTRONG	PLACE	YOUNG
5	2	KINLYSIDE	CLOSE	YOUNG
6	13	ARMSTRONG	PLACE	YOUNG
7	20	ARMSTRONG	PLACE	YOUNG
8	18	ARMSTRONG	PLACE	YOUNG
9	16	ARMSTRONG	PLACE	YOUNG
10	14	ARMSTRONG	PLACE	YOUNG
11	12	ARMSTRONG	PLACE	YOUNG
12	10	ARMSTRONG	PLACE	YOUNG
13	8	ARMSTRONG	PLACE	YOUNG
14	6	ARMSTRONG	PLACE	YOUNG
15	4	ARMSTRONG	PLACE	YOUNG
16	4	KINLYSIDE	CLOSE	YOUNG
17	6	KINLYSIDE	CLOSE	YOUNG
18	8	KINLYSIDE	CLOSE	YOUNG
19	10	KINLYSIDE	CLOSE	YOUNG
20	12	KINLYSIDE	CLOSE	YOUNG
21	11	KINLYSIDE	CLOSE	YOUNG
22	9	KINLYSIDE	CLOSE	YOUNG
23	7	KINLYSIDE	CLOSE	YOUNG
24	5	KINLYSIDE	CLOSE	YOUNG
25	3	KINLYSIDE	CLOSE	YOUNG
26	N/A	N/A	N/A	YOUNG

If space is insufficient use additional annexure sheet

Surveyor's Reference: 17807

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 4 of 6 sheet(s)
Registered: 	14/02/2025	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 5 DP 1184312 AND LOT 524A DP 754611		DP1310813	
Subdivision Certificate number: <u>SC 2024/0027</u> Date of Endorsement: <u>30 JANUARY 2025</u>			
		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.	
Executed by DJ & TL MELLROSS Pty Ltd ACN 003 878 215 in accordance with section 127(1) of the <i>Corporations Act 2001</i> (Cth) in the presence of:  Signature Name of Director Date  Signature Name of Director Date			
If space is insufficient use additional annexure sheet			
Surveyor's Reference: 17807			

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 5 of 6 sheet(s)	
Registered:  14/02/2025		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT 5 DP 1184312 AND LOT 524A DP 754611		DP1310813			
Subdivision Certificate number: <u>SC2024/0027</u>		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) SSI Regulation 2017 • Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919 • Signatures and seals- see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.			
Date of Endorsement: <u>30 JANUARY 2025</u>					
Executed by Hilltops Council on the day of _____ by its authorised delegate pursuant to Section 377 of the Local Government Act 1993.					
I certify that I am an eligible witness and that Hilltops Council authorised delegate signed in my presence.					
Mortgagee under Mortgage No. <u>A521026</u> Signed at <u>196 SUMMER ST</u> this <u>6th</u> day of <u>JANUARY</u> <u>2025</u> for National Australia Bank Limited ABN 12 004 044 937 by <u>ALEXANDRA HENDERSON</u> its duly appointed Attorney under Power of Attorney No. 39 Book 4512 Attorney Signature, Level <u>3</u> Attorney <u>[Signature]</u> Witness Signature <u>[Signature]</u> Witness Name <u>THOMAS FIELD</u> Witness Address <u>196 SUMMER STREET ORANGE NSW 2800</u>					
If space is insufficient use additional annexure sheet					
Surveyor's Reference: 17807					

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 6 of 6 sheet(s)	
Registered:  14/02/2025		Office Use Only		Office Use Only	
PLAN OF SUBDIVISION OF LOT 5 DP 1184312 AND LOT 524A DP 754611		DP1310813			
Subdivision Certificate number:		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.			
Date of Endorsement:					
If space is insufficient use additional annexure sheet					
Surveyor's Reference: 17807					

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919

(Sheet 1 of 6 sheets)

Plan: **DP1310813**

Plan of Subdivision of Lot 5 DP1184312 and Lot 524A DP754611 covered by Subdivision Certificate No.

Full name and address of the owner of the land: DJ & TL Mellross Pty Limited ACN 003 878 215
 4/326 Boorowa Street, Young, NSW 2594

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement for Water Supply 2 Wide (W)	Lots 1, 2, 3, 17, 25 and 26	Hilltops Council
2	Easement for Drainage of Sewage 2 Wide, 3 Wide, 4.5 Wide and Variable Width (S)	Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24 25 and 26	Hilltops Council
3	Easement for Drainage of Water 3 Wide (D)	Lot 2	Lot 1
		Lot 3	Lots 1 and 2
		Lot 5	Lots 16, 17, 18, 19, 20 and 21
		Lot 7	Lot 8
		Lot 16	Lots 17, 18, 19, 20, and 21
		Lot 17	Lots 18, 19, 20 and 21
		Lot 18	Lots 19, 20 and 21
		Lot 19	Lots 20 and 21
		Lot 20	Lot 21
4	Restrictions on the Use of Land (Building Envelope) (BE)	Lots 6, 7, 19 and 20	Hilltops Council
5	Restrictions on the Use of Land	1 to 25	Every other Lot

(Sheet 2 of 6 Sheets)

Plan: **DP1310813**

Plan of Subdivision of Lot 5 DP1184312 and Lot 524A
DP754611 covered by Subdivision Certificate No.

Part 1A (Release)

Number of item shown in the intention panel on the plan	Identity of easement or profit à prendre to be released and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Easement for Drainage of Sewage 3 Wide (DP1184312) (BB)	Lot 5 DP1184312	Hilltops Council

Part 2 (Terms)

1. Terms of easement, profit à prendre, restriction, or positive covenant numbered four (4) in the plan:
 - a) No dwelling shall be erected on the lot burdened unless it is within the nominated building envelope marked (BE) on the plan in accordance with the policies of Hilltops Council.
 - b) The authority having the right to release vary or modify this restriction is Hilltops Council.
2. Terms of easement, profit à prendre, restriction, or positive covenant numbered five (5) in the plan:
 - 2.1 No main building shall be erected on each lot burdened other than with:
 - a) external walls of brick, weatherboards, Hardiplank, exposed timber, render, lightweight cladding, stone or a combination thereof, provided that nothing contained herein shall prevent the use of timber and glass in any external walls provided that the proportion of timber and/or glass in total forms of the external walls does not exceed 25 per centum by area of the external walls; and
 - b) a façade constructed with a minimum of 2 external wall materials; and
 - c) concrete tile or colourbond roofing; and
 - d) an area no less than 160 square metres including garage and alfresco areas; and
 - e) a minimum 1.92 square metre covered porch/entry area; and



(Sheet 3 of 6 Sheets)

Plan: **DP1310813**

Plan of Subdivision of Lot 5 DP1184312 and Lot 524A
DP754611 covered by Subdivision Certificate No.

- f) a minimum setback to the garage to comply with building envelope where applicable, otherwise a setback of 5.5 metres; and
 - g) a garage located a minimum of 0.5 meters behind the main building line of the dwelling; and
 - h) minimum 450mm eaves to all street facing elevations and where a dwelling incorporates eaves to the façade only, eaves must return a minimum of 2 metres.
- 2.2 If the lot burdened is a corner lot or a lot adjoining a public reserve no main building shall be erected other than with:
- a) the terms set out in clause 2.1 of this document; and
 - b) all walls visible from the public areas detailed in the same manner as the front elevation including as a minimum an opening or window of at least 1.5 square metres in area and at least one of the following elements of the front elevation:
 - i) a balcony, veranda or portico; or
 - ii) a wall element with materials and or colours matching features of the front façade.
- 2.3 Not to build or erect, or permit or suffer to be built, or erected any structure on any part of the land which is intended or is suitable for use as a toilet or sanitary convenience or to alter any structure on the land for that purpose, unless it is permanently attached to and forms part of the main building which is erected on the land.
- 2.4 No fence shall be erected on each lot burdened other than powder coated post and rail colourbond steel fencing of a height of 1.5 metres in Surfmist colour.
- 2.5 No retaining walls visible from the street are to be constructed on the lot burdened other than of concrete construction.
- 2.6 No driveway is to be constructed on the lot burdened other than a driveway constructed with concrete material and with a width to match the garage opening width.
- 2.7 No parking bays are to be created on the lot burdened in lieu of garden areas.
- 2.8 No camper trailer, caravan or similar is permitted to remain on the lot burdened unless the same is screened or not visible from any public road or place.
- 2.9 No existing dwelling house or transportable house shall be partly or wholly moved to, placed upon, re-erected upon, reconstructed on or permitted to remain on any lot burdened.
- 2.10 Not to erect or permit or suffer to be erected or to be attached or in any way affixed to the land or any part of its or to any fixture or chattels situated on the land any advertising hoarding or other structure which is intended or is suitable for the display



(Sheet 4 of 6 Sheets)

Plan: **DP1310813**

Plan of Subdivision of Lot 5 DP1184312 and Lot 524A
DP754611 covered by Subdivision Certificate No.

of advertisements or notices and the land or any part of it shall not be used for the display of advertisements or notices.

- 2.11 No boarding kennels shall be constructed or permitted to remain on any lot burdened.
- 2.12 No fence shall be erected on any part of the land or on any of its boundaries to divide it from any adjoining land owned by DJ & TL Mellross Pty Limited A.C.N. 003 878 215 (called "the original proprietors") without the consent of the original proprietors, their successor or assigns, other than purchasers on sale, but such consent shall not be withheld if such a fence is erected without expense to the original proprietors, their successors or assigns and in favour of any person dealing with the owner for the time being of the land, such consent shall be deemed to have been given in respect of every such fence for the time being erected PROVIDED HOWEVER this covenant in regard to fencing shall be binding on the registered proprietor of each lot burdened, his executor, administrators and assigns, only during the ownership of the said adjoining land by the original proprietors, their successors or assigns other than purchasers on sale.
- 2.13 Any release variation or modification of these restrictions shall be made and done in all respects at the cost and expense of the person or persons requesting the same.
- 2.14 The person or persons having the right to release vary or modify these restrictions are the "original proprietors" as defined in clause (2.12) their successors or assigns other than purchasers on sale or, if the original proprietors, their successors and assigns, other than purchasers on sale, no longer are the registered proprietors of any of the land comprised in the plan of subdivision, then a simple majority of the persons for the time being registered as the proprietors of the land in the plan of subdivision shall have the right to release, vary or modify these restrictions.



(Sheet 5 of 6 Sheets)

Plan: **DP1310813**

Plan of Subdivision of Lot 5 DP1184312 and Lot 524A
DP754611 covered by Subdivision Certificate No.

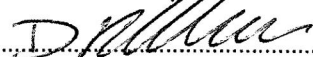
Certified correct for the purposes of the Real Property Act
1900 and executed on behalf of the corporation named
below by the authorised person(s) whose signature(s)
appears(s) below pursuant to the authority specified.

Corporation: DJ & TL Mellross Pty Limited ACN 003 878
215

Capacity:

Authority: section 127 of the Corporations Act 2001

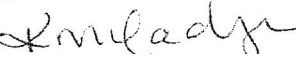
Signature of authorised person:

.....

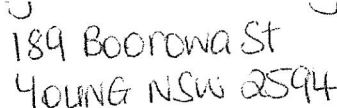
Signature of authorised person:

.....

I certify that I am an eligible witness and that the Attorney
signed in my presence

Signature of witness: 

Name of witness:

Address of witness: 
189 Boorowa St
YOUNG NSW 2594

Hilltops Council by its authorised delegate pursuant to
s.377 Local Government Act 1993

Signature of delegate: 

Name of delegate:



Plan: **DP1310813**

(Sheet 6 of 6 Sheets)

Plan of Subdivision of Lot 5 DP1184312 and Lot 524A
DP754611 covered by Subdivision Certificate No.

MORTGAGEE'S CONSENT

Mortgagee under Mortgage No. AS 21026
Signed at 196 SUMMER ST ORANGE this 6th day of JANUARY
2025 for National Australia Bank Limited ABN 12 004 044 937
by ALEXANDRA HENDERSON its duly
appointed Attorney under Power of Attorney No. 39 Book 4512
Attorney Signature, Level 3 Attorney [Signature]
Witness Signature [Signature]
Witness Name _____
Witness Address 196 SUMMER STREET ORANGE NSW 2800

REGISTERED:



14/02/2025

[Signature]

Appendix 3 – BMAT Search

Biodiversity Impacts

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report

Date of Report Generation		13/07/2026 2:32 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	303.1 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	0.0 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	700 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		no

What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the [Biodiversity Values Map Threshold Tool User Guide](#) .

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____

13/07/2026 02:32 PM

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

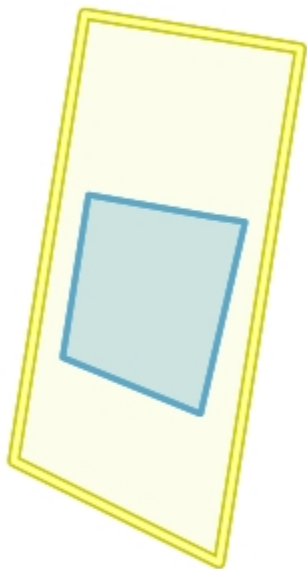
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map



WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

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

13/07/2026 02:32 PM

1: 961

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Imagery © Airbus DS/Spot Image 2016
© NSW Department of Customer Service, Basemaps 2019
© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.

Appendix 4 – AHIMs REPORT

Indigenous Heritage Search

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

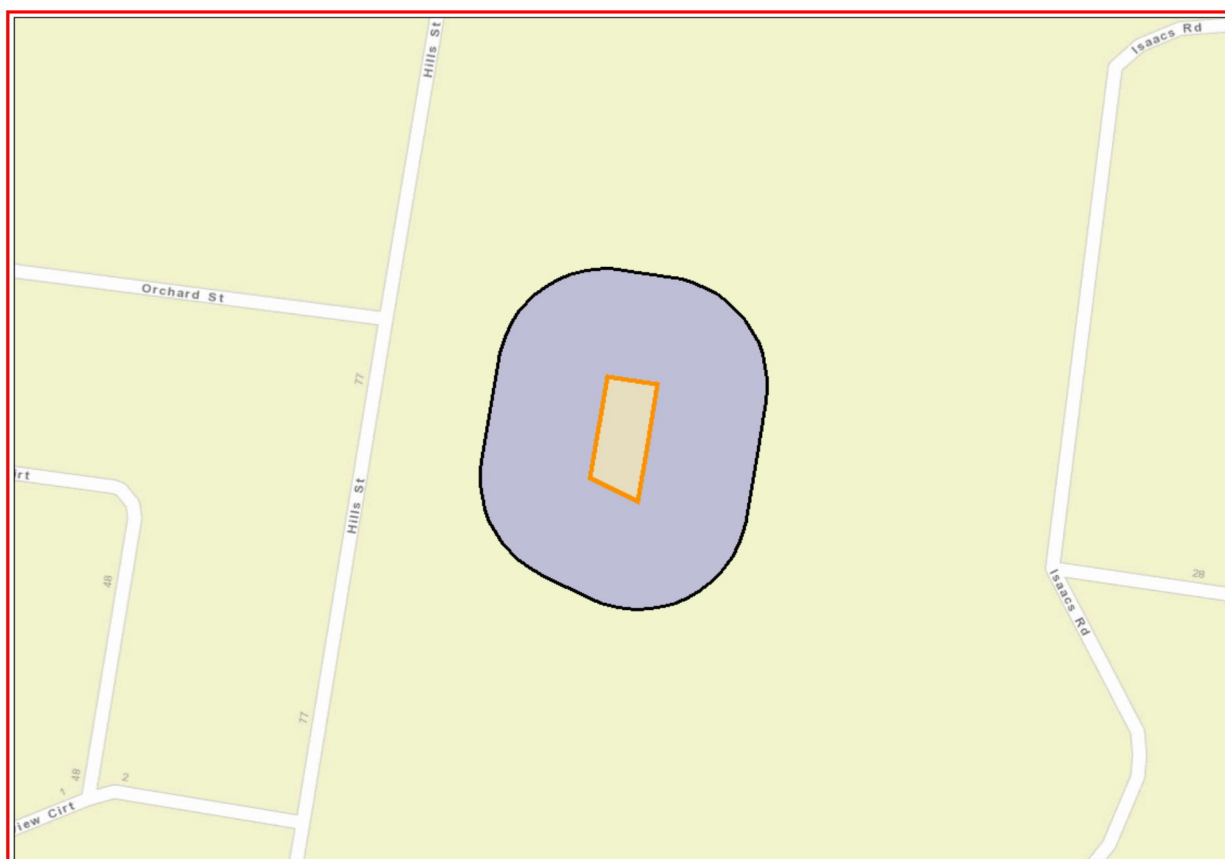
Attention:

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 3, DP:DP1310813, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 13 July 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:

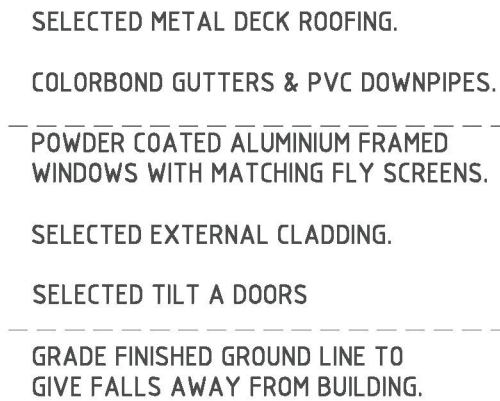
0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

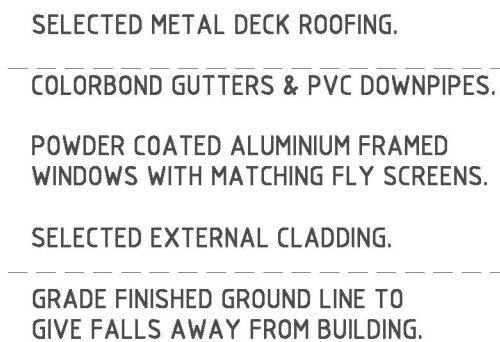
- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

OWNERS APPROVAL:

SIGN:

SIGN:

No.	Date	Description

AMENDMENTS

~~Figured dimensions shall be used in preference to seating~~

All materials and workmanship to be in strict accordance with current manufacturers printed instructions, local regulations and SAA Codes.

All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.

Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.

Ground lines are indicative only and must be verified on site before commencing any work. ©

The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.

Drawings subject to copyright and may not be reproduced
in any form without the written permission of
DEASEY BUILDING OR A1 HOUSE DESIGNS.

Builder:

DEASEY BUILDING

YOUNG NSW 2594

MOBILE: 0407 777 466

Designer:

"A1 HOUSE DESIGNS"
A DIVISION OF GAVIN ROWLEY
BUILDING CONTRACTORS Pty Ltd

ARCHITECTURAL DESIGN &
COMPUTER DRAFTING

PO BOX 225 GOULBURN NSW 2580
rowley225@outlook.com
MOBILE 0407 483 319

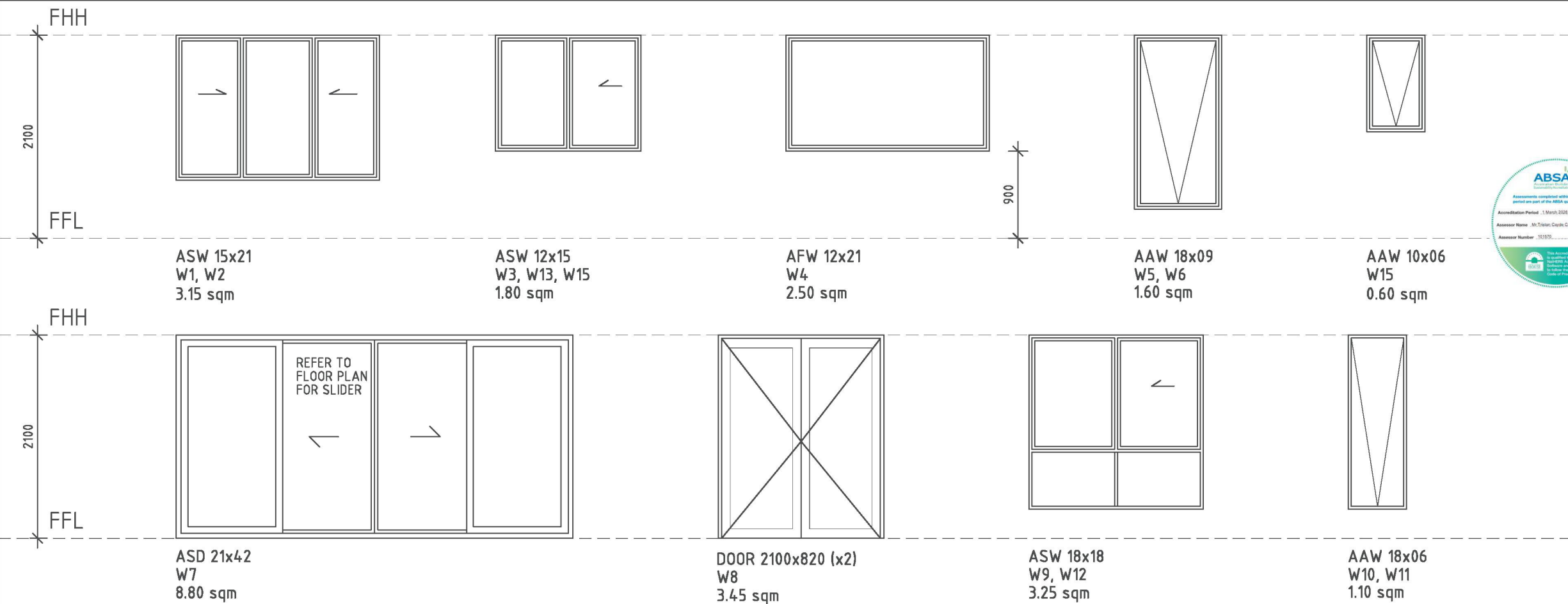
Client:

LOT 3 - DP 1310813
7 ARMSTRONG PLACE
YOUNG NSW 2594

NEW HOUSE

Scale: SAS	Date: FEB 2026
Drawn: OAR	Job No. 1022
Sheet 3 OF 5	Amdt. C - 20.03.26





WINDOW SCHEDULE:

ROOM NAME:	WINDOW SIZE:	WINDOW No:	NO	SQM	TOTAL SQM	NOTES:
BEDROOM 1, 3, 4	ASW 15x21	W1, W2	2	3.15 sqm	6.30 sqm	
GARAGE, BEDROOM 2, BATH	ASW 12x15	W3, W13, W14	3	1.80 sqm	5.40 sqm	
KITCHEN	AFW 12x21	W4	1	2.50 sqm	2.50 sqm	
FAMILY ROOM	AAW 18x09	W5, W6	2	1.60 sqm	3.20 sqm	
FAMILY ROOM	ASD 21x42	W7	1	8.80 sqm	8.80 sqm	
BEDROOM 1	AFD 21x18	W8	1	3.45 sqm	3.45 sqm	
BEDROOM 1, LOUNGE ROOM	ASW 18x18	W9, W12	2	3.25 sqm	6.50 sqm	
WIR, ENS	AAW 18x06	W10, W11	2	1.10 sqm	2.20 sqm	
ENS, L'DRY	AAW 10x06	W15	1	0.60 sqm	0.60 sqm	
TOTAL			15		38.95 sqm	

WINDOWS, GLAZES DOORS AND SKYLIGHTS:

THE APPLICANT MUST INSTALL ALL WINDOWS, GLAZED DOORS AND SHADING DEVICES DESCRIBED IN THE TABLE ABOVE, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE FOR SATISFIED EACH WINDOW AND GLAZED DOOR.

THE DWELLING MAY HAVE 1 SKYLIGHT (LESS THAN 0.7 SQUARE METRES) AND UP TO 2 WINDOWS/GLAZED DOORS (LESS THAN 0.7 SQUARE METRES) WHICH ARE NOT LISTED IN THE TABLE.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EXCEPT WHERE THE GLASS IS 'SINGLE CLEAR' OR 'SINGLE TONED' THE U-VALUE AND SHGC FOR ALL WINDOWS AND GLAZED DOORS MUST BE CALCULATED IN ACCORDANCE WITH AUSTRALIAN NATIONAL AVERAGE CONDITIONS (ANAC).

THE LEADING EDGE OF EACH EAVES, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500 MILLIMETERS ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR, EXCEPT THAT A PROJECTION GREATER THAN 500mm AND UP TO 1500mm ABOVE THE HEAD MUST BE TWICE THE VALUE.

PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.

PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50mm.

OWNERS APPROVAL:

SIGN:

SIGN:



No.	Date	Description
AMENDMENTS		
Figured dimensions shall be used in preference to scaling of drawings.		
All materials and workmanship to be in strict accordance with current manufacturers printed instructions, local regulations and SAA Codes.		
All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.		
Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.		
Ground lines are indicative only and must be verified on site before commencing any work.		
The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.		
Drawings subject to copyright and may not be reproduced in any form without the written permission of DEASEY BUILDING OR A1 HOUSE DESIGNS.		

Builder:

DEASEY BUILDING

YOUNG NSW 2594 MOBILE: 0407 777 466

Designer:

"A1 HOUSE DESIGNS"
A DIVISION OF GAVIN ROWLEY
BUILDING CONTRACTORS Pty Ltd

ARCHITECTURAL DESIGN &
COMPUTER DRAFTING

PO BOX 225 GOULBURN NSW 2580
rowley225@outlook.com
MOBILE 0407 483 319

Client:	
LOT 3 - DP 1310813 7 ARMSTRONG PLACE YOUNG NSW 2594 NEW HOUSE	
Scale: SAS	Date: FEB 2026
Drawn: OAR	Job No. 1022
Sheet 4 OF 5	Amdt. B - 20.03.26

BASIX & NATHERS COMMITMENTS:
WATER
Alternative water supply: 10,000L tank, collected from 615m2 roof area and servicing landscape, laundry, toilets. Dwelling fixtures: Showerheads - 4 star (>6 L/min and <7.5L/min); Toilets 4 star; Kitchen/ Bathroom Taps 4 Star
THERMAL COMFORT
Glazing: Maximum U-Value 4.8 SHGC 0.48 - 0.54 (casement, awning)
Maximum U-Value 4.8 SHGC 0.56 - 0.62 (sliding window, sliding door, fixed)
Insulation: Minimum R7 insulation to be installed to ceiling with R1.3 blanket.
Minimum R2.7 insulation to be installed to external walls with foil (0.3/0.3)
Minimum R2 insulation to be installed to internal walls facing garage, laundry, bath and wc.
Lighting: Any downlights to be LED, IC-F compliant so as to allow full coverage of insulation.
Ventilation: All exhaust fans to be sealed.
Colour: Medium (SA 0.5) External walls with Dark (SA 0.7) Roof and Windows.
Floor coverings: Tile throughout household with carpet to bedrooms.
ENERGY
Hot water: Gas instantaneous 5-star hot water system.
Ventilation: Bathroom, kitchen, laundry have individual exhaust fan ducted to roof/facade with manual switch on/off.
Cooling: 1 Phase/>2.5 star (new rating) individual system in Living and Bedroom Areas (non-zoned).
Heating: 1 Phase/>2.5 star (new rating) individual system in Living and Bedroom Areas (non-zoned).
Lighting: LED, IC-F Compliant throughout.
Cooktop/oven: Gas cooktop & electric oven.
Fridge: Ventilated fridge space.
Clothes drying: Outdoor clothes drying line.
MATERIALS Refer to construction in BASIX report.

Development Control Plan Variance Statement

Proposed Development:	DWELLING (NEW)
Street Address:	7 ARMSTRONG PLACE, YOUNG (Lot 3 DP 1310813)
Lot & DP:	LOT 3 DP 1310813 (Clark)

Containment Walling to Existing Cut/Fill

1. Relevant Objective & Acceptable Solution

2.2A Objectives

To ensure that residential development is of:

- High visual quality;
- High amenity; and
- Minimises amenity impacts on surrounding development.

2. Extent of each variation (noting that a control may be numeric or otherwise)

The land within this subdivision was subject to a subsequent Development Application that did pre-bench each site.

As such, gross cut/fill was done and authorised at that stage. Now when each block is developed, those prior works need to be neatly contained by use of a retaining wall to delineate the site and prevent any further or subsequent sedimentation or erosion.

Whilst the common phrase is a retaining wall, it in fact is not stabilising current cut or fill, it is controlling past site shaping by supply of a structure to undertake that work. The policy is reliant that the wall is dealing with current cut & fill work when IT IS NOT. That nexus is not clear with current work, it is controlling prior approved work so is not a current DCP variation.

3. Reasons to support the variation

As stated the bulk of the cut and fill on the site is considerably below the desired 1m cut 1m fill max parameters of the DCP however the unique slope of this site means that the wall will be approximately 1.4m max at rear half of site. It is common to each lot and symptomatic of past approved benching works.

Whilst not undertaking any great degree of cut, a retaining wall is proposed ranging from 600mm high at front to 1.4m tall at rear, on the boundary which will then be fenced.

The dwelling on the upper allotment (Lot 15) is presently set back 1.5m from the boundary with pierced engineered edge beam well below the invert of this structure.

a) Whether the non-compliance will prejudice the objectives of the land use zone or the aims of the DCP.

This policy is interlinked to current actions of cut/fill versus retaining to control, not prior approved actions and a set of works to contain not retain. It is my point that the cut/fill was approved, now we just need to control the approved earthworks with a structure. That structure may exceed 1m at boundary.

It will be done in an engineered manner and is no different to remainder of subdivision with their pre-benched sites.

b) How the variation meets the performance outcome(s) and objective(s) in the DCP.

From the point of view of the objectives; (as the DTS or Acceptable Solutions can not apply - cut was prior approved)

PSR1 - The actions are responsive to the approved prior cut of the land. The wall seeks to contain the existing weathered cand approved cut. It sorts out the site to its actual conditions.

PSR 1.2 = Minor cut and fill to shape wall as cut was prior approved by Council on each site.

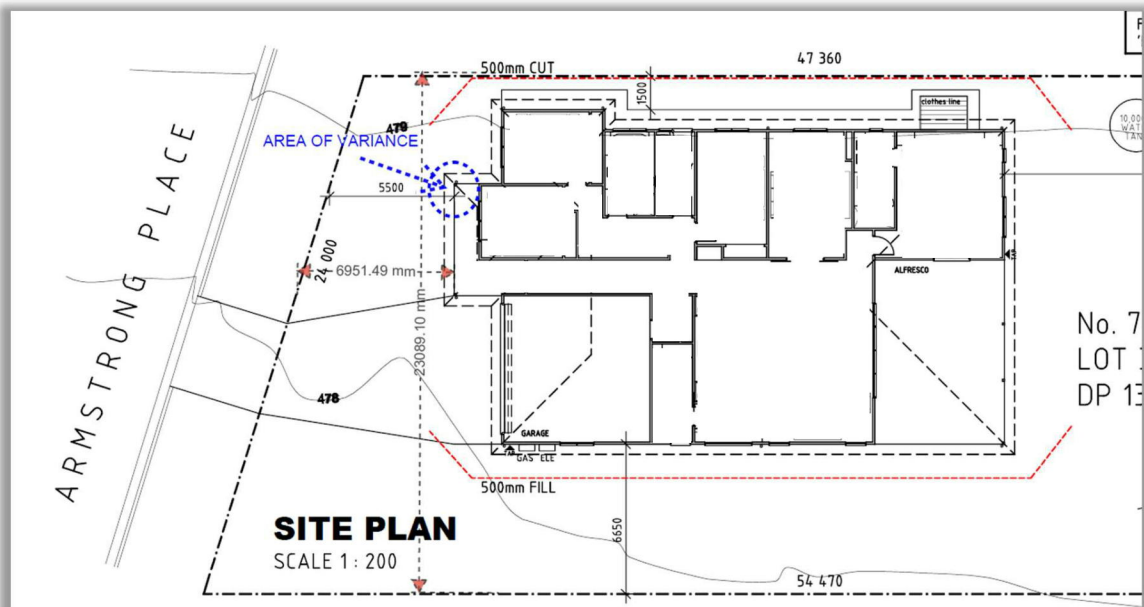
Minor Building Line Variation

1. Relevant Objective & Acceptable Solution

PSR4 Dwellings are to ensure that setbacks from the street alignment do not vary dramatically from those in the rest of the street to preserve neighbourhood and street presence.

2. Extent of each variation (noting that a control may be numeric or otherwise)

The front porch is 5.5m to boundary at its closest point and for approximately 2m of its frontage. The wall adjacent at closest is 6.6m from the frontage. The front boundary slopes away from the construction.



The variance is minor and amounts to a minor amount of the front of dwelling articulation.

3. Reasons to support the variation

Slanted front boundary with driveway and open yard on the wider frontage leading to almost undiscernible notice of the minor variance.

a) Whether the non-compliance will prejudice the objectives of the land use zone or the aims of the DCP.

The variance will potentially be not noticed by neighbouring properties due to the change in levels and heights from property to property and the slanted nature of the front boundary. Open nature of front porch presents no bulk or excessive scale at this point.

b) How the variation meets the performance outcome(s) and objective(s) in the DCP.

Wall setbacks comply or are exceeded.

Majority of porch complies or exceeds the 6m setback. Minor part of one corner of open porch does not detract from neighbourhood and street presence nor does it detract from an attractive streetscape.



Aitken Rowe
TESTING LABORATORIES

SITE CLASSIFICATION REPORT

CLIENT: GEOFF & MANDY CLARK – YOUNG, NSW

PROJECT DESCRIPTION: PROPOSED RESIDENTIAL DWELLING

LOCATION: LOT 3, No. 7 ARMSTRONG PLACE, YOUNG, NSW

ACCREDITED CONSTRUCTION MATERIALS
TESTING LABORATORIES



SC25-215

13 AUGUST 2025

AITKEN ROWE TESTING LABORATORIES PTY LTD



FIELD INVESTIGATION

At your request, a subsurface exploration was performed at the above location to assess the nature of the underlying soils in order to classify the site in accordance with AS 2870 - 2011 "Residential Slab and Footings". The following classification is derived from information gained in regard to the history of the site, the description of the natural material and the amount of swell and shrinkage the natural soils experience with variations of water content.

On 29 July 2025, our Geotechnical staff excavated two boreholes (BH1 to 3.0m and BH2 to 2.3m) using a powered drilling rig at the locations shown in the attached sketch. Disturbed samples were taken at various depths to represent various strata. The soil and groundwater conditions in these boreholes were assessed and the boreholes were logged in the field. Visual descriptions of moisture, plasticity and strength were also noted. The soil samples were tested at our NATA accredited laboratory in Wagga Wagga. Dynamic Cone Penetrometer (DCP) testing was performed at the location of BH1 and BH2 to assess the strength of the underlying material. The borehole logs with test results and DCP test reports are attached to this report.



Site Photo – BH1 Looking South (29/07/2025)



SITE CONDITIONS, CONCLUSIONS AND RECOMMENDATIONS

The site of the proposed construction is on the northern side of the road. The site has a downward slope from west to east at approximately 1V:20H, however the building pad has been levelled with cut to fill.

The borehole investigation revealed that the site is underlain by fill material comprising topsoil and medium to high plasticity clay fill material to 0.4m in BH1 and 0.9m in BH2 overlying natural alluvial material comprising various medium, medium to high and high plasticity clays extending to the borehole termination depth at 3.0m in BH1 and 2.3m in BH2. The fill material encountered at the site appeared to have been placed “uncontrolled” and “poorly” compacted.

The moisture condition of the underlying material was generally greater than plastic limit throughout the profile at the time of the investigation. The underlying clays are considered “poorly drained” which may result in significant volume changes during the wet and dry climatic cycles. No groundwater or seepage was encountered during the drilling, however it should be noted that variations to the water table level could fluctuate with changes to the season, temperature and rainfall.

The DCP test results in BH1 (DCP1) indicate the underlying fill and natural clay-based material (below topsoil) to be firm consistency to 0.3m then increasing to stiff and very stiff consistency with depth throughout the tested profile in BH1 at the time of the investigation.

The DCP test results in BH2 (DCP2) indicate the underlying fill and natural clay-based material (below topsoil) to be stiff consistency to 0.4m then decreasing to firm consistency to 0.9m, then increasing to stiff and very stiff consistency with depth throughout the tested profile in BH2 at the time of the investigation.

It is noted that the fill material encountered at the site is considered “uncontrolled” and “not suitable” for any structural element of the footing system in its current state. Therefore based on available data, laboratory test results and estimated characteristic surface movements (γ_s), the site shall be classified as “**P-Problem site**” in accordance with the Australian Standard AS 2870. We recommend that all the footings shall be designed similar to those as recommended in the Standard for “Class P”. However, if all the footings (i.e. edge beams internal beams and load support thickenings) are founded on the natural ground through filling, and the slab is fully suspended, then “**Class ‘M-D’ – Moderately reactive deep drying**” classification may be adopted.

Based on the type and condition of the subsoil at the time of the field investigation;

- The footing shall be founded on the **stiff consistency or better natural orange clay at or below the minimum depth of 0.45 to 0.95m** measured from the existing surface (refer to attached borehole logs), for which an allowable bearing capacity of **100kPa may be adopted**, provided proper drainage measures are incorporated in the design, during and after the construction.
- Alternatively, the deep footing system may be preferential for the proposed construction, and the **pier footing** system, if adopted, shall be founded on the **very stiff consistency or better natural clay at or below 1.5m** from the existing surface (refer borehole logs) for which an allowable bearing capacity of **250kPa and allowable side adhesion of 25kPa may be adopted**. The side adhesion within the top 1.5m of the natural material should be ignored.

- Due to the extent of “uncontrolled fill” material encountered at the location of BH1 and BH2, the slab panel should either be **fully suspended** on the shallow footing or pier footing system, or founded on “**controlled fill**” material, for which an allowable bearing capacity of **50kPa may be adopted**, provided all “unsuitable” materials are removed and the fill material is placed in accordance with Clauses 2.5.3 & 6.4.2 of AS2870, and the final “controlled fill” surface is **proof rolled to detect any soft, loose or heaving areas**. If such areas exist, they shall be excavated and replaced and compacted with granular select fill as required.

It should be noted that the minimum footing depths for various footing systems are determined by the type of construction selected for the proposed dwelling and are presented in Section 3 of AS 2870 – 2011. **It is highly recommended to undertake Dynamic Cone Penetrometer testing at the time of construction to ensure the required bearing capacity can be achieved at the base of the footing system.**

If any additional fill placement is required on site during the site preparation, it is highly recommended to remove the existing topsoil, fill, silt-based material, and unsuitable material, if any, and place granular fill comprising mainly sand and well graded gravel, but caution shall be exercised not to select a ‘raw’ or non-plastic material that may induce erosion. The fill shall be placed in accordance with Clauses 2.5.3 & 6.4.2 of AS2870, or otherwise the site classification shall be reviewed.

The structural fill is to be prepared in such a way that it achieves 95% of Standard Maximum Dry Density in every 150mm thick compacted layer. The placed fill shall be certified by a relevant NATA accredited testing laboratory for which a safe allowable bearing pressure of 100kPa may be adopted, provided proper drainage measures are incorporated in the design, during and after the construction.

Care should be taken when selecting material for use as structural fill. Clay-based fill material is reactive to seasonal changes in moisture content which may result in shrink/swell problems and therefore should be avoided where possible. It should be noted that the placement of reactive clay-based fill material can reduce the cracking zone and adversely affect the estimated characteristic surface movements (γ_s) of the subject site. Similarly, the cracking zone can be reduced when site cuts are undertaken. **If any additional clay-based fill is placed, or greater than 0.5m of cut is undertaken, the site classification shall be reviewed in accordance with Clauses 2.3.2 and 2.5.2 of AS2870.**

Yours Faithfully,



Peter Forbes-Taber
Geotechnical Engineer

GENERAL COMMENT

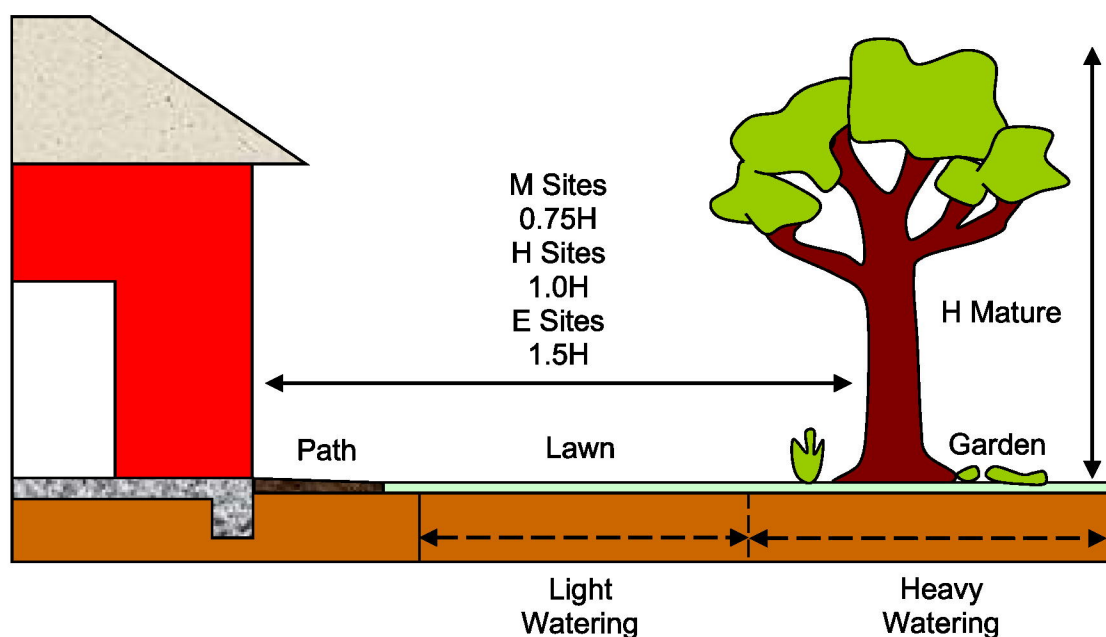
GARDENS AND TREES

Just as the building of a house changes the moisture conditions of the soil, so does the planting and establishment of a garden. The watering of the gardens increases moisture in the soil which can cause it to swell. Plants also draw moisture out of the soil, especially in long dry spells, causing the soil to shrink.

To avoid excessive moisture fluctuations around the home it is necessary to plan the garden so that only lightly watered areas such as lawns and small garden beds be located in close proximity to the house. Garden beds containing larger shrubs and trees should be kept well away from the building. Heavily watering of gardens near the house should be avoided, although uniform consistent watering of the gardens can be beneficial to prevent damage during long dry periods. Australian native plants generally require less water than exotic varieties. In any case, it is recommended to obtain information about the species to be planted in the garden prior to establishing the area.

If trees exist on site, it is highly recommended to site the proposed residential dwelling away from these trees at a distance equivalent to at least 75% (for Class M sites), 100% (for Class H sites) and 150% (for Class E sites) of the mature height of the tree. If the tree is to be removed, it is highly recommended to remove the entire tree including root system and allow the ground to achieve equilibrium moisture condition prior to construction. To assist with achieving equilibrium moisture content, the material used to backfill the removed tree site should be similar to the surrounding soil. If any trees are to be retained and the dwelling is to be built within the distance equivalent to 75% (for Class M sites), 100% (for Class H sites) and 150% (for Class E sites) of the mature height of the tree, then the footing system shall be designed for “**Class P – Problem site**” classification.

There are no recommendations within the standard for Class A and Class S sites for trees. To ensure that trees do not have a detrimental effect on the underlying materials of the dwelling it is recommended to take care when designing gardens for all soil classifications.





FOUNDATION EXCAVATION

The foundation excavation at times may expose soft or heaving areas at the base of the footing construction particularly if they are excavated after prolonged periods of rainfall. If such areas are encountered within the footing excavation, then such areas shall be excavated and treated before pouring the concrete. It is highly recommended to incorporate proper drainage measures around the perimeter of the building to ensure surface run-off does not ingress into the founding material.



RECOMMENDED FOUNDATION MATERIAL

Soil layer variations are common; we have therefore provided a description of the “Recommended foundation material” as a guide to the builder as to the correct foundation depths outside our test sites. In all cases the foundation soil chosen should have a similar consistency and strength to that recommended but need not be of the same type. The depth of the recommended foundation material may vary outside the test locations if the site is excavated or filled in any way after the date of our investigation. It is often difficult to distinguish fill from natural ground during investigation. If any significant variation from the borehole logs is noted during footing excavation i.e. 200mm or more, Aitken Rowe Testing Laboratories Pty Ltd should be consulted. Some allowances should be made for the removal of topsoil, organic matter, roots etc, which may be found in small, localised areas in the footing trenches. Also the effect of past and future trees should be considered in the selection of a design value for differential movement.



UNEXPECTED GROUND CONDITIONS

It is highly recommended to have experienced Geotechnical personnel inspect the site once the topsoil and unsuitable materials, if any, have been stripped to ensure that the exposed subgrade is consistent across the site. It is also recommended to proof roll the exposed subgrade. Isolated areas of “uncontrolled fill”, silt-based material, tree roots, existing services trenches, tile drainage etc, may be identified and may require removal prior to construction. Care should be given to the site history, particularly where orchards/vineyards/trees or existing structures have been removed.



SITE ESTABLISHMENT

It is important to establish the site as soon as possible around the home as this will assist in stabilising the moisture content in the surrounding soil. The majority of soils expand (increase in volume) when wet, and shrink (decrease in volume) again when they dry out. The change in moisture and volume of soil can cause movement sufficient to damage the home. The more swelling and shrinkage the particular soil types on a site are likely to experience from changing moisture content, the more reactive that site will be. By quickly completing the stormwater drainage and paving around the home the moisture content in the vicinity of the home can be partially stabilised. With careful planting of trees, shrubs and garden beds and well planned watering, the expected soil movement and risk of damage to the home can be minimised.

SITE DRAINAGE

When initially drawing a plan it is recommended to include the general layout of the site and garden areas. This enables the required levels to be established and ensures that adequate drainage is provided to all areas. This site drainage includes roof stormwater and ground water that may accumulate around the site and result in a change of soil conditions that could cause damage to the building. Retaining walls generally require drainage provisions to be made around and behind the wall. These drains need to be co-ordinated with the total drainage system on the site.

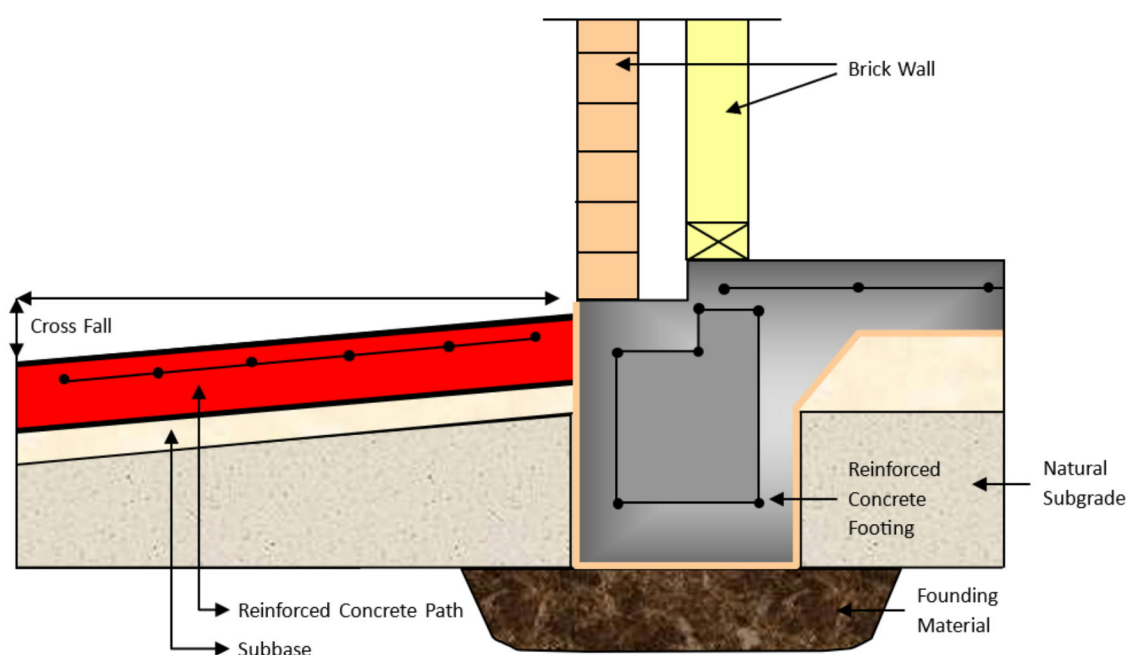
Paved areas also require adequate provision for stormwater runoff and should be graded to collection points that are both accessible for cleaning and connected to the stormwater system. All drains should be designed to prevent surface and subsurface water draining towards the house.

PAVING

The finished ground level (soil) around the home should be graded away from the house footing with a minimum fall of 50mm over the first metre. Any fill that has been placed during construction should also have the same fall and be well compacted.

Paving provides an excellent “buffer zone” around the house that assists in reducing fluctuations in the moisture conditions adjacent to the footings. If possible this paving should extend outwards from the building line a minimum of 900mm or more for highly reactive soils. It is essential that paving has the right crossfall for the expected reactivity (ground movement) of the site and all surface water is adequately drained. Care needs to be taken if laying pavements in the summer to ensure the crossfalls will not be reduced due to soils swelling in the winter. If it is not possible to construct paving immediately, plastic sheeting with gravel spread on top provides a practical temporary alternative to protect the home until concrete paths can be placed.

For Class A, S, M sites, a minimum 30mm cross fall per metre is advised. For Class H and E sites, a minimum 50mm cross fall per metre is advised.





DEFINITIONS OF SITE CLASSES

- A** Most sand or rock sites with little or no ground movement from moisture changes.
- S** Slightly reactive clay sites with only slight ground movement from moisture changes.
- M** Moderately reactive clay or silt sites which can experience moderate ground movement from moisture changes.
- M-D** Moderately reactive clay or silt sites with deep moisture changes.
- H1** Highly reactive clay sites, which can experience high ground movement from moisture changes.
- H2** Highly reactive clay sites, which can experience high ground movement from moisture changes.
- H1-D** Highly reactive clay sites with deep moisture changes.
- H2-D** Highly reactive clay sites with deep moisture changes.
- E** Extremely reactive sites, which can experience extreme ground movement from moisture changes.
- E-D** Extremely reactive sites with deep moisture changes.
- P** Sites which include “uncontrolled” fill; soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites with large trees adjacent to the footings or sites which cannot be classified otherwise.



MAINTENANCE

As it is important for the homeowner to maintain the building, it is also important to maintain the site around the home. The primary objective of the site and house footing maintenance is to prevent the soil from becoming too wet or too dry. By keeping the moisture content of the soil under and adjacent to the footing reasonably constant, the potential for the soil to experience significant movement that may damage the building will be limited.

Good site establishment and management is a vital part of the maintenance and protection of the home. Careful planning and detailing of the site around the concrete footing will protect your investment in the home and provide a low maintenance concrete footing for many years.

ADDENDUM



LIMITS OF INVESTIGATION

The recommendations made in this report are based on the assumption that the test results are representative of the overall subsurface conditions. However, it should be noted that even under optimum circumstances, actual conditions in some parts of the building site may differ from those said to exist, because no geotechnical engineer, no matter how qualified, and no subsurface exploration program, no matter how comprehensive, can reveal all that is hidden by earth, rock and time. Because the investigation procedure generally includes sampling from either one, two or three boreholes, it may not be possible to conclusively establish the presence or extent the condition of the underlying soil and rock over the whole block until site work commences for the construction.

The client should also be aware that our recommendations refer only to our test site locations and the ground level at the time of testing.

The recommendations in this report are based on the following: -

- a) The information gained from our investigation.
- b) The present "state of the art" in testing and design.
- c) The building type and site treatment conveyed to us by the client.
- d) Historical Information

Should the client or their agent have omitted to supply us with the correct relevant information, or make significant changes to the building type and/or building envelope, our report may not take responsibility for any consequences and we reserve the right to make an additional charge if more testing is necessary.

Notwithstanding the recommendations made in this report, we also recommend that whenever footings are close to any excavations or easements, that consideration should be given to deepening the footings.

Unless otherwise stated in our commission, any dimensions or slope direction and magnitude should not be used for any building costing calculations and/or positioning. Any sketch supplied should be considered as only an approximate pictorial evidence of our work.



ADDITIONAL INFORMATION

Refer also to the CSIRO Information Sheet: - BTF18 "Foundation Maintenance and Footing Performance: A Home Owner's Guide, which can be accessed through <https://www.publish.csiro.au/book/7942/>.

SITE PLAN



NOT DRAWN TO SCALE



AITKEN ROWE TESTING LABORATORIES PTY LTD

LOG SYMBOLS

LOG COLUMN	SYMBOL	DEFINITION		
Groundwater Record		Standing water level. Time delay following completion of drilling may be shown.		
		Groundwater seepage into borehole or excavation noted during drilling or excavation.		
Samples	D	Disturbed bag sample taken between the depths indicated by lines.		
	U	Undisturbed 50mm diameter tube sample taken between the depths indicated by lines		
Field Tests	4, 7, 10 N=17	Standard Penetration Test (S.P.T.) performed between depths indicated by lines. Individual figures show blows per 150mm penetration driven by SPT hammer.		
	5	Dynamic Cone Penetration Test performed between depths indicated by lines. Individual figures show blows per 100mm penetration for 60 degree solid cone driven by 9 kg hammer.		
	7			
	3			
Moisture Condition (Silt or Clay based)	MC<PL	Moisture content estimated to be less than plastic limit.		
	MC=PL	Moisture content estimated to be approx. equal to plastic limit.		
	MC>PL	Moisture content estimated to be greater than plastic limit.		
Moisture Condition (Gravel or Sand based)	D	DRY – runs freely through fingers.		
	M	MOIST – does not run freely but no free water visible on soil surface.		
	W	WET – free water visible on soil surface.		
Consistency (Silt or Clay based)	VS	VERY SOFT – unconfined compressive strength less than 25kPa.		
	S	SOFT – unconfined compressive strength 25-50 kPa.		
	F	FIRM – unconfined compressive strength 50-100kPa.		
	St.	STIFF – unconfined compressive strength 100-200kPa.		
	VSt.	VERY STIFF – unconfined compressive strength 200-400kPa.		
	H	HARD – unconfined compressive strength greater than 400kPa.		
Relative Density (Gravel or Sand based)		Description	Density Index Range %	'N' Value Range Blows/300mm
	VL	VERY LOOSE	<15	0-5
	L	LOOSE	15-35	6-10
	MD	MEDIUM DENSE	35-65	11-30
	D	DENSE	65-85	31-50
	VD	VERY DENSE	>85	>50
Hand Penetrometer Readings	300 250 280	Numbers indicate individual test results in kPa on representative undisturbed material.		
Laboratory Test	L.S. %	Linear Shrinkage (As per TfNSW Method T113)		
	M.C. %	Field Moisture Content (As per Australian Standard AS1289.2.1.1 or TfNSW Method T120)		
	Iss	Shrink-Swell Index (As per Australian Standard AS1289.7.1.1)		
Piezometer Construction	Fill		Piezometer	
		Bentonite		Solid Pipe
		Washed Fine Graded Gravel		Slotted Screen
Remarks	'V' bit	Hardened steel 'V' shaped bit.		
	'TC' bit	Tungsten Carbide wing bit.		



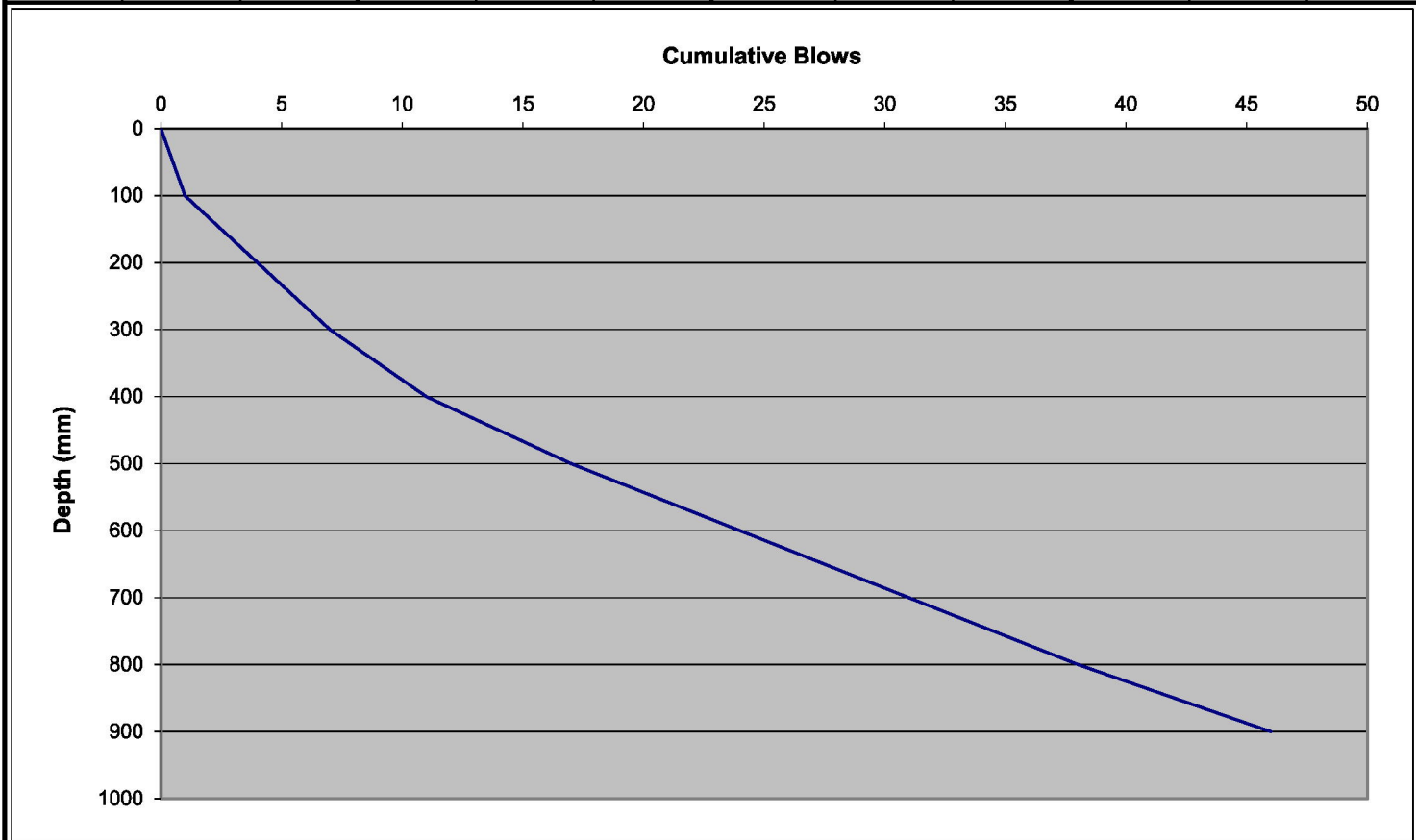
Aitken Rowe Testing Laboratories Pty Ltd

ARTL Wagga: 1/5 Dangar Place, East Wagga Wagga NSW 2650

DYNAMIC CONE PENETROMETER TEST REPORT

CLIENT:	PAGE: 1 OF: 2
PROJECT: SITE CLASSIFICATION ASSESSMENT	REGISTRATION NO: SC25-215
PROPOSED RESIDENTIAL DWELLING	DATE OF TEST: 29/07/2025
LOCATION: LOT 3, No. 7 ARMSTRONG PLACE, YOUNG, NSW DCP: 1 (BH1)	DEPTH BELOW ESL (mm): NIL
SOIL DESCRIPTION: REFER TO BOREHOLE LOGS	MOISTURE CONDITION: REFER TO LOGS
DEPTH OF GROUND WATER TABLE IF INTERSECTED: N/A	TEST METHOD: AS 1289.6.3.2

Depth(m)	Blows	Est. CBR	Depth(m)	Blows	Est. CBR	Depth(m)	Blows	Est. CBR	Depth(m)	Blows	Est. CBR
0.0 - 0.1	1	1	1.5 - 1.6	*	*	3.0 - 3.1	*	*	4.5 - 4.6	*	*
0.1 - 0.2	3	5	1.6 - 1.7	*	*	3.1 - 3.2	*	*	4.6 - 4.7	*	*
0.2 - 0.3	3	5	1.7 - 1.8	*	*	3.2 - 3.3	*	*	4.7 - 4.8	*	*
0.3 - 0.4	4	7	1.8 - 1.9	*	*	3.3 - 3.4	*	*	4.8 - 4.9	*	*
0.4 - 0.5	6	12	1.9 - 2.0	*	*	3.4 - 3.5	*	*	4.9 - 5.0	*	*
0.5 - 0.6	7	14	2.0 - 2.1	*	*	3.5 - 3.6	*	*	5.0 - 5.1	*	*
0.6 - 0.7	7	14	2.1 - 2.2	*	*	3.6 - 3.7	*	*	5.1 - 5.2	*	*
0.7 - 0.8	7	14	2.2 - 2.3	*	*	3.7 - 3.8	*	*	5.2 - 5.3	*	*
0.8 - 0.9	8	17	2.3 - 2.4	*	*	3.8 - 3.9	*	*	5.3 - 5.4	*	*
0.9 - 1.0	END	*	2.4 - 2.5	*	*	3.9 - 4.0	*	*	5.4 - 5.5	*	*
1.0 - 1.1	*	*	2.5 - 2.6	*	*	4.0 - 4.1	*	*	5.5 - 5.6	*	*
1.1 - 1.2	*	*	2.6 - 2.7	*	*	4.1 - 4.2	*	*	5.6 - 5.7	*	*
1.2 - 1.3	*	*	2.7 - 2.8	*	*	4.2 - 4.3	*	*	5.7 - 5.8	*	*
1.3 - 1.4	*	*	2.8 - 2.9	*	*	4.3 - 4.4	*	*	5.8 - 5.9	*	*
1.4 - 1.5	*	*	2.9 - 3.0	*	*	4.4 - 4.5	*	*	5.9 - 6.0	*	*



 Accredited for compliance with ISO/IEC 17025 - Testing. ACCREDITATION NUMBER: 4679 WORLD RECOGNISED ACCREDITATION	REMARKS:
	 APPROVED SIGNATORY: DATE: 13/08/2025



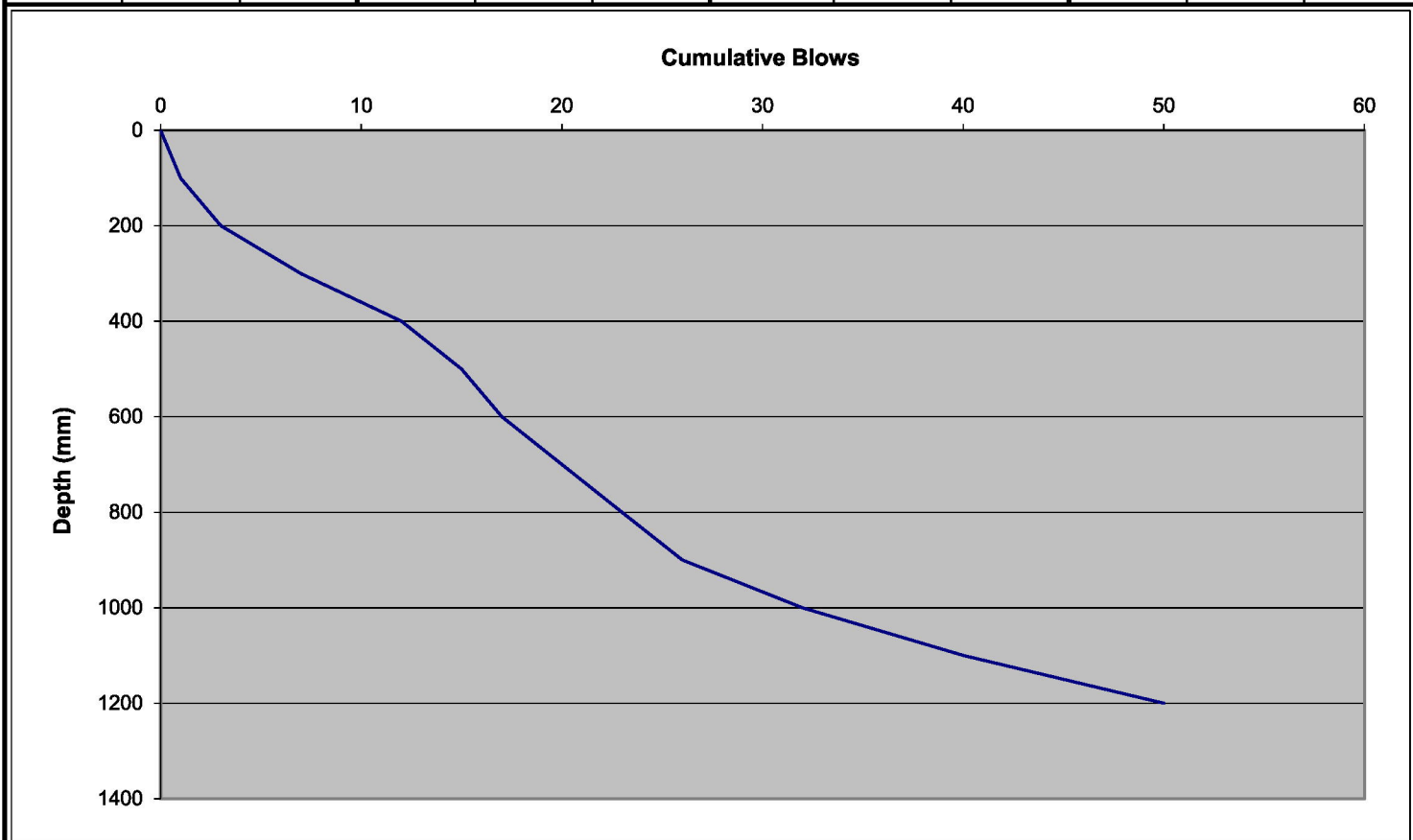
Aitken Rowe Testing Laboratories Pty Ltd

ARTL Wagga: 1/5 Dangar Place, East Wagga Wagga NSW 2650

DYNAMIC CONE PENETROMETER TEST REPORT

CLIENT:	PAGE: 2 OF: 2
PROJECT: SITE CLASSIFICATION ASSESSMENT	REGISTRATION NO: SC25-215
PROPOSED RESIDENTIAL DWELLING	DATE OF TEST: 29/07/2025
LOCATION: LOT 3, No. 7 ARMSTRONG PLACE, YOUNG, NSW DCP: 2 (BH2)	DEPTH BELOW ESL (mm): NIL
SOIL DESCRIPTION: REFER TO BOREHOLE LOGS	MOISTURE CONDITION: REFER TO LOGS
DEPTH OF GROUND WATER TABLE IF INTERSECTED: N/A	TEST METHOD: AS 1289.6.3.2

Depth(m)	Blows	Est. CBR	Depth(m)	Blows	Est. CBR	Depth(m)	Blows	Est. CBR	Depth(m)	Blows	Est. CBR
0.0 - 0.1	1	1	1.5 - 1.6	*	*	3.0 - 3.1	*	*	4.5 - 4.6	*	*
0.1 - 0.2	2	3	1.6 - 1.7	*	*	3.1 - 3.2	*	*	4.6 - 4.7	*	*
0.2 - 0.3	4	7	1.7 - 1.8	*	*	3.2 - 3.3	*	*	4.7 - 4.8	*	*
0.3 - 0.4	5	9	1.8 - 1.9	*	*	3.3 - 3.4	*	*	4.8 - 4.9	*	*
0.4 - 0.5	3	5	1.9 - 2.0	*	*	3.4 - 3.5	*	*	4.9 - 5.0	*	*
0.5 - 0.6	2	3	2.0 - 2.1	*	*	3.5 - 3.6	*	*	5.0 - 5.1	*	*
0.6 - 0.7	3	5	2.1 - 2.2	*	*	3.6 - 3.7	*	*	5.1 - 5.2	*	*
0.7 - 0.8	3	5	2.2 - 2.3	*	*	3.7 - 3.8	*	*	5.2 - 5.3	*	*
0.8 - 0.9	3	5	2.3 - 2.4	*	*	3.8 - 3.9	*	*	5.3 - 5.4	*	*
0.9 - 1.0	6	12	2.4 - 2.5	*	*	3.9 - 4.0	*	*	5.4 - 5.5	*	*
1.0 - 1.1	8	17	2.5 - 2.6	*	*	4.0 - 4.1	*	*	5.5 - 5.6	*	*
1.1 - 1.2	10	23	2.6 - 2.7	*	*	4.1 - 4.2	*	*	5.6 - 5.7	*	*
1.2 - 1.3	END	*	2.7 - 2.8	*	*	4.2 - 4.3	*	*	5.7 - 5.8	*	*
1.3 - 1.4	*	*	2.8 - 2.9	*	*	4.3 - 4.4	*	*	5.8 - 5.9	*	*
1.4 - 1.5	*	*	2.9 - 3.0	*	*	4.4 - 4.5	*	*	5.9 - 6.0	*	*



 Accredited for compliance with ISO/IEC 17025 - Testing. ACCREDITATION NUMBER: 4679 WORLD RECOGNISED ACCREDITATION	REMARKS:
	APPROVED SIGNATORY: DATE: 13/08/2025

Our Ref: 260244-0

17 April 2026

Deasey Building

E: deasey@live.com.au

**PROPOSED RESIDENTIAL DWELLING AT LOT 3 ARMSTRONG PLACE, YOUNG
STRUCTURAL DESIGN CERTIFICATE**

We advise that we have carried out the structural design for the proposed residential dwelling at Lot 3 Armstrong Place, Young, as shown on the Cook and Roe drawings with Job No. 260244. The design has been prepared in accordance with the following Australian Standards:

- AS/NZS 1170.0 - 2002 Structural design actions – General principles
- AS/NZS 1170.1 - 2002 Structural design actions – Permanent, imposed & other actions
- AS 1684.2 - 2021 Residential timber-framed construction – Non-cyclonic areas
- AS 2159 - 2009 Piling -Design and installation
- AS 2870 - 2011 Residential slabs and footings
- AS 3798 - 2007 Guidelines on earthworks for commercial and residential developments
- AS 4055 - 2021 Wind loads for housing
- AS 4678 - 2002 Earth-retaining structures

We certify that the design meets the requirements of the National Construction Code (NCC 2022 - Volume 2) and the relevant Australian Standards listed above.

SAFETY IN DESIGN

Pursuant to Clause 295 of the Work Health and Safety Regulation 2017 and Section 22 of the Work Health and Safety Act 2011 (NSW), we have undertaken a Safety in Design assessment and designed the structure to eliminate or minimise risks to health and safety, so far as is reasonably practicable, across the construction, use, maintenance, and demolition phases of the building.

The proposed structure conforms to standard residential construction practices. Our engineering assessment has not identified any hazards beyond those generally associated with comparable residential projects. The accompanying drawings and this design certificate collectively comprise our report, detailing identified hazards and corresponding mitigation measures. This information has been prepared and submitted to the commissioning party in accordance with Clause 295.

The design complies with relevant Australian Standards and design loading requirements, hence ensuring occupant safety throughout the building's lifecycle.

So far as reasonably practicable we have consulted with the relevant Persons Conducting a Business or Undertaking (PCBU), including the builder, to coordinate safety responsibilities. The builder retains responsibility for safe execution of construction and ongoing safety management under their duties as a PCBU.

Should any structural element present a safety concern prior to or during construction, work must cease immediately, and appropriate safety measures implemented. This office must be notified to facilitate resolution in consultation with all relevant PCBUs.

This certification shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations. We trust that this information meets your requirements. Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,
COOK AND ROE



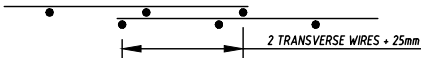
BE MIEAust CPEng NER
Senior Structural Engineer

PROPOSED RESIDENCE AT LOT 3 ARMSTRONG PLACE, YOUNG

CONSTRUCTION NOTES

- CN1. BEFORE PLACING ANY FILLING, ALL ORGANIC MATERIAL, UNCOMPACTED FILL & TOP SOIL ARE TO BE REMOVED & THE AREA PROOF ROLLED TO IDENTIFY ANY LOW STRENGTH AREAS. IF NECESSARY, LOW STRENGTH MATERIAL IS TO BE EXCAVATED TO OBTAIN A UNIFORM STRENGTH BASE PRIOR TO PLACEMENT OF FILL MATERIAL.
- CN2. FOOTINGS ARE GENERALLY TO BE FOUNDED ON UNIFORM NATURAL GROUND. ALL FILL UNDER THE SLAB SHALL BE COMPACTED & TESTED IN ACCORDANCE WITH AS 3798:2007 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS. FOR RESIDENTIAL SITES THIS REQUIRES A MINIMUM DENSITY RATIO OF 95% (AT STANDARD COMPACTIVE EFFORT). WHERE REACTIVE SOILS ARE TO BE USED AS FILL, THE MOISTURE CONTENT AT PLACEMENT SHALL NOT EXCEED ±2% OF STANDARD OPTIMUM MOISTURE CONTENT. FURTHERMORE, COMPACTED FILL MUST EXTEND A MINIMUM OF 1m BEYOND THE BUILDING FOOTPRINT TO ENSURE PROPER COMPACTION UNDER THE ENTIRE BUILDING IS ACHIEVED.
- CN3. TESTS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3798:2007, WITH NOT LESS THAN ONE TEST PER LAYER OF FILL, OR ONE TEST PER 200m³ OF MATERIAL - WHICHEVER IS GREATER. TESTS SHOULD BE DISTRIBUTED EVENLY THROUGHOUT THE FULL DEPTH & AREA. AT THE COMPLETION OF FILLING THE GEOTECHNICAL TESTING AUTHORITY SHALL PROVIDE ALL TEST DATA, INCLUDING TEST LOCATIONS & RESULTS, AS REQUIRED FOR LEVEL 2 SAMPLING & TESTING IN ACCORDANCE WITH AS 3798:2007. ALTERNATIVELY, IF FILL IS UNCOMPACTED CONTACT THIS OFFICE FOR PIERING REQUIREMENTS.
- CN4. THE BASE OF FOOTINGS & EDGE BEAMS MAY BE STEPPED OR MAY BE SLOPED NOT MORE THAN 1:10.
- CN4. MINIMUM ALLOWABLE BEARING CAPACITY, INCLUDING EDGE BEAM, IS 100kPa U.N.O.
- CN5. IN AREAS OF POTENTIAL TERMITE RISK, FOUNDATIONS SHALL BE CHEMICALLY OR OTHERWISE TREATED IN ACCORDANCE WITH AS 3660:CURRENT EDITION. THIS IS RECOMMENDED FOR ALL SITES. PROVIDE FOR TERMITE PROTECTION AS REQUIRED AT SLAB JOINTS.
- CN6. CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE 40mm TO UNPROTECTED GROUND, 30mm TO MEMBRANE IN CONTACT WITH GROUND, 20mm TO INTERNAL SURFACES & 30mm TO EXTERNAL SURFACES.
- CN7. IN BEAM DEPTHS OVER 500mm, SERVICE PENETRATIONS SHALL BE PERMITTED THROUGH THE MIDDLE THIRD OF THE EDGE BEAM & FOOTING BEAM DEPTH. ALL HORIZONTAL RUNS SHALL BE LOCATED BELOW THE SLAB REINFORCEMENT. PIPES IN EXCESS OF Ø20mm. SHALL NOT BE USED IN HORIZONTAL RUNS UNLESS THE SLAB IS THICKENED.
- CN8. TRENCH MESH SHALL HAVE ALL CROSS WIRES CUT FLUSH WITH OUTER MAIN WIRES. TRENCH MESH IN BEAMS SHALL BE OVERLAPPED BY WIDTH OF MESH AT "T" & "L" JUNCTIONS, TRENCH MESH SHALL BE SPLICED WHERE NECESSARY BY A LAP OF 500mm.
- CN9. WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS 2870 - RESIDENTIAL SLABS & FOOTINGS & THE "ACCEPTABLE STANDARDS OF DOMESTIC CONSTRUCTION", NEW SOUTH WALES.
- CN10. CONCRETE 28 DAY DESIGN STRENGTH TO BE f'_c=25MPa, WITH A MAXIMUM SLUMP OF 80mm, 20mm MAX. SIZE AGGREGATE, IF HYDRONIC HEATING &/OR POLISHED CONCRETE IS PROPOSED, THIS MAY AFFECT THE PROPOSED DESIGN. CONTACT COOK&ROE FOR FURTHER ADVICE ON SLAB REINFORCEMENT, THICKNESS & CONCRETE REQUIREMENTS. FURTHERMORE, IN GROUND CONDITIONS WITH HIGH SALINITY, CONCRETE STRENGTH SHALL BE INCREASED TO f'_c=32MPa.
- CN11. CONCRETE SHALL BE VIBRATED TO COMPLETELY FILL THE FORMWORK TO THE INTENDED LEVEL, EXPEL ENTRAPPED AIR, & CLOSELY SURROUND ALL REINFORCEMENT, TENDONS & EMBEDMENTS.
- CN12. CONCRETE SHALL BE CURED (KEPT CONTINUOUSLY WET) FOR A MINIMUM PERIOD OF 7 DAYS AFTER PLACEMENT.
- CN13. ENSURE THAT WATER DOES NOT POND AROUND THE BUILDING, ON CUT & FILL SITES, GRADE GROUND AWAY FROM THE BUILDING A MINIMUM OF 1:20 SLOPE FOR 1.0m. ON LEVEL SITES THE MINIMUM HEIGHT OF SLAB ABOVE FINISHED EXTERNAL LEVELS SHALL BE 225mm. THIS MAY BE REDUCED LOCALLY TO 50mm NEAR PAVED AREAS THAT SLOPE AWAY FROM THE BUILDING.
- CN14. SLAB DESIGN DOES NOT ALLOW FOR SHRINKAGE CRACK CONTROL - REFER TO ENGINEER IF CRACK CONTROL TO ALLOW FOR EXTENSIVE BRITTLE FLOOR COVERINGS IS REQUIRED.
- CN15. IF ENGINEERING INSPECTION OF SITE PREPARATIONS PRIOR TO CONCRETING IS REQUIRED, PROVIDE A MINIMUM OF FORTY EIGHT HOURS PROVISIONAL NOTIFICATION.
- CN16. WHERE DEPTH OF FILLING BELOW SLABS EXCEEDS 400mm THE FILLING SHALL BE DEEMED TO BE UNCOMPACTED UNLESS SITE DENSITY TESTING IS CARRIED OUT.
- CN17. THE DETAILS SHOWN ON THIS DRAWING ASSUME COMPACTED FILL. REFER TO ENGINEER FOR CHANGES TO CONSTRUCTION REQUIREMENTS TO ALLOW FOR UNCOMPACTED FILL BELOW SLAB OR EDGE BEAMS.
- CN18. LAP LENGTHS SHALL BE 40 x BAR DIAMETERS U.N.O. FOR DEFORMED BARS.
NOTE: WHERE BARS WITH DIFFERENT DIAMETERS LAP, THE LAP LENGTH SHALL APPLY FOR THE SMALLER BAR DIAMETER. ALL COGS TO BE STANDARD COGS U.N.O.

FABRIC LAP DETAILS:



CN19. REINFORCEMENT SYMBOLS:

- S - DENOTES GRADE 230S HOT ROLLED DEFORMED BARS TO AS 1302.
R - DENOTES GRADE 230R HOT ROLLED PLAIN BARS TO AS 1302.
W - DENOTES HARD-DRAWN PLAIN WIRE TO AS 1303.
N - DENOTES GRADE D500N BARS TO AS 4671.
SL/RL - DENOTES D500L REINFORCEMENT FABRIC TO AS 4671.
TM - DENOTES GRADE D500L TRENCH MESH TO AS 4671.

REINFORCEMENT NOTATION SHALL BE AS FOLLOWS:

NUMBER OF BARS IN GROUP — BAR GRADE & TYPE
17 N 20 - 250

NOMINAL BAR SIZE IN mm — SPACING IN mm

THE FIGURE FOLLOWING THE FABRIC SYMBOLS SL, RL, TM IS THE REFERENCE NUMBER FOR FABRIC AS 4671.

SITE DRAINAGE

ALLOTMENTS CONTAINING REACTIVE SITES SHALL BE PROVIDED WITH AN ADEQUATE SYSTEM OF DRAINAGE DESIGNED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

- SD1. THE FOOTING & SLAB DESIGN REQUIRES ADEQUATE SURFACE DRAINAGE AROUND THE PERIMETER OF THE BUILDING. CARE SHALL BE TAKEN WITH THE SURFACE DRAINAGE OF THE ALLOTMENT FROM THE START OF CONSTRUCTION. THE DRAINAGE SYSTEM SHOULD BE COMPLETED BY THE FINISH OF CONSTRUCTION OF THE BUILDING.
- SD2. THE DRAINAGE SHALL BE DESIGNED & CONSTRUCTED TO AVOID ANY POSSIBILITY OF WATER PONDING AGAINST OR NEAR THE BUILDING. THE GROUND IN THE IMMEDIATE VICINITY OF THE BUILDING SHOULD BE GRADED TO SLOPE 50mm AWAY FROM THE BUILDING OVER A DISTANCE OF 1m FROM THE BUILDING. ANY PAVING SHOULD ALSO BE SUITABLY SLOPED.
- SD3. PARTICULAR ATTENTION SHOULD BE GIVEN TO ENSURING THAT PLUMBING TRENCHES DO NOT INTRODUCE WATER TO THE FOUNDATION OF THE BUILDING. SPECIFICALLY, THE TRENCHES SHOULD BE SLOPED AWAY FROM THE BUILDING & SHOULD BE BACK FILLED WITH CLAY IN THE TOP 300mm WITHIN 15m OF THE BUILDING. WHERE PIPES PASS UNDER THE FOOTING, THE TRENCH SHOULD BE BACK FILLED WITH CLAY OR CONCRETE TO PREVENT THE INGRESS OF WATER BENEATH THE FOOTING.
- SD4. SUBSURFACE DRAINS TO REMOVE GROUNDWATER SHALL NOT BE USED WITHIN 15m OF THE BUILDING UNLESS DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES.

PLUMBING & DRAINAGE DETAILING

ON REACTIVE CLAY SITES ADDITIONAL CARE IS NEEDED TO REDUCE THE RISK OF LEAKS NEAR THE FOOTINGS & THE FOLLOWING IS RECOMMENDED:

- PD1. PENETRATIONS OF THE SLAB & BEAMS SHOULD BE AVOIDED IF POSSIBLE. HOWEVER, WHERE NECESSARY, HORIZONTAL PENETRATIONS SHALL BE SLEEVED TO ALLOW FOR MOVEMENT WITH 10mm THICK CLOSED CELL POLYETHYLENE LAGGING FOR H CLASS SITES, 20mm THICK FOR H1 CLASS SITES & 40mm THICK FOR H2 & E CLASS SITES. VERTICAL PENETRATIONS DO NOT REQUIRE LAGGING.
- PD2. CONNECTION OF STORM WATER DRAINS & WASTE DRAINS SHOULD INCLUDE FLEXIBLE CONNECTIONS, PARTICULARLY ON REACTIVE SITES. IN ACCORDANCE WITH AS 2870 & THE PLUMBING CODE OF AUSTRALIA.
- PD3. SEPTIC TANKS & ASSOCIATED SOAKAGE AREAS SHOULD BE LOCATED TO MINIMISE THEIR EFFECT ON THE FOUNDATIONS.
- PD4. PLUMBING & DRAINAGE UNDER A SLAB SHOULD BE AVOIDED WHERE PRACTICAL. PIPES SLEEVED WITH POLYETHYLENE MAY BE ENCASED IN CONCRETE OR RECESS IN THE SLAB & PROVIDED WITH FLEXIBLE JOINTS AT THE EXTERIOR OF THE SLAB. NOTE: METHODS USED SHOULD COMPLY WITH LOCAL PLUMBING & DRAINAGE REGULATIONS.

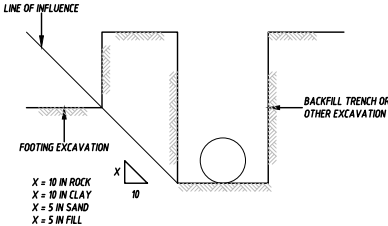
DRAWING LIST

Dwg. No.	DESCRIPTION
S.01	GENERAL NOTES & DRAWING LIST
S.02	CONCRETE FOOTING & SLAB PLAN
S.03	CONCRETE DETAILS '1'
S.04	CONCRETE DETAILS '2'
S.05	RETAINING WALL DETAILS

RECOMMENDED SITE MANAGEMENT TECHNIQUES

IT IS IMPORTANT TO REALISE THAT ENGINEERING DESIGN ON REACTIVE CLAYS IS A COMPROMISE SOLUTION. BETWEEN COSTS & BUILDING PERFORMANCE. ENGINEERING DESIGN AIMS AT ACCOMMODATING DIFFERENTIAL MOVEMENTS CAUSED BY EXTREME SEASONAL MOISTURE CHANGES & DOES NOT ALLOW FOR UNCONTROLLED LOCALISED MOISTURE CHANGES WHICH ARE CONTROLLABLE BY ADEQUATE SITE MANAGEMENT TECHNIQUES. IT IS VIRTUALLY IMPOSSIBLE TO DESIGN AN ECONOMIC FOUNDATION THAT WILL TOTALLY PREVENT DIFFERENTIAL MOVEMENT. IT IS THEREFORE TO BE EXPECTED THAT SOME NON-STRUCTURAL AESTHETIC CRACKING & MOVEMENT WILL OCCUR. SLIGHT CRACKING (DEFINED AS CRACK WIDTHS UP TO 5mm), USUALLY HAVE NO STRUCTURAL INFLUENCE ON THE FUNCTION OF THE WALL. RECTIFICATION OF MOVEMENT PROBLEMS TO BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER EXPERIENCED WITH REACTIVE SITE CONDITIONS. FOR REACTIVE SITES, THE FOLLOWING OWNER/TENANT RECOMMENDATIONS ARE SUGGESTED AS A MEANS OF MINIMISING LOCAL DIFFERENTIAL MOVEMENT PROBLEMS WITH THE FINISHED CONSTRUCTION.

- SM1. LEAKING PLUMBING & BLOCKED DRAINS SHOULD BE PROMPTLY ATTENDED TO IN ADDITION. GARDEN WATERING SHOULD BE CAREFULLY CONTROLLED TO PREVENT EXCESSIVE MOISTURE VARIATIONS AROUND THE BUILDING. MEASURES AIMED AT PRODUCING A UNIFORM GROUND MOISTURE CONTENT YEAR ROUND ARE BENEFICIAL.
- SM2. TREES & LARGE SHRUBS, WHEN PLANTED CLOSE TO THE BUILDING CAN CAUSE SIGNIFICANT MOISTURE CHANGES UNDER THE CONSTRUCTION IN TIMES OF DROUGHT. PROBLEMS FROM THIS CAUSE CAN BE SIGNIFICANTLY REDUCED BY PLANTING TREES SOME DISTANCE AWAY FROM BUILDINGS. 75% OF THE MATURE TREE HEIGHT IS A RECOMMENDED MINIMUM. HOWEVER RECOMMENDED DISTANCE VARIES DEPENDING ON SITE CONDITIONS & TREE SPECIES.
- SM3. IN TIMES OF DROUGHT, WATER DEMAND OF TREES CAN BE SUBSTANTIALLY REDUCED BY EXTENSIVE PRUNING, OR ALTERNATIVELY PROVISION OF ADEQUATE WATER WILL REDUCE THE DEGREE OF BUILDING DAMAGE THAT TREES CAUSE. WATERING IS PROBABLY BEST ACHIEVED BY PROVIDING BORE HOLES OR TRENCHES BETWEEN THE TREE & THE BUILDING. CARE SHOULD BE TAKEN NOT TO DESTABILISE THE BUILDING BY EXCAVATING TRENCHES TOO CLOSE TO THE BUILDING. FILLING ANY TRENCHES WITH COMPACTED GRANULAR MATERIAL IS RECOMMENDED.
- SM4. LIMITATIONS OF EXCAVATIONS NEAR FOOTINGS TO BE AS FOLLOWS



IF AN EXISTING SERVICE PIPE, EASEMENT OR ANY EXCAVATION (INCLUDING SWIMMING POOL) EXISTS ADJACENT TO AN EDGE BEAM, THE BUILDING CONTRACTOR IS TO VERIFY THE EXCAVATION OR SERVICE PIPE DEPTH. IF COMPLIANCE WITH ABOVE DETAIL CANNOT BE ACHIEVED THEN THE ENGINEER SHOULD BE CONTACTED PRIOR TO PROCEEDING.

ALL FOOTINGS TO BE FOUNDED ON CONSISTENT STRATA.

A	ISSUED FOR APPROVAL	AKF	DOC	16.04.26
Rev	Revision Description	Drawn	Approved	Date

DO NOT SCALE

COOK & ROE
Copyright.
This document may only be used by the client of Cook & Roe (and any other person who Cook & Roe has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

COOK & ROE
STRUCTURAL ENGINEERS
P 02 6360 2561 E OFFICE@COOKANDROE.COM.AU
COOKANDROE.COM.AU

Project

**PROPOSED RESIDENCE AT
LOT 3 ARMSTRONG PLACE, YOUNG**

Title

GENERAL NOTES & DRAWING LIST

Client

DEASEY BUILDING

Drawn

AKF

Designed

DOC

Approved

[Signature]

Scale

-

Date

APRIL 2026

Daniel Cook

BE MIE Aust CPEng NER (2349951)

Job No:

260244

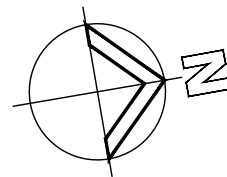
Dwg No:

S.01

This Drawing must not be used for Construction unless signed as Approved

Original Size

A3



Ø450 MASS CONCRETE PIERS @ 1800mm
MAX CTS (UNLESS SHOWN OTHERWISE)
THROUGH NEW & EXISTING UNCONTROLLED
FILL & SOFT SOIL INTO STIFF NATURAL
GROUND, REFER TO DETAIL

PROVIDE SET DOWN (S.D) IN WET AREAS
WHERE REQUIRED FOR TILING. LOCATION &
EXTENTS IS INDICATIVE ONLY. REFER TO THE
ARCHITECTURAL DOCUMENTATION FOR THE
EXTENTS & DIMENSIONS OF THE SETDOWN

NOTE: CUT/FILL EXTENTS TO
BE CONFIRMED ON SITE

TYPICAL CORNER,
REFER TO DETAIL

NOTES:

1. SEE GENERAL NOTES & DETAILS REGARDING FILL REQUIREMENTS UNDER SLAB.
2. FOOTINGS & SLABS HAVE BEEN DESIGNED FOR A CLASS 'P' SITE IN ACCORDANCE WITH AS 2870:2011. RESIDENTIAL SLABS & FOOTINGS.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER GENERAL BUILDING PLANS & SPECIFICATIONS. JOB BY A1 HOUSE DESIGNS. JOB No. 1022.
4. ALL DIMENSIONS ARE GIVEN IN MILLIMETRES, U.N.O.
5. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. IF IN DOUBT - ASK.

DESIGN BASED UPON **CLAD FRAME** CONSTRUCTION TO AS 2870:2011.

DESIGN BASED UPON CLASS 'P' SOIL CLASSIFICATION AS ADVISED BY AITKEN ROWE TESTING LABORATORIES, REPORT: SC25-215.

NOTE: ENSURE ALL SITE EARTHWORKS ARE GRADED AWAY FROM THE BUILDING & SITE LANDSCAPING CONSTRUCTED TO ADEQUATELY DRAIN OVERLAND FLOW & PREVENT ABNORMAL MOISTURE CONDITIONS ADJACENT TO THE FOOTINGS. THIS IMPORTANT THROUGHOUT THE CONSTRUCTION PHASE OF THE BUILDING & BEYOND ONCE THE BUILDING & LANDSCAPING IS COMPLETE. IF STRIP DRAINS ARE TO BE INSTALLED AROUND THE PERIMETER OF THE BUILDING THESE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SITE DRAINAGE NOTES ON DRAWING S.01 & THE REQUIREMENTS OF AS 2870

NOTE: IF BUILDING IS LOCATED WITHIN A DISTANCE EQUAL TO THE MATURE HEIGHT OF ANY EXISTING TREES NEARBY, NOTIFY COOK&ROE FOR FURTHER ADVICE ON SLAB & FOOTING DESIGN PRIOR TO CONSTRUCTION AS MODIFICATIONS TO THE DESIGN MAY BE REQUIRED. FURTHERMORE, ANY NEW TREES ARE TO BE PLANTED A DISTANCE EQUAL TO THEIR MATURE HEIGHT AWAY FROM THE BUILDING. FAILURE TO DO SO COULD RESULT IN BUILDING PERFORMANCE ISSUES. REFER TO CSIRO PUBLICATION BTF-18 FOR FURTHER GUIDANCE ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE

NOTE: ENSURE THAT THE ZONE OF INFLUENCE (Z.O.I.) OF ANY EASEMENT LOCATED ON THE ALLOTMENT DOES NOT ENCROACH ON THE SLAB FOOTPRINT. WHERE THE Z.O.I. DOES ENCROACH ON THE SLAB FOOTPRINT PROVIDE EASEMENT PIERS IN ACCORDANCE WITH THE DETAIL PROVIDED.

3-N12 TRIMMERS x
2000mm LONG, TYPICAL

CUT
COMPACTED FILL

WAFFLE POD
SETOUT ORIGIN

Ø450 MASS CONCRETE INTERNAL PIERS
WHERE SHOWN THROUGH NEW & EXISTING
UNCONTROLLED FILL & SOFT SOIL INTO
STIFF NATURAL GROUND, REFER TO DETAIL

EDGE BEAM. REFER
TO DETAIL, TYPICAL

INTERNAL WAFFLE POD
RIBS, REFER TO DETAIL -
NOMINAL 1200mm CENTRES

THE TOTAL NUMBER OF REINFORCEMENT
BARS IN BEAMS SHALL BE AS FOLLOWS:

STEM WIDTH	TOP STEEL (ADDITIONAL TO FABRIC)
110 - 150mm	0
151 - 220mm	1
221 - 330mm	2
331 - 440mm	3
BEAM/STEM WIDTH	BOTTOM STEEL (IN TOTAL)
110 - 150mm	1
151 - 220mm	2
221 - 330mm	3
331 - 440mm	4

CONCRETE FOOTING & SLAB PLAN

XXX DENOTES SLAB THICKNESS

Denotes VOID FORMERS SETDOWN FOR WET
AREA SETDOWN, REFER TO DETAIL

Denotes VOID FORMERS SETDOWN FOR GARAGE,
PORCH & ALFRESCO AREAS, REFER TO DETAILS

WAFFLE PODS

SLAB TO BE 85mm MINIMUM THICK REINFORCED WITH SL92
MESH IN TOP THROUGHOUT, U.N.O. 20mm COVER TO INTERNAL
SURFACES & 30mm COVER TO EXTERNAL SURFACES.

SLAB TO BE PLACED ON APPROVED VOID FORMERS
PLACED ON COMPACTED FILL MATERIAL OVERLAID
WITH AN APPROVED WATERPROOF MEMBRANE.

GARAGE/PORCH SLAB

SLAB TO BE 100mm MINIMUM THICK REINFORCED WITH
SL92 MESH IN TOP THROUGHOUT, U.N.O. 30mm TOP COVER.

SLAB TO BE PLACED ON APPROVED VOID FORMERS
PLACED ON COMPACTED FILL MATERIAL OVERLAID
WITH AN APPROVED WATERPROOF MEMBRANE.

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

DO NOT SCALE

COOK & ROE
Copyright.
This document may only be used by
the client of Cook & Roe (and any
other person who Cook & Roe has
agreed can use this document) for
the purpose for which it was prepared
and must not be used by any other
person or for any other purpose.

COOK & ROE
STRUCTURAL ENGINEERS
P 02 6360 2561 E OFFICE@COOKANDROE.COM.AU
COOKANDROE.COM.AU

Project

**PROPOSED RESIDENCE AT
LOT 3 ARMSTRONG PLACE, YOUNG**

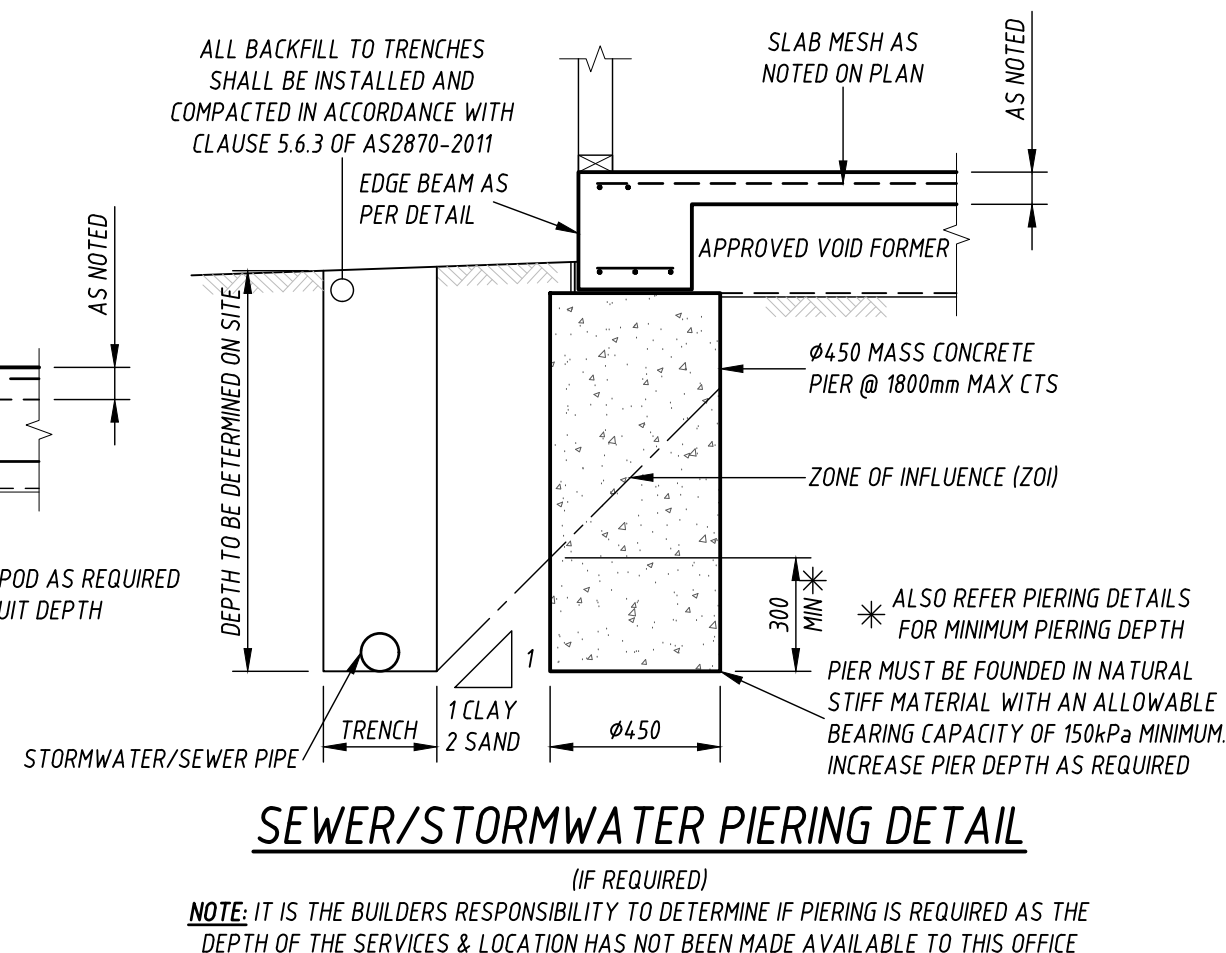
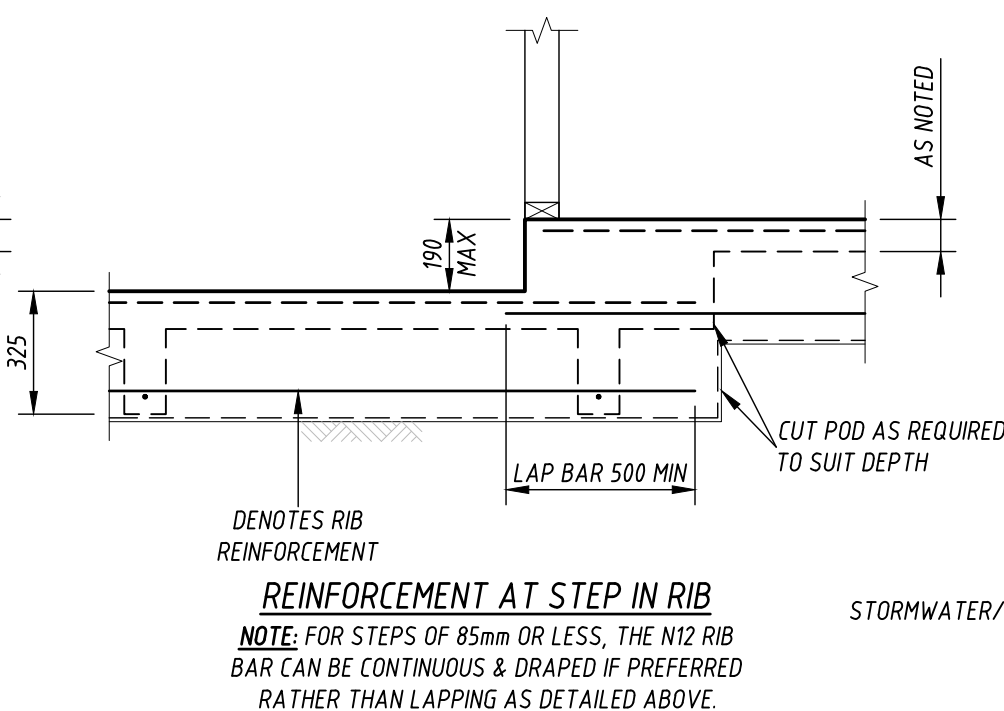
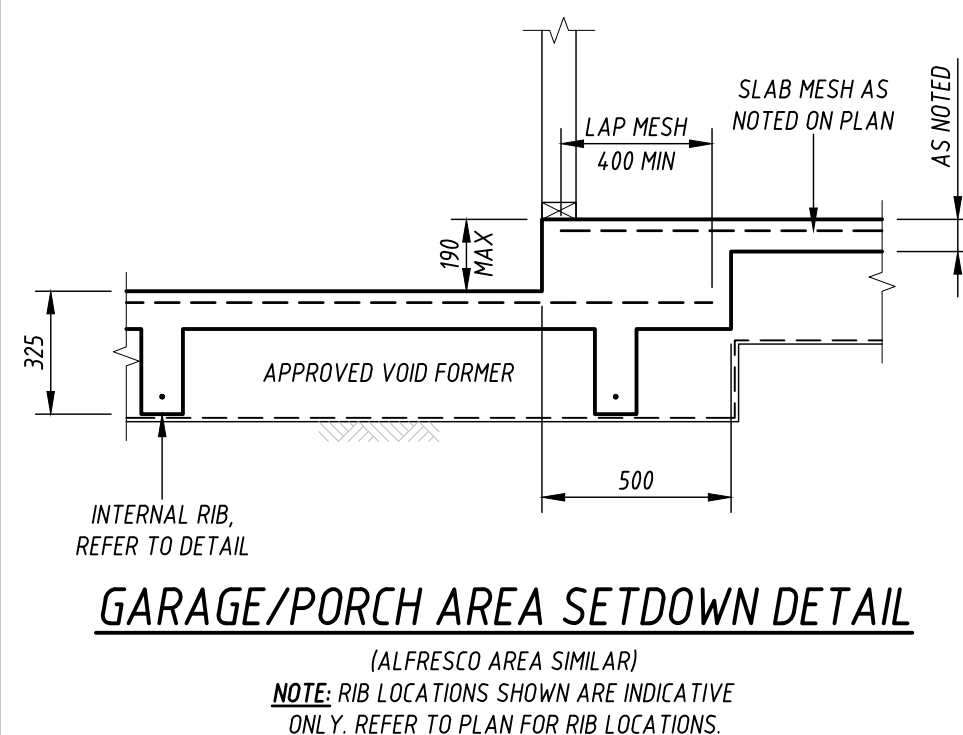
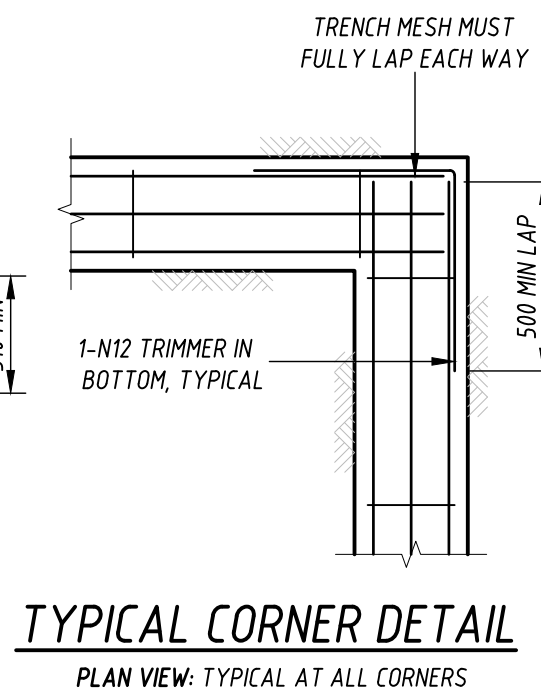
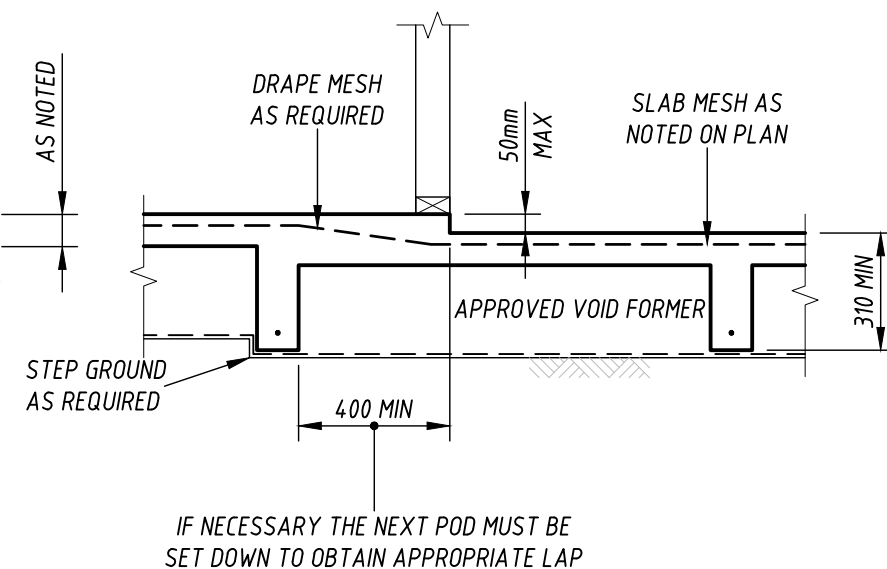
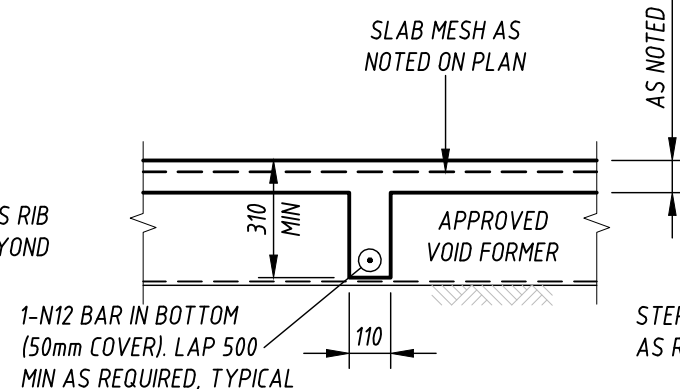
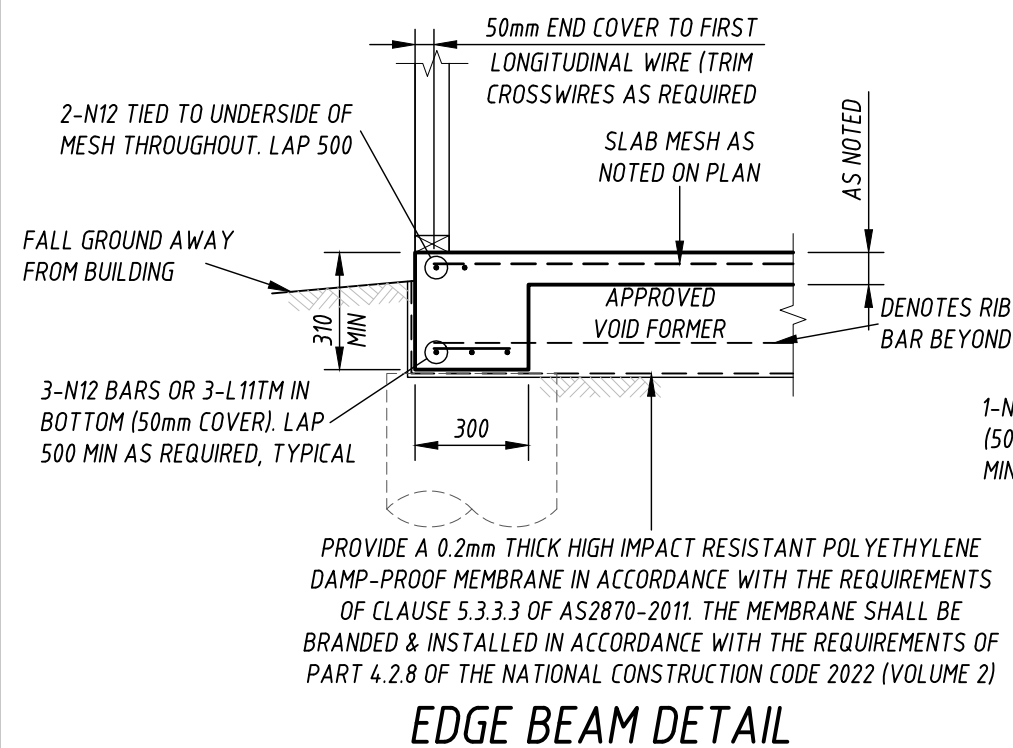
Title

CONCRETE FOOTINGS & SLAB PLAN

Client **DEASEY BUILDING**

Drawn	AKF	Designed	DOC	Approved	
Scale	1:100	Date	APRIL 2026	Daniel Cook BE MIE Aust CPEng NER (2349951)	
Job No:	260244	Dwg No:	S.02	This Drawing must not be used for Construction unless signed as Approved	
				Original Size	A3

A	ISSUED FOR APPROVAL	AKF	DOC	16.04.26
Rev	Revision Description	Drawn	Approved	Date



A	ISSUED FOR APPROVAL	AKF	DOC	16.04.26	
Rev	Revision Description	Drawn	Approved	Date	

0 200 400 600mm

SCALE 1:20 AT ORIGINAL SIZE

DO NOT SCALE

COOK & ROE

Copyright.

This document may only be used by the client of Cook & Roe (and any other person who Cook & Roe has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

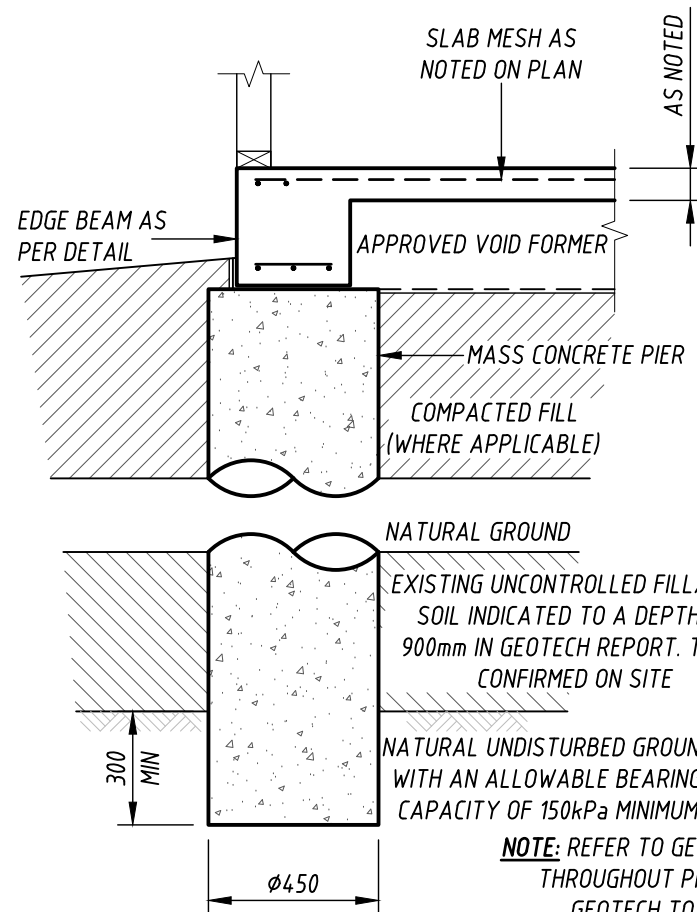
COOK & ROE

STRUCTURAL ENGINEERS

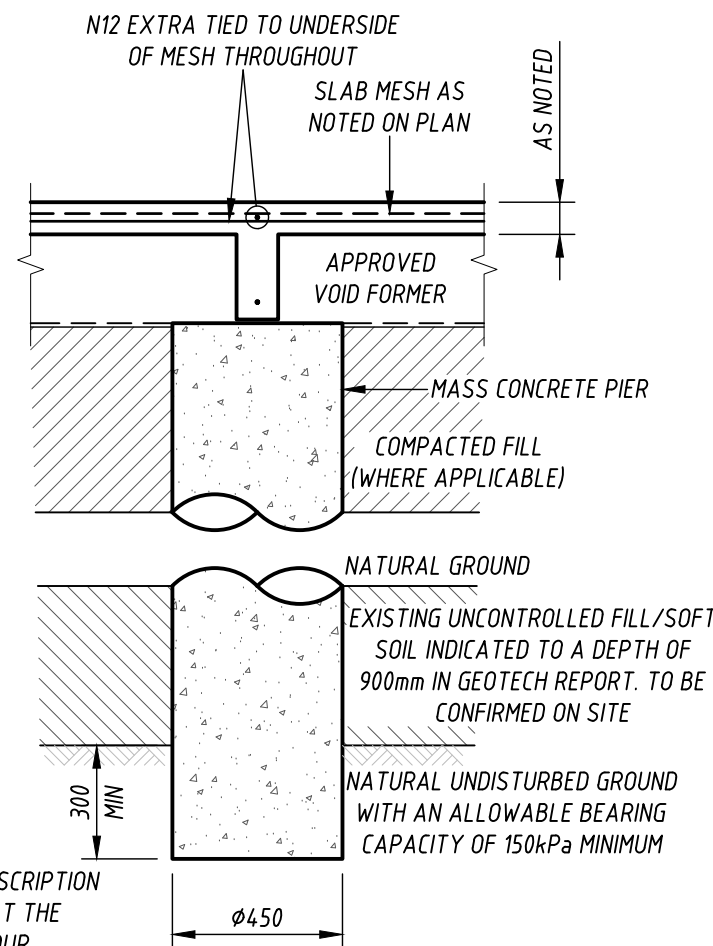
P 02 6360 2561 E OFFICE@COOKANDROE.COM.AU

COOKANDROE.COM.AU

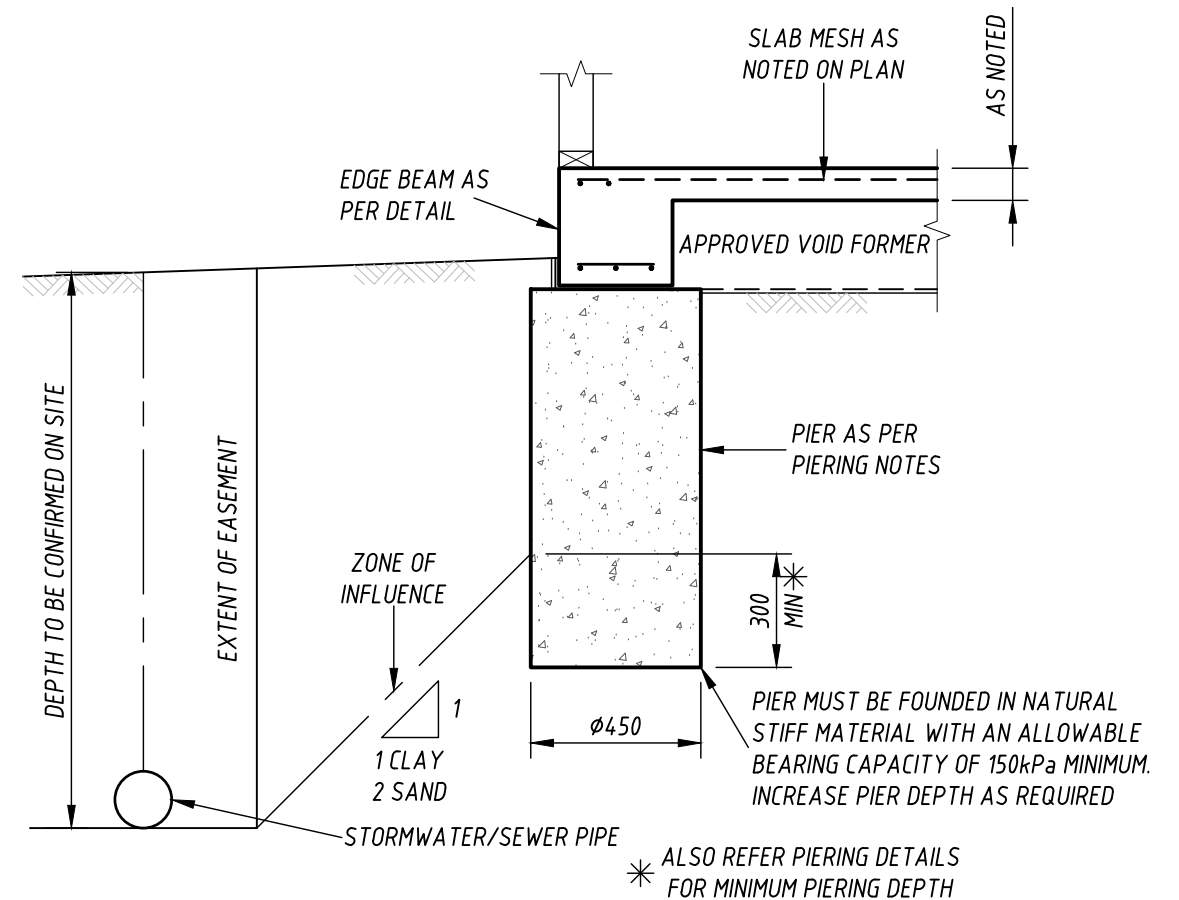
Project	PROPOSED RESIDENCE AT LOT 3 ARMSTRONG PLACE, YOUNG			Client	DEASEY BUILDING		
Title	CONCRETE DETAILS '1'			Drawn	AKF	Designed	DOC
				Scale	1:20	Date	APRIL 2026
				Job No:	260244	Dwg No:	S.03
				Approved	Daniel Cook BE MIE Aust CPEng NER (2349951)		
				This Drawing must not be used for Construction unless signed as Approved			Original Size A3



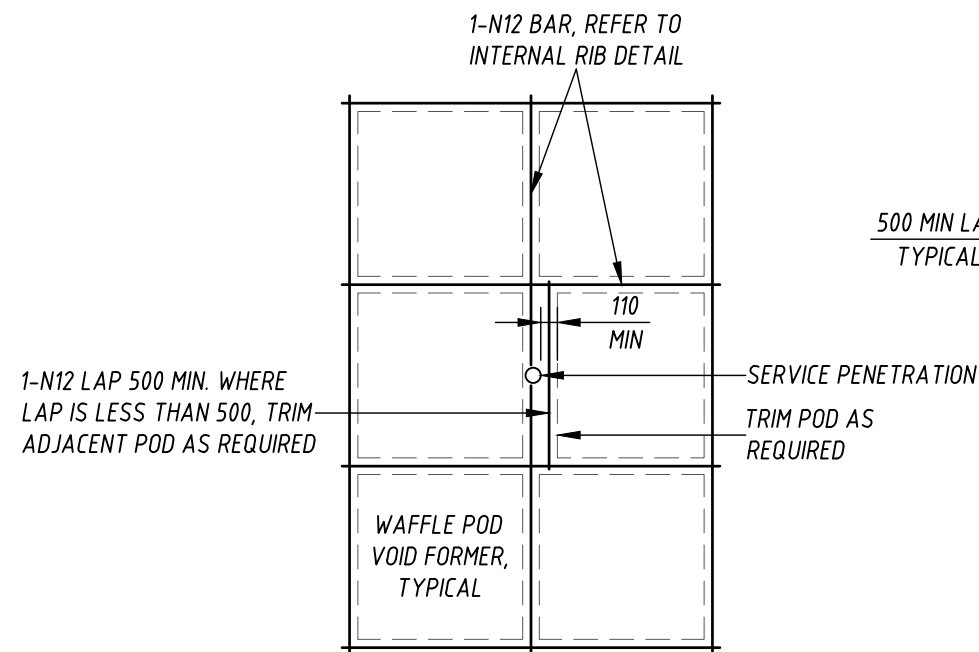
EXTERNAL MASS CONCRETE PIER DETAIL



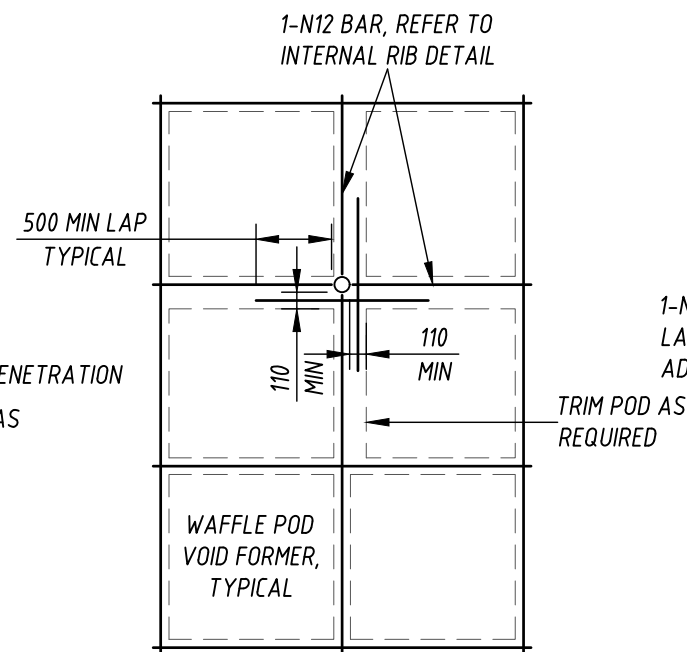
INTERNAL MASS CONCRETE PIER DETAIL



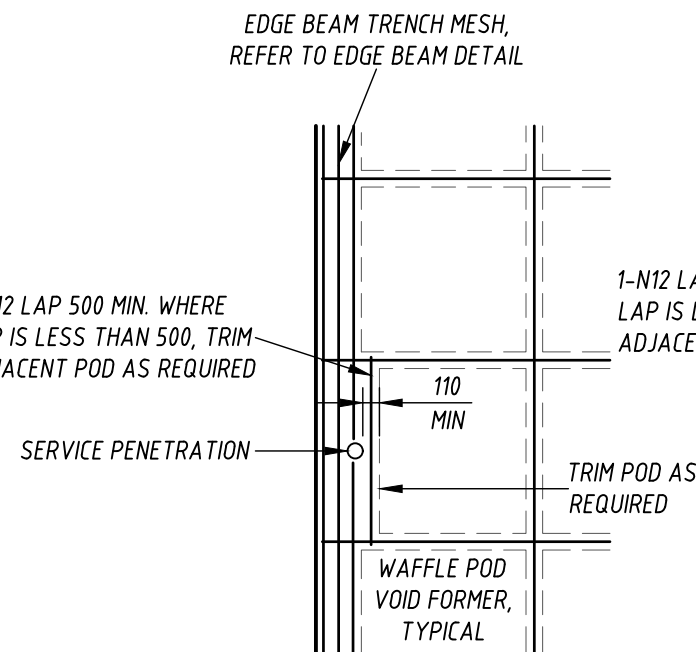
EASEMENT PIERING DETAIL
(IF REQUIRED)



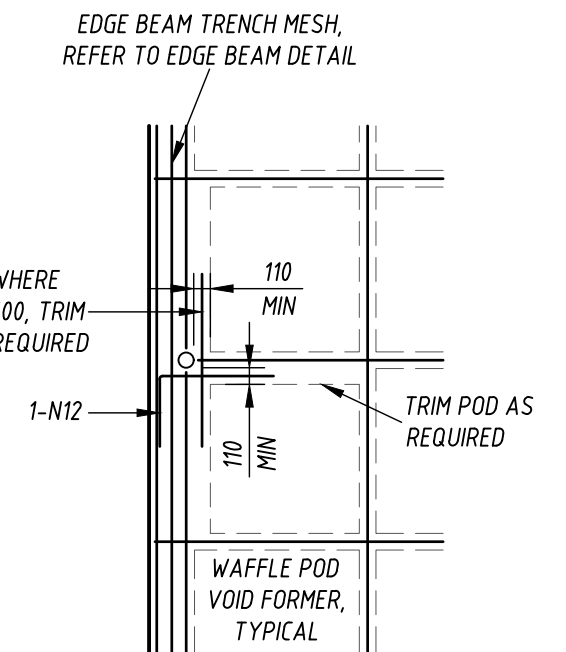
PIPE PENETRATION TO INTERNAL RIB DETAIL
SCALE 1:50



PIPE PENETRATION @ INTERNAL RIB INTERSECTION
SCALE 1:50

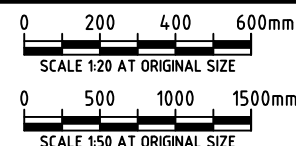


PIPE PENETRATION TO EDGE BEAM DETAIL
SCALE 1:50



PIPE PENETRATION @ EDGE BEAM & INTERNAL RIB DETAIL
SCALE 1:50

A	ISSUED FOR APPROVAL	AKF	DOC	16.04.26
Rev	Revision Description	Drawn	Approved	Date



DO NOT SCALE
COOK & ROE
Copyright.
This document may only be used by the client of Cook & Roe (and any other person who Cook & Roe has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

COOK & ROE
STRUCTURAL ENGINEERS
P 02 6360 2561 E OFFICE@COOKANDROE.COM.AU
COOKANDROE.COM.AU

Project	PROPOSED RESIDENCE AT LOT 3 ARMSTRONG PLACE, YOUNG			Client	DEASEY BUILDING		
Title	CONCRETE DETAILS '2'			Drawn	AKF	Designed	DOC
				Scale	1:20 U.N.O.	Date	APRIL 2026
				Job No:	260244	Dwg No:	S.04
				Approved	Daniel Cook BE MIE Aust CPEng NER (2349951)		
					This Drawing must not be used for Construction unless signed as Approved		
							Original Size A3

