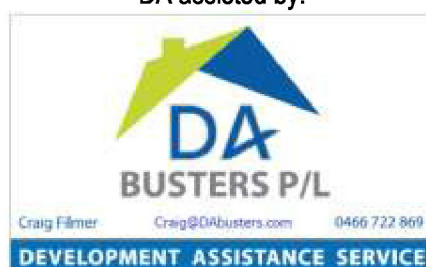


Statement of Environmental Effects & DA Package	
In Support of a Development Application, Construction Certificate & OSM Permit	
Proposal	Rural Workers Dwelling –
Subject Land and address	Lot 14 DP 1211043 167 Widgeongully Road JUGIONG NSW 2726
Applicant/Owner	
	Ph: 0427 004 743
Application prepared by	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA	Hilltops Council (formerly Harden Shire)



Recent view over property

DA assisted by:



© July 2026

The Site and Area

The site

The address and property details:

Lot 1 DP 1173264
Part of Wider Farm Holding of Lot 1 DP 1173264, Lot 174 DP 754575,
Lots 236 & 307 DP 754582
610 Maimuru SS Road
MAIMURU NSW 2594

The locality

The proposed development site is located approximately 3.5km South of Jugiong Village and 60 kilometres South of Young, on Widgeongully Rd accessed from the Hume Hwy south of Jugiong on an old Hume Hwy deviation residue road.

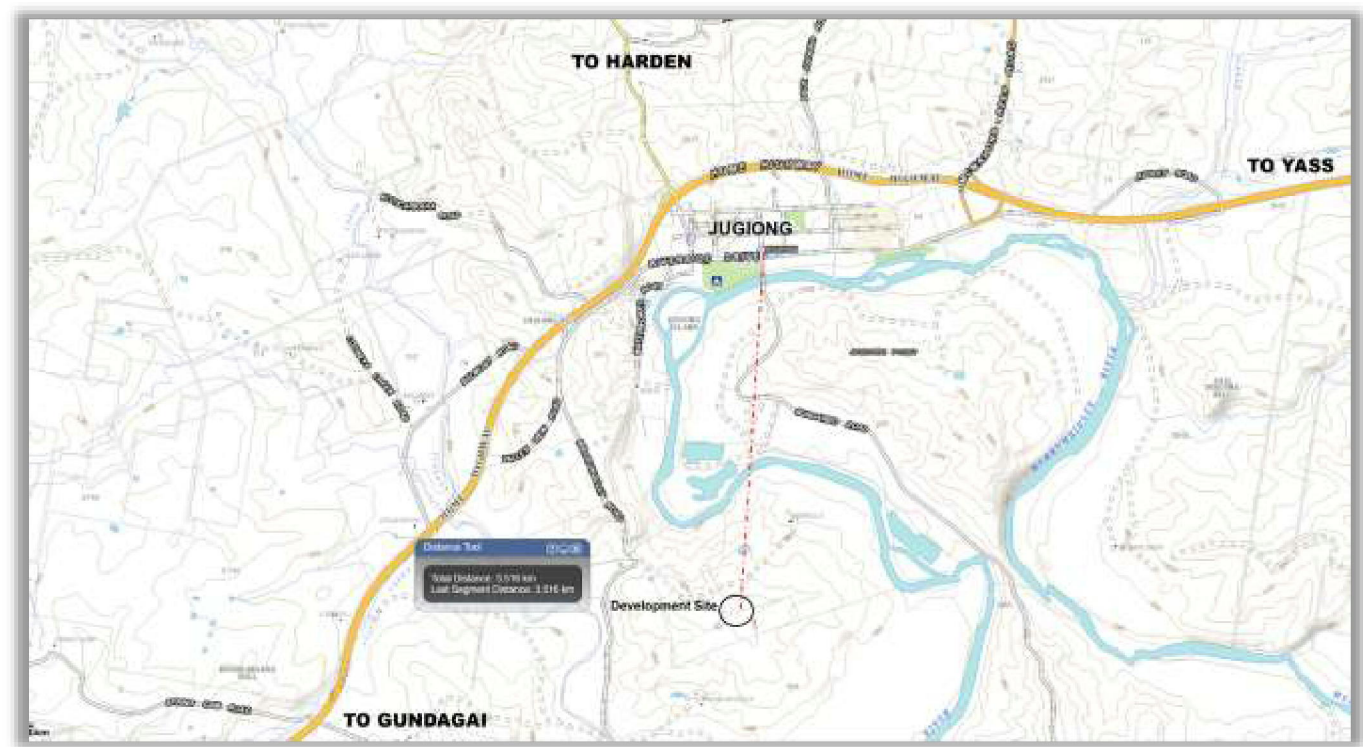
The Locality is the wider holding, once known as Wirrilla (the former large Asparagus Farm owned by David Power & family) is now in the ownership of North Redbank Pastoral, whom have holdings north of Jugiong and these south of Jugiong. The land in question is south of the crook in the Murrumbidgee River immediately south of Jugiong.

The landform in the area is undulating with nearby flood plains and paddocks, on quality alluvial farming lands, and is largely defined by rolling land form, intermittent gullies and water courses feeding their way back to the Murrumbidgee River.

Locality Map (Source: NSW Six Maps)



Neighbourhood Map (Source: NSW Six Maps)



Aerial imagery of surrounding area (site majority of land south of river) - (Source: SIXMaps)



Aerial imagery of site with Topo and boundary features - (Source: InfoTrack MapIT)

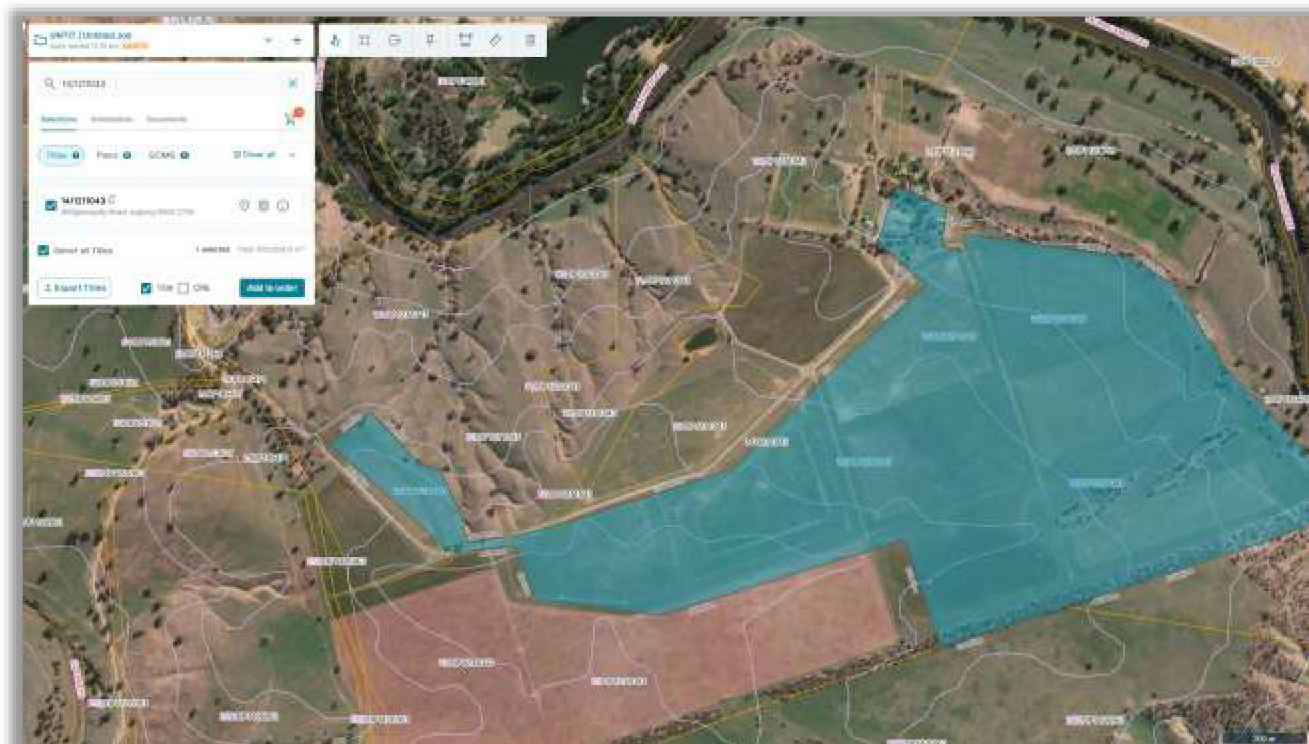
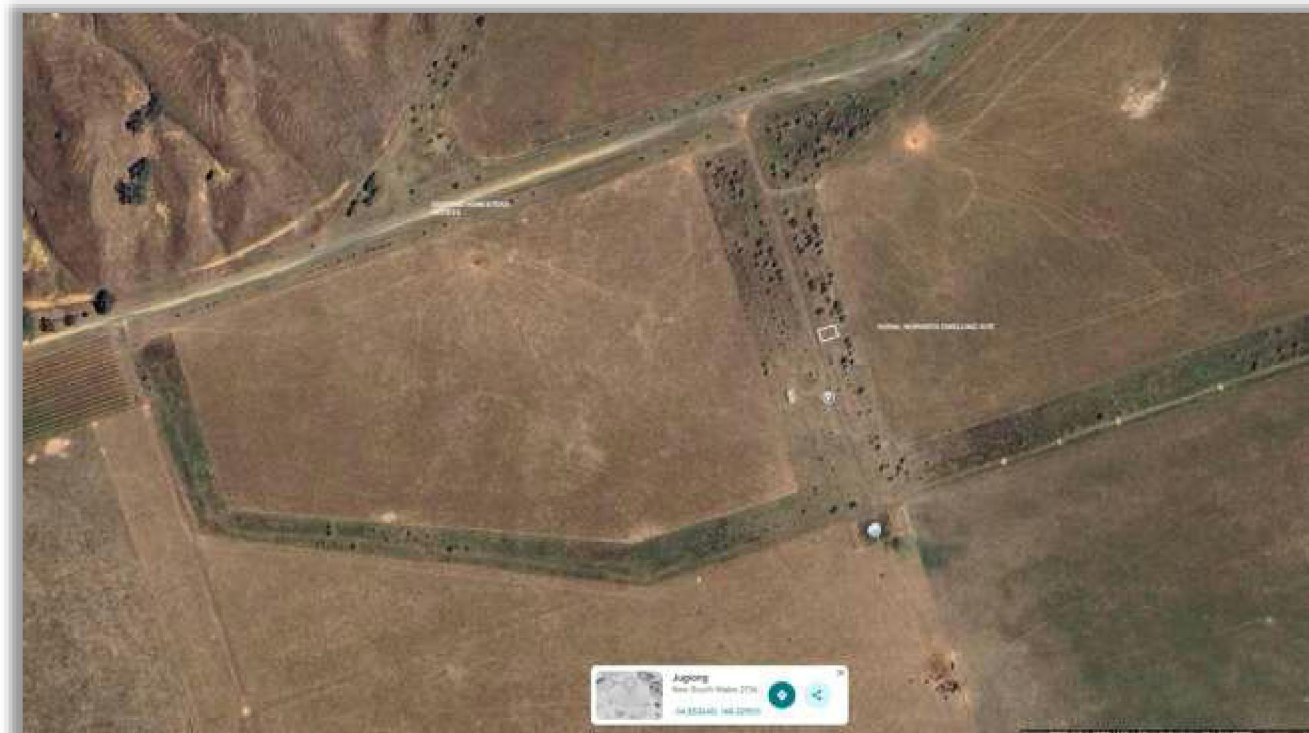


Photo (zoom) of site from more recent Google Aerial images circa 2024

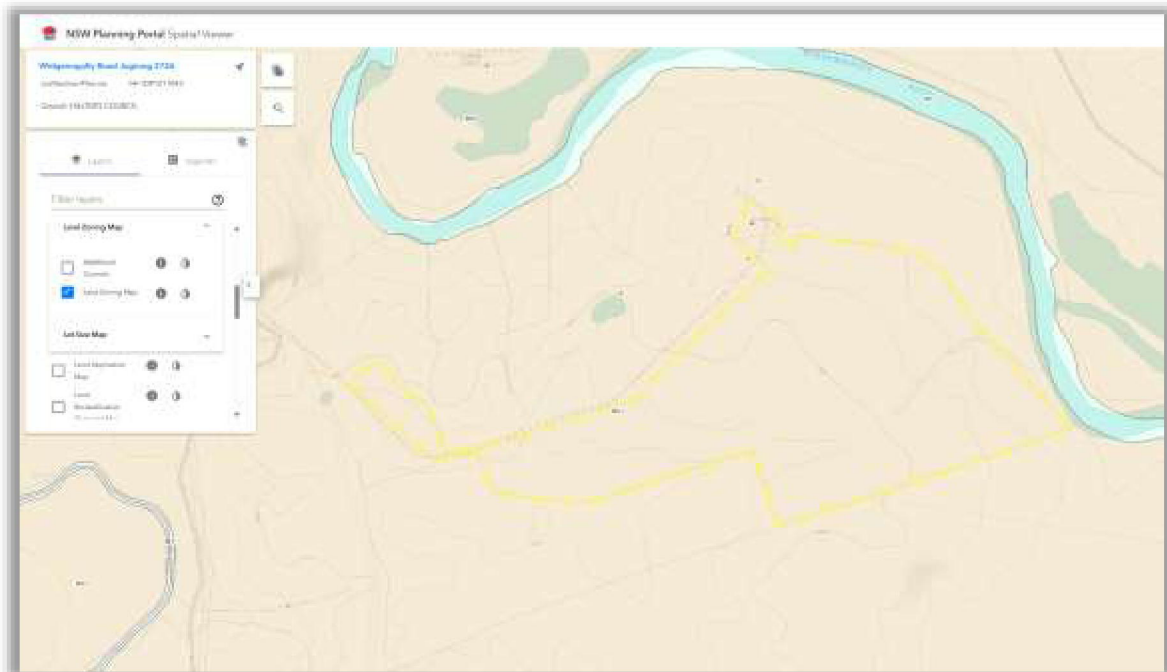


What is the present and past use of the site?

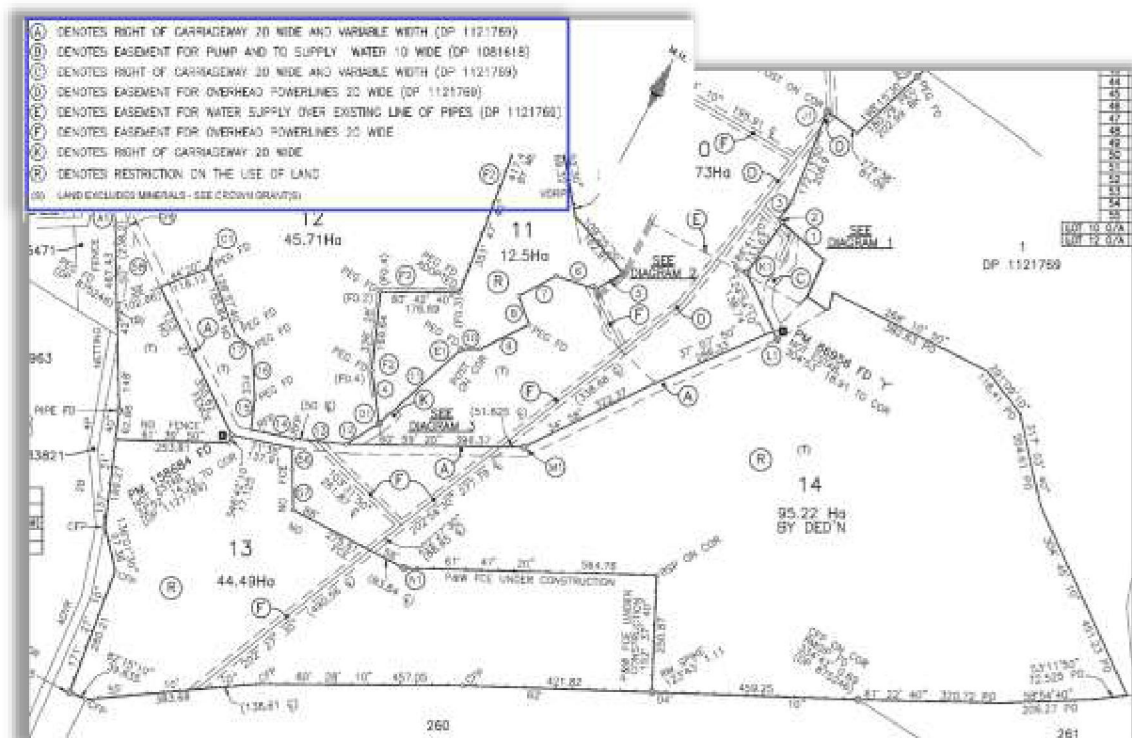
Mostly broadscale farming, formerly mixed farming with Asparagus and later Vineyards on the land prior to the current Ownership in approximately 2007 where it was returned to broad acre and equine.

The Wirrilla Homestead is quite historic however the current proposal is not within the vicinity of these buildings.

The site as described in attached verification email from the Owner's Accounting Firm, is established as a broad acre farming enterprise and also equine stud between Redbank North's wider holdings.. The land is zoned primary production and is being used as same.



ZONE AND LOCALITY/USE



Extract of Deposited Plan

What is the area of the site ?

The allotment in question is 95.22ha in area (current precise area by survey), and is within a wider Farm Holding significantly larger. The subject lot is highly irregular in shape and is broadly 356m deep at the proposed site and 2.64km across with multiple other nearby lots in the holding. The lot has no Building

Envelopes for buildings yet is constrained by various easements (see above) none of which impact on this proposal (see Elec assets map below).

If applicable, describe the existing dwelling or built structures

As stated above, the land contains a principal Dwelling with Garage, it is historic and tucked away in the NE corner of the site. This proposal is among the farm lands the rural worker will manage. The site is to the left of the image below beyond the trees at mid view, as estimated by the writer.

This document now serves as a Statement of Environmental Effects and Planning justification for same.



Site viewed from Roben Lookout via Bundarbo Rd (DA Busters image)

If there is an existing building on the site how does it address the street?

As can be seen from the site, the building is set well into the site and does not have a dominant street appearance. The existing dwellings are concealed by sloped land and a road angle adjacent.

Is the site classified as Bushfire Prone or Flood Prone land ?

Not mapped on eSpatial Viewer or RFS site.



Topographic Map – MapIT InfoTrack (contours @ 200mm approx)

**Essential Energy aerial imagery (Laid over Google Earth Pro – Imagery date 2023)
(note power is in easement 20m wide – see DP extract above)**



A. The Proposed Development

Generally, the proposed development involved the conversion of a large shed to a single storey with mezzanine, six-bedroom dwelling. More specific details of the development include:

- The number of storeys proposed / existing* - 1 storey
- The roof type proposed* - Colorbond (light grey colour)
- Dwelling wall type proposed* - Colorbond (light grey colour) (relief via windows, tank & PV Cells)
- Dwelling roof height above finished ground level* - 4.1 metres
- Gross floor area (GFA)* - Footprint Dwelling – 48.84 sq.m
- Setbacks from each site boundary*
- | | | |
|------------------------|---|-------------|
| West (Lot Bdy) | - | 442 metres |
| East (rear to own lot) | - | 1300 metres |
| North (Lot Bdy) | - | 160 metres |
| South (Lot Bdy) | - | 107 metres |
- Any landscape work proposed* - Curtilage to be established however site in distinctive service area between paddocks.
- Vehicle, access and parking* - Access to the site is from the existing accesses off Widgeongully Road west of Jugiong.
- Utilities*
- Sewer – effluent disposal will be to 3200L septic tank and 2 x 20m trenches per Hilltops Policy (2 bedroom)
- Water – stormwater from the roof of the dwelling is being collected in a min 50kL Rainwater tank (20kL reserved for rural property fire fighting purposes).
- Power – power is located on and through the property and connection will be done to Essential Energy requirements. Note – easement and 11kVa lines nearby yet dwelling sited approx 80m from lines. See site plan and Elec offset plan above.
- Is development permissible under another SEPP or EPI ?* - This development is permissible under the Land Use Table provisions of the Young LEP 2010 and also Hilltops LEP 2022 for this zone. The development is to provide a Rural Workers Dwelling. See email from Group Accountant with justification for Redbank North's operations.
- Describe the extent of demolition* - Nil demolition proposed.
- Describe the trees to be removed* - Nil trees to be removed
- Total open space or unbuilt upon area available* - >99 % of the site
- Subdivision proposed* - Nil

B. Compliance with Planning Controls

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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

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

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there are no trees and shrubs to be removed, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds (the site is not mapped as high biodiversity value on the Biodiversity Values Map, and the development does not exceed the clearing threshold) – see attached BVM&T Report [7.2(1)(b)],
- the site (at the dwelling's placement) has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].
- The mapping supplied in the attached BMAT report is broad brush yet the Murrumbidgee River on the land to the distant north and east, is picked up for biodiversity values. The dwelling is sited away from this area along with OSM disposal and as such will have no impact on that part of the land.

Fisheries Management Act 1994

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

4.10 Designated development

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

4.14 Consultation and development consent—certain bush fire prone land

The land is not mapped as bushfire prone so consideration of the requirements of Planning for Bush Fire Protection is not required.

4.36 Development that is State significant development

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

4.46 Integrated development

The development is not integrated development, with the only relevant consideration being proximity to watercourses. The proposed dwelling is greater than 40 metres from the adjacent actual watercourse to the west.

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

State Environmental Planning Policies (SEPPs)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application & Clearing thresholds (pub. 2-12-2021) ***see separate search and result mapping – development is not in a mapped area and does not exceed any clearing thresholds***
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004) – ***n/a as pre manufactured structure and subject to Local Activity Approval under s68 of Local Govt Act, 1993***
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) – ***pathway not chosen nor eligible***
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) – ***not applicable this development***
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development***
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development***
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) – ***consistent for a rural and worked property***
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development – no contam known at site***
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) – ***development not adjacent any energy or resource infrastructure – sited clear of internal provision power lines (and easement) through allotment***
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development***
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002) – ***not applicable this development***

Local Environmental Plans (LEPs)

Hilltops LEP 2022

The relevant provisions of the above LEP, are discussed as follows:

Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is not inconsistent with the following aims of the LEP: (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, <i>not applicable</i> (a) to protect the natural resources of Young from development that may reduce horticultural and agricultural productivity, while allowing for the planned urban expansion of Young Township, <i>not inconsistent – no impact expected</i> (b) to encourage the proper management, development and conservation of resources through the principles of ecologically sustainable development by protecting, enhancing and conserving the following— (i) land of significance to agricultural production, (ii) areas of high scenic value, (iii) areas of significance for nature conservation, (iv) timber, minerals, soil, water and other natural resources, (c) to protect, conserve and enhance the natural and cultural heritage of Young, including native biodiversity, threatened species,

Clause	Complies	Comments
		remnant and riparian vegetation, corridors and links and environmentally sensitive lands, <i>Discussed earlier– not inconsistent this locality</i> (d) to encourage the renewal and upgrade of the older residential precincts in Young Township, <i>not relevant this proposal</i> (e) to encourage a range of housing, employment, recreational activities and services to meet the needs of existing and future residents of Young. <i>Consistent with objective and locality</i>
1.4 Definitions	N/A	The proposed development is defined as a <i>rural workers dwelling</i> which means, <i>..... a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.</i>
1.9A Suspension of covenants, and instruments	Yes	Certain straightforward restrictions as to user / covenants apply to the site, which are complied with and no suspensions or variation are sought. There exists an electricity easement series nearby yet the development is sited away from same by 80m.
2.2 Zoning	N/A	The site is zoned RU1 – Primary Production
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 following objectives of the zone: • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To encourage competitive rural production and associated economic development by maintaining and enhancing— (a) local and regional transport and communications connectivity, and (b) accessibility to national and global supply chains. • To maintain areas of high conservation value vegetation. • To encourage development that is in accordance with sound management and land capability practices, and that takes into account the natural resources of the locality. • To protect and enhance the water quality of receiving watercourses and groundwater systems and to reduce land degradation. • To encourage the development of non-agricultural land uses that are compatible with the character of the zone and sustain high quality rural amenity. The development is consistent with most of the aims stated in an effort to run a Ram stud from the property
2.7 Demolition	N/A	No demolition proposed.
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.6 Exceptions to dev standards	Yes	Nil
5.10 Heritage Conservation	Yes	There are no items of European heritage listed or identified on either the State Heritage Register or in the LEP as being present on-site, and the site is not located in a Heritage Conservation Area (HCA).

Clause	Complies	Comments
		A search of the Aboriginal Heritage Information Management System (AHIMS) database shows that no Aboriginal sites have been recorded, and no Aboriginal places have been declared, within 50 metres of the allotment in question, so the likelihood of disturbing relics is minimal.
5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	Yes/No	The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in certain zones (including the RU1 and RU4 zones), particularly between residential land uses and other rural land uses. A consent authority must take into account following matters: (a) <i>the existing uses and approved uses of land in the vicinity of the development</i> To North, East & West is broadening agricultural uses, far distant from these internal of holding proposals. To the farther north (approx 3km) is the settlement of Jugiong. (b) <i>whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,</i> As stated, the proposal is consistent with the type and nature of land uses in the area. The building in question is internal of the holdings owned by the proponent. (c) <i>whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),</i> Given the large setbacks proposed, it is not expected that the erection/use of a workers dwelling house will be incompatible with the adjacent uses, or will be out of character with most lots supporting, or capable of, supporting dwellings. The dwelling is internal of the Owners own holding (d) <i>any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</i> No measures are considered necessary to minimise or avoid impacts. Use would be consistent to those around.
6.1 Earthworks	OK	Minimal and already revegetated
6.2 Essential Services	Complies	Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, water tank per Policy & DCP (b) the supply of electricity, extension of existing connection to occur (c) the disposal and management of sewage, proposed per policy (d) stormwater drainage or on-site conservation, disposal to tanks with overflows way from OSM (e) suitable road access - internal exists and connection to Widgeongully Rd existing
6.3 Terr Biodiversity	N/A	Not mapped as affected in the locality of the site proposed
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – G/water Vulnerable	N/A	Site is mapped as affected as the allotment is within the wider Jugiong Village catchment. No impact is expected from a groundwater contamination basis. The allotment is surrounded by disturbed and farmed lands so no additional inputs into groundwater system excepting a compliant level septic system strictly in line from policy and hundreds of metres from any flowing water. No cumulative impact is expected as no untoward input is proposed from the development.
6.6 Salinity	N/A	Not mapped as affected in the locality of the site proposed

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	Not mapped as affected

BMAT & AHIMs full search results in Appendices.

Bushfire – not mapped this attribute yet per policy 20kL of tank reserved and a 65mm storz to be fitted.

Electrical Assets



Development Control Plans (DCPs)

Hilltops Development Control Plan

An assessment of the DCP applicable matters is detailed below. Whilst no section exists for a Rural Workers Dwelling, the applicable parts of a Rural Dwelling are commented on.

2025 HILLTOPS DCP - AS RESOLVED

SECTION 2.1 - RURAL DWELLING

SECTION/OBJECTIVE	PERFORMANCE REQUIREMENT	COMMENT THIS APPLICATION
BROADER OBJECTIVES - RURAL DWELLINGS		
a) Located and designed in a manner appropriate to the rural character and amenity;		Modest sized and on farm well within holding
b) Respond and minimize conflict on agricultural activities and productive potential of the surrounding rural lands;		Working same farm so impacts under the occupant control
c) Responsive to the existing development pattern.		N/A

OPERATING PROVISIONS

PR1: Dwellings are provided with safe connection to the public road network and are identifiable.	AR1.1 Access to the dwelling from the public road network complies with the provisions of this DCP relating to access to rural properties and Transport for NSW requirements.	Existing farm access onto Widgeongully Rd						
	AR1.2 Signage for the residential address for a dwelling is to be provided and be clearly identifiable from the public road.	Able to be provided at gate						
PR2.1 Residential dwellings are to be responsive to the slope of the land, orientation to the sun and other site attributes to achieve an appropriate design for the specific site. PR2.2 Minimise the use of cut and fill associated with the development.	AR2.1 A Cut for the purposes of development must not exceed a maximum depth, measured from existing ground level of:	Level site						
	<table><tr><td><1m</td><td>1m</td></tr><tr><td>1m-1.5m</td><td>2m</td></tr><tr><td>1.5m-3m</td><td>3m</td></tr></table>	<1m	1m	1m-1.5m	2m	1.5m-3m	3m	n/a
	<1m	1m						
	1m-1.5m	2m						
1.5m-3m	3m							
AR2.1 B Fill must not be higher than 1m.	n/a							
AR2.1 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.	n/a							

	AR2.1 D 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.	n/a
	AR2.1 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
PR3: A) Visual and amenity impacts on neighbours and the rural landscape are minimised; and B) Development does not adversely affect the environment or agricultural pursuits on the subject or neighbouring lands;	AR3.1 The dwelling is not located within the following distances to any road boundary: RU1 Primary Production - 30m C3 Environmental Management. - 30m RU4 Primary Production Small Lots - 20m	Complies
	AR3.2 The dwelling is not within the following distances to any side or rear boundary: RU1 Primary Production - 20m C3 Environmental Management. - 20m RU4 Primary Production Small Lots - 10m	Complies
	AR3.3 The dwelling is not located within 50m of a ridge line; nor is it visible above a ridgeline.	Complies
	AR3.4 The dwelling is not located within 50m of a waterway/ 40m from the bank of any perennial watercourse.	Complies
	AR3.5 The dwelling is not located within the distances of the land uses outlined in Table 2.1.	Is to be Workers Accommodation on same farm so outcomes able to be controlled.
	Setbacks per adjacent landuse: Insert applic -	n/a worker on same farm and sited in intra-paddock aisle at 65m wide
	AR3.6 Use of vegetated buffers between residential development and agricultural land uses are encouraged. See Section 4.15 for information and guidance.	Site curtilage to be established
	AR3.7 Reflective materials are selectively used so that a glare nuisance is not caused to	Colorbond clad

	surrounding neighbours or public roads.	
	AR3.8 Dwellings are to be designed so that the elevation facing the street has a residential appearance or nature.	n/a well within rural holding
PR4: Adequate area exists for on-site waste disposal;	AR4.1 The drainage field of the On-Site Sewerage Management System is appropriately designed in accordance with Hilltops On-site Sewerage Management Policy and considers the cumulative impact of an additional system in the locality.	See s68 - to comply
PR5: Dwellings are supplied with potable water and water for fire fighting reserves.	AR5.1 The on-site water capture and storage for domestic purposes complies with the NSW BASIX scheme and any Certificate issued.	No BASIX as LGA s68 yet tank provided
	AR5.2 The total water storage on site is to be compliant with the following: • guidelines in Council's Development Assessment Guide • include a firefighting reserve of 20,000 L, over and above any BASIX minimum; and • fitted with a 65mm Stortz fitting. The above may mean a total volume in excess of Council's Development Assessment Guide in some circumstances.	Tank water and reserve volume for fire fighting per DCP
PR6: Land for erection of a dwelling is safe and suitable for the purpose.	AR6.1 On lands identified as former orchard lands: a) Soil testing for pesticide residue is required; and b) Such testing is to demonstrate the land is suitable for the intended use.	Farmed lands not orchard
	AR6.2 Development is to be in compliance with Council's Contaminated Lands Policy.	N/A none known
PR7: No structures are adversely affected by stormwater egress.	AR7.1 All stormwater from the property is to be designed disposed of without causing nuisance. This may involve connection to Council's existing drainage system or other suitable arrangements such as easements.	SW to tank and overflow to absorption on site

PR8: Residential development is to: a) Be designed to reflect vehicle and occupant safety principles; and b) Ensure safe vehicle and occupant interaction within residential properties.	AR8 - PR8 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 and 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. This provision applies to all Class 1, 2 and 10 buildings. See Section 2.4 Vehicle and Occupant Safety for Residential Development for further details.	Farm Vehicle parking away from dwelling.
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Section 2.1C Design Cues and Suggestions for Rural Residential Development	
Residential development involves numerous alternatives. In this respect, full compliance with all controls outlined may not be possible. Where a control is not achieved, the specific alternative made should be described in the Statement of Environmental Effects. Council will consider alternative designs provided the performance outcomes are achieved. For Rural Residential Development consider: • Examine at passive solar and orientation. • Address separation distances from neighbours. • Respect the slope of the site. • Address separation distances from agriculture on subject property.	Noted

D. Assessment of Likely Impacts of Development

Construction Impacts

Will the proposal impact upon any trees, or have any impact on the soil or site drainage patterns during construction?

The development does not involve the removal of trees, and the minimal earthworks will have no impact on site drainage.

How will construction noise and rubbish removal be managed during construction?

Construction work was carried out during normal work hours, placement a short process for pre-manufactured structure.

Sedimentation and erosion controls

Sedimentation and erosion control measures will be installed prior to work commencing on-site where necessary.

Privacy

Will the proposal result in the loss of visual or acoustic privacy to any neighbouring land use? **No**

If so, what measure will be taken to minimise that loss?

The proposed pre manuf-dwelling will not result in any loss of visual or acoustic privacy given the large setbacks between the proposed dwelling and the dwellings on adjacent properties and the existing tree cover.

Views

Will the proposal result in the loss of views to any neighbouring land use? **No**

Given the separation between the existing dwellings in the area and the proposed new dwelling, the topography of the land and the tree cover in the immediate area, views will not be compromised by the proposed development.

Overshadowing

Will your proposal result in any additional overshadowing to any neighbouring land use? **No**

There will be no overshadowing as a result of the development, given the size of the lots and setbacks, which are characteristic of the area.

Economic and Social Impacts

Will your proposal result in any social and economic impacts within the locality? **No**

No negative socio-economic impacts to the locality are foreshadowed. The construction phase will generate a small but positive economic benefit, for tradesman and businesses in the region. Allows better employment chances on farm.

Drainage

What are the proposed methods of disposing of stormwater from the site and are any new easements required?

Stormwater will be collected in a rainwater tank, reticulated back to the dwelling, and any overflow from the tank piped clear of the dwelling and disposed of so as not to cause erosion.

Access and Traffic

The introduction of an additional dwelling in the area, will result in additional vehicle movements, typically 9 movements per day. It is considered that the local road network will adequately cater for this increase in vehicle movements, with no roadworks required.

APPENDIX # 1

DEVELOPMENT PLANS



Advanced Search

Address (2)

Lot

Suburb

POI

Survey Mark

Number

1780

Road Name

mcmahons reef

Road Type

ROAD

Suburb

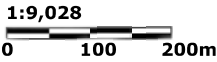
JUGIONG

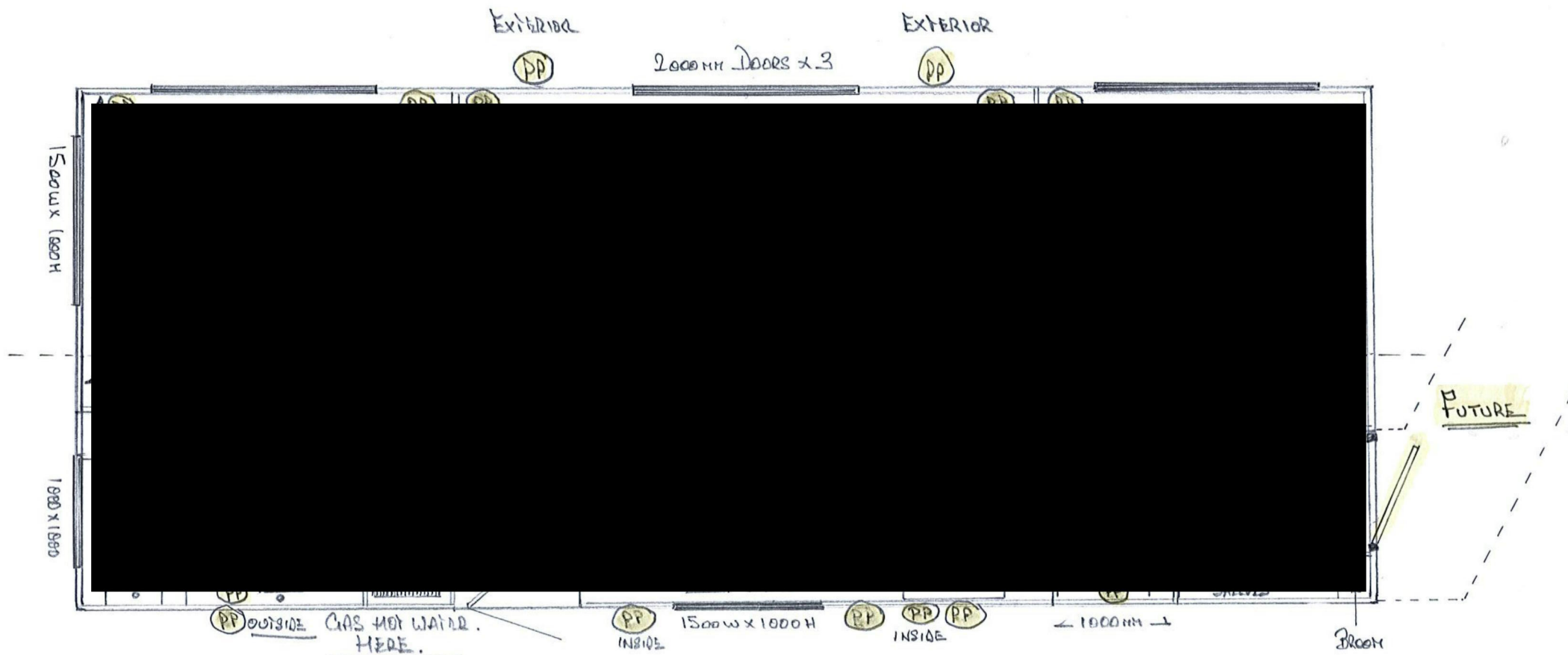
Postcode

Search

Reset

Address	Type
2909 MCMAHONS REEF ROAD JUGIONG	Primary
2911 MCMAHONS REEF ROAD JUGIONG	Secondary

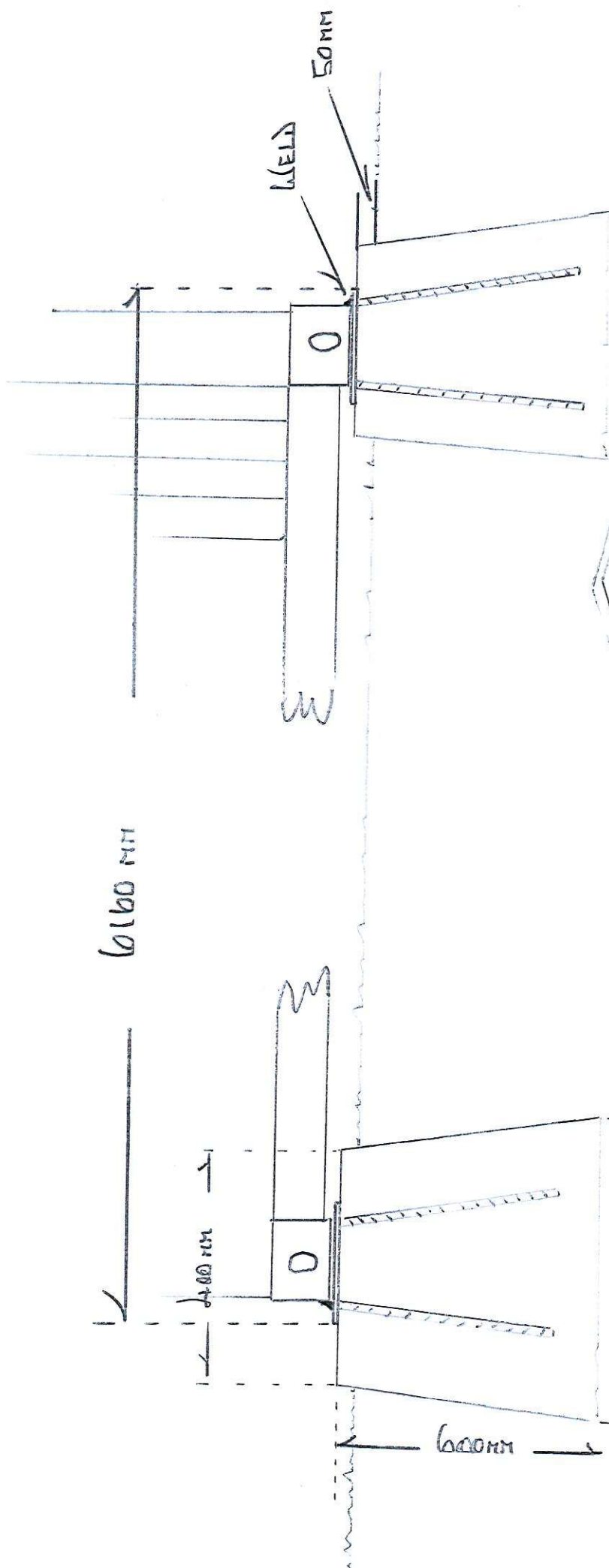




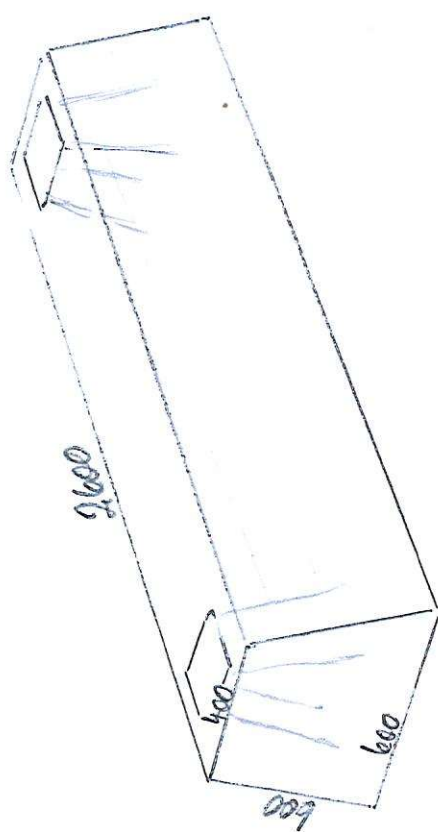
TASTIC — HEATER — LIGHT — FAN

Scale 1:50

— RCS ALBURY. JUNE 2026

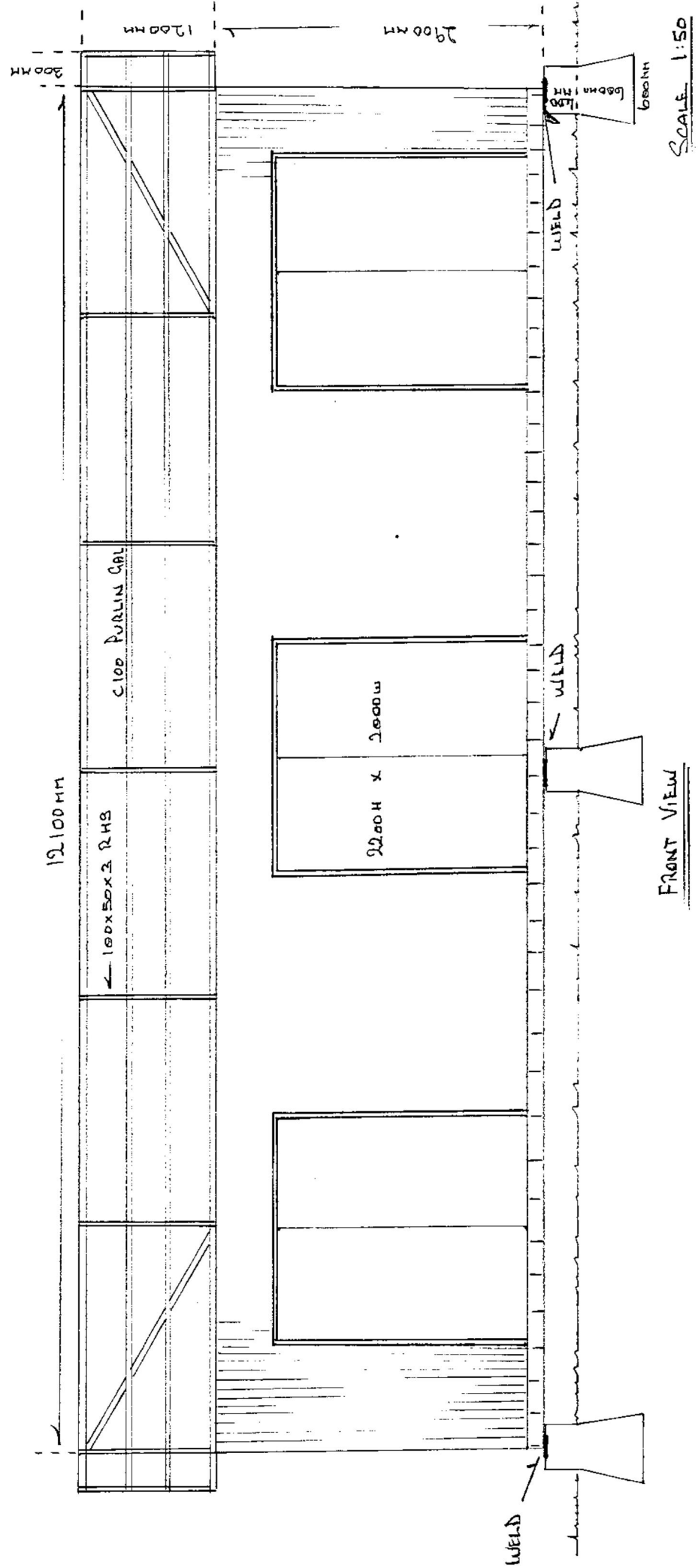


WE MAKE THE MOUNTING.
 PLATES FOR 500 - FREE
 (REQUIRE 4)



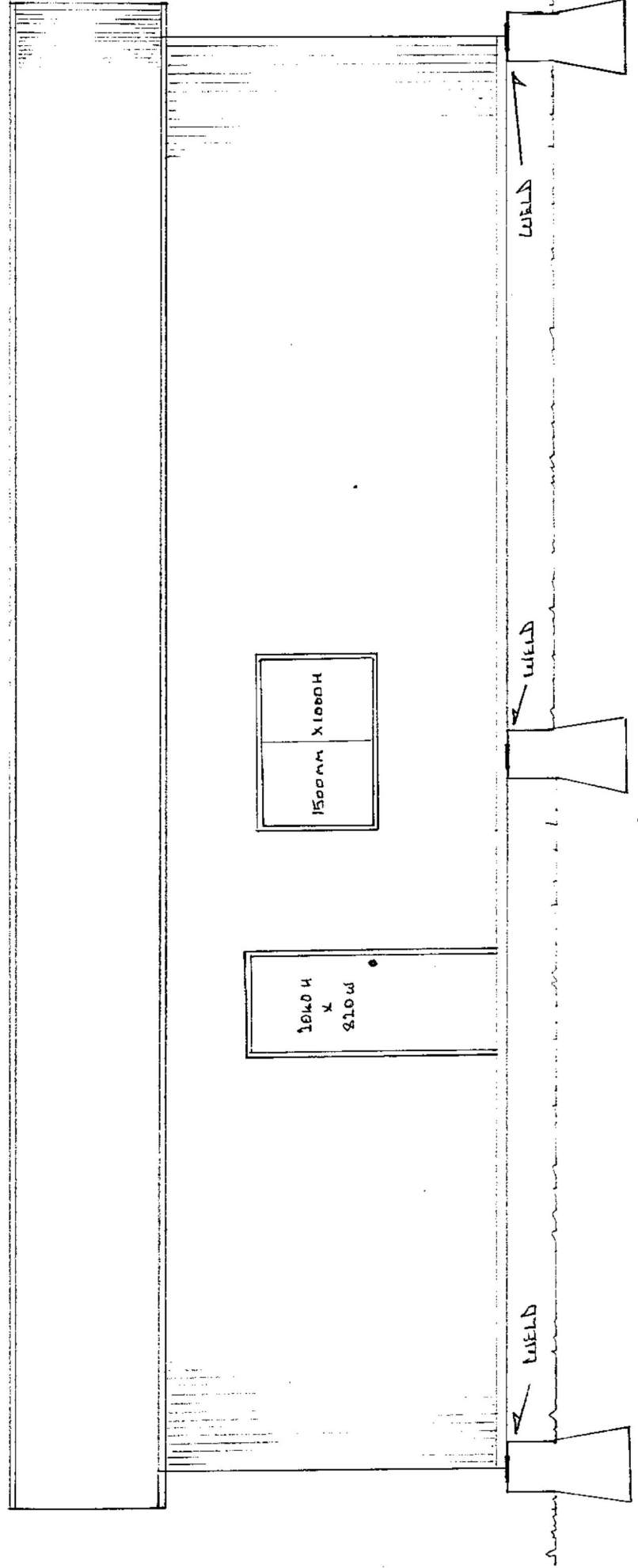
2026

RUBAL CONTAINER SUPPLIES PTY. LTD.



2026

RURAL CONTAINER SUPPLIES PTY. LTD.



REAR VIEW

Scale 1:50



**Rural
Container
Supplies**
PTY LTD

ONLY USED IF NO ROOF

40x3 FLAT WELDED

Roof

box 60
SMS

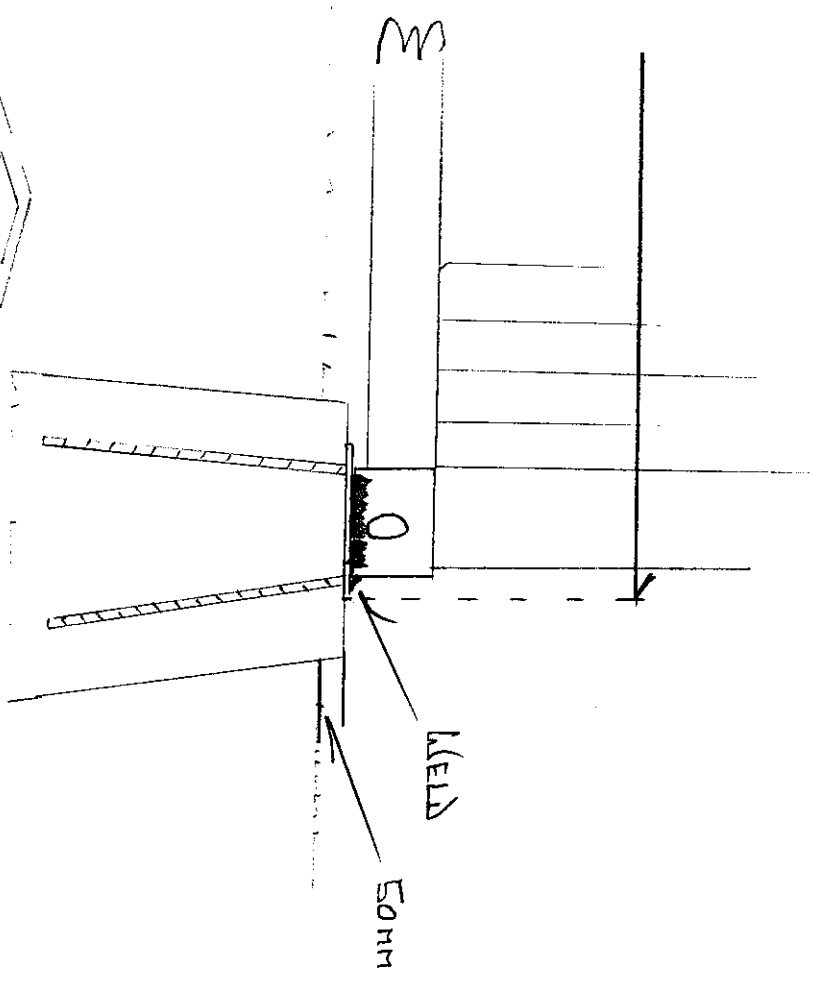
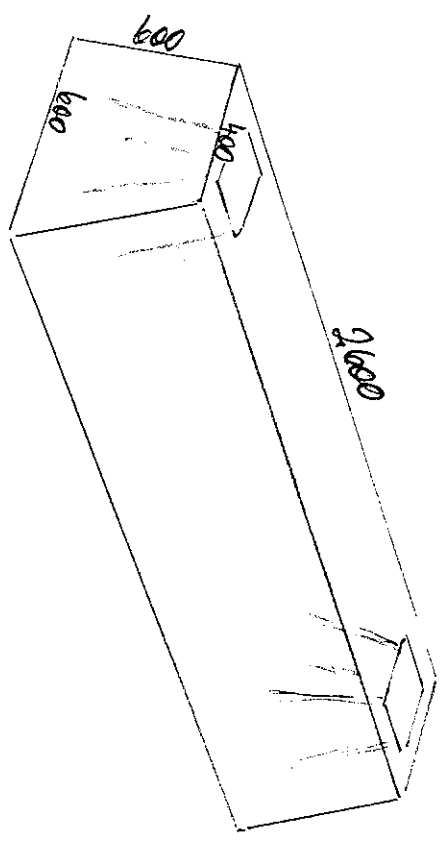
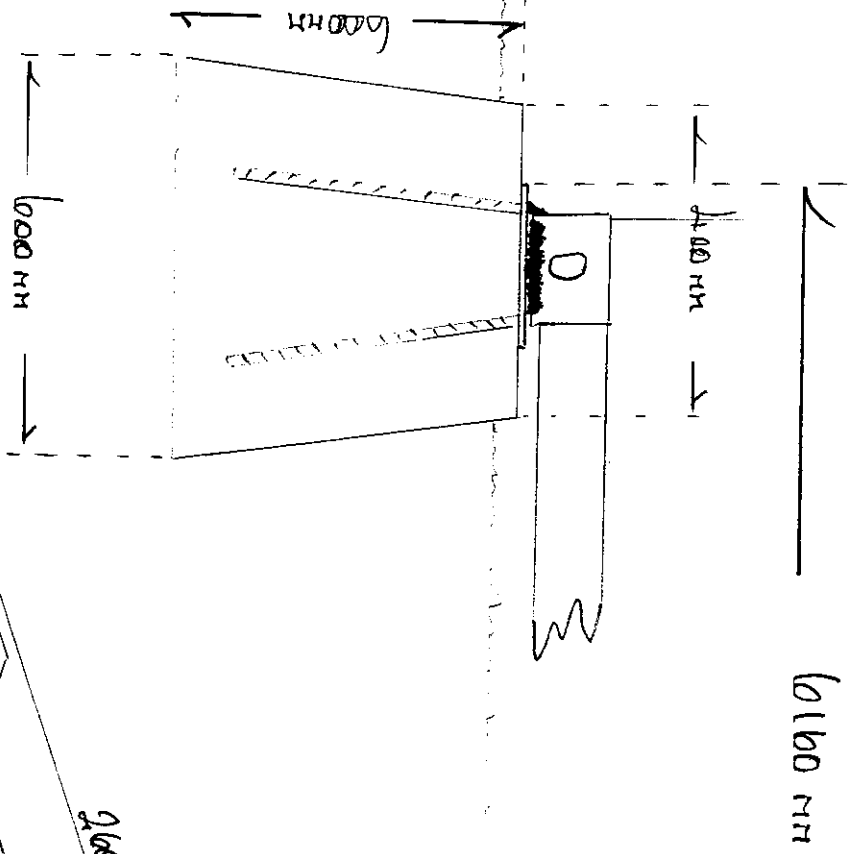
WALL
PANEL

Cross Section

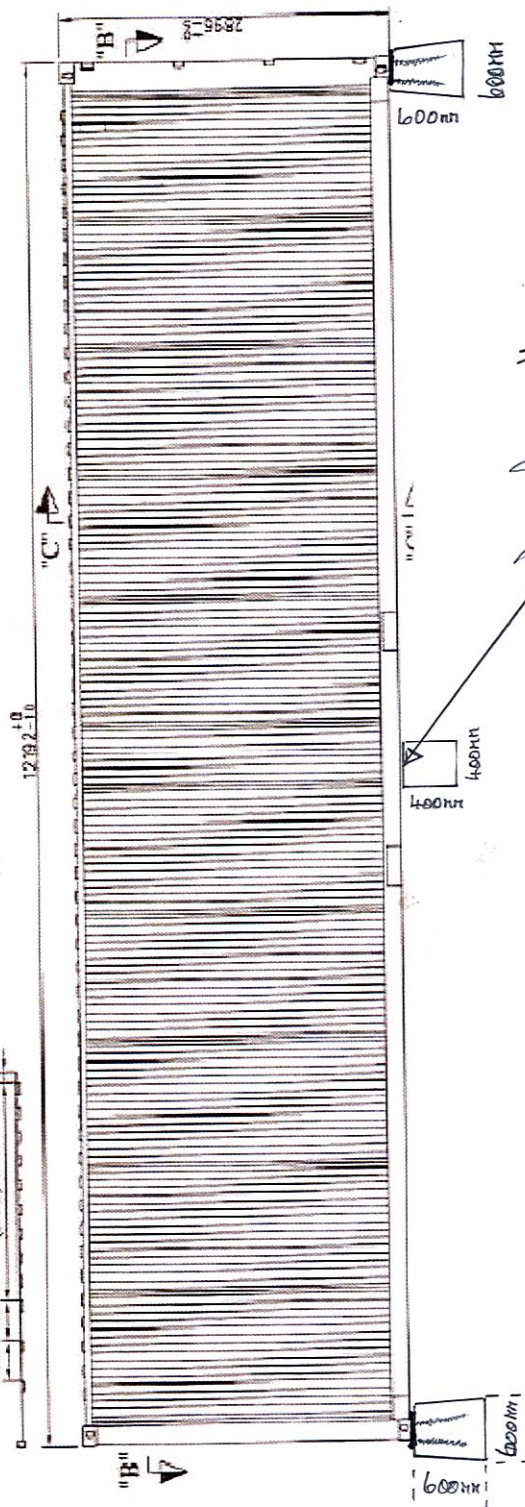
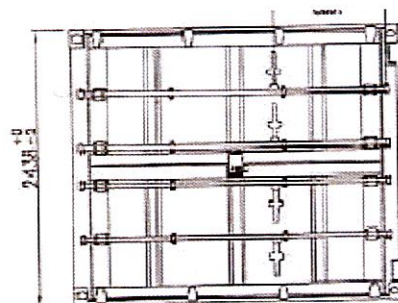
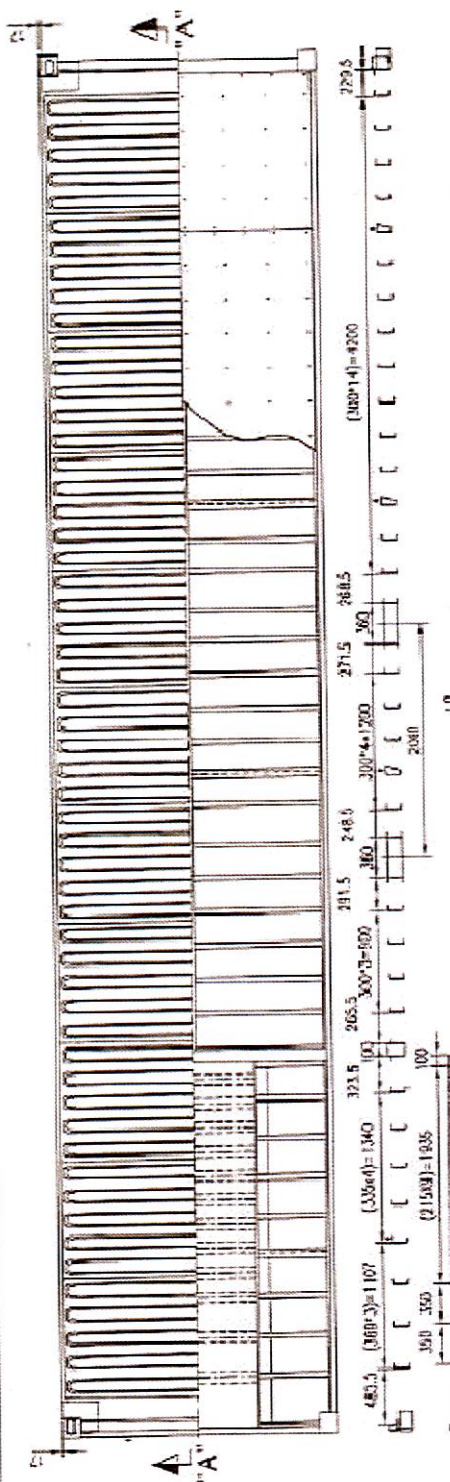
Roof Join on Two Containers!

Cnr of Racecourse Road
& Fallon Street,
Albury NSW 2640
PO Box 7277 Albury NSW 2640

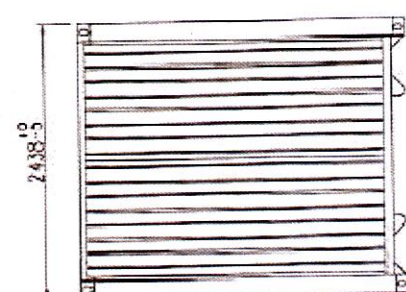
Ph: (02) 6025 0700
Mobile: 0408 695 457
Email: admin@ruralcontainers.com.au
www.ruralcontainers.com.au



WE MAKE THE MOUNTING
PLATES FOR TWO PARTS
(REQUIRE 4)

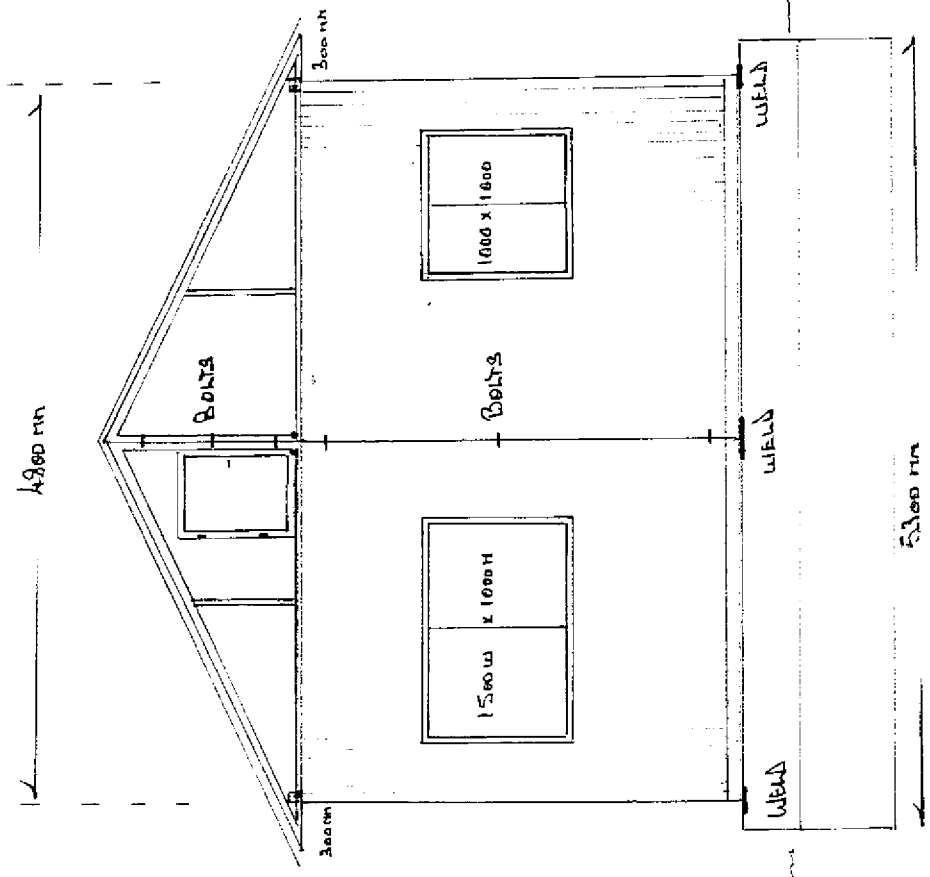


PLACE PACKERS HERE



2.026

RURAL CONTAINER SUPPLIES PTY. LTD.

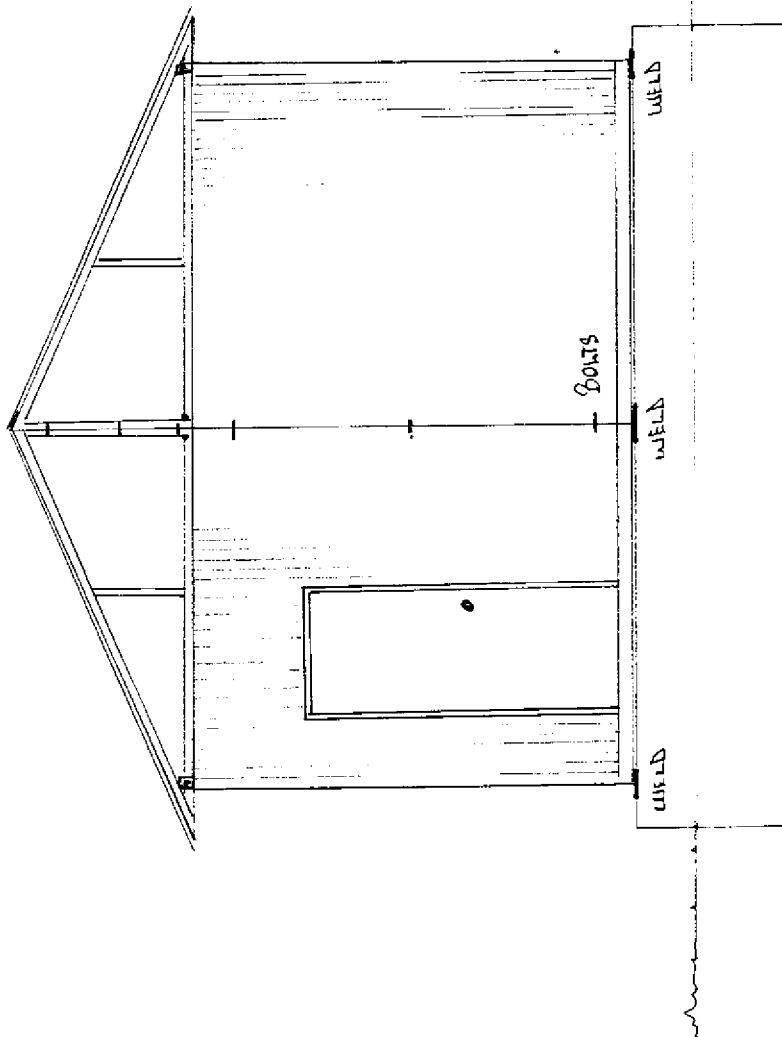


LEFT END VIEW

SCALE 1:50

2096

RURAL CONTAINER SUPPLIES PTY. LTD.



RIGHT END VIEW

SCALE 1:50

[illegible]

GENERAL NOTES

61.

ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.
62.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
63.

ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
64.

ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED.
65.

THE ENGINEERS DRAWINGS SHALL NOT BE SCALED.
66.

DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVER STRESSED.
67.

WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT A.S. CODES INCLUDING ALL AMENDMENTS, AND LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY CONTRACT DOCUMENTS.
68.

NO UNSPECIFIED HOLES AND CHASES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
69.

REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF TILED AREAS, FLOOR WASTES SET DOWN AND LOCAL SURFACE GRADINGS AND REBATES.
70.

PROP WALLS OVER 1000 HIGH, PROPS TO REMAIN UNTIL SLAB HAS BEEN POURED FOR 7 DAYS.
71.

SERVICES ARE TO BE LOCATED BEFORE CONSTRUCTION COMMENCES

SUB GRADE PREPARATION

- REMOVE 100mm TOPSOIL, INCLUDING ALL VEGETABLE MATTER (ROOTS & GRASS). ANY SOFT AREAS SHALL BE ECAVATED BACK TO FIRM MATERIAL AND FILLED WITH WELL COMPACTED GRANULAR MATERIAL.

THE SITE, INCLUDING HOLES SHALL BE FILLED WITH APPROVED GRANULAR MATERIAL WATERED & COMPACTED TO 95% MODIFIED DRY DENSITY IN LAYERS NOT EXCEEDING 150mm (LOOSE) UNLESS NOTED OTHERWISE.

THE WHOLE OF THE AREA BELOW THE RAFT SHALL BE BLINDED WITH 50mm SAND AND COVERED WITH A SPECIFIED MOISTURE BARRIER. PRIOR TO PLACING ANY CONCRETE.

ALL TERMITES AND DAMP PROOF TO BE LOCATED AND INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE S.C.A. NOTE REQUIREMENT

FOR 0.2mm HIGH IMPACT RESISTANT DAMP PROOFING MEMBRANE. COMPACTED OR ROLLED FILL. FILL TO BE PLACED IN ACCORDANCE WITH AS2870

SECTION 6. MAXIMUM ALLOWED FILL TO BE 300mm IN CLAY OR 600mm IN SAND. SHOULD THESE LIMITS BE EXCEEDED CONTACT THE ENGINEER. ROLLED FILL IS FILL PLACED IN 150mm LAYERS AND COMPACTED WITH A RUBBER TYRED LOADER OR ROLLED WITH A TULI BUCKET.

1. TO BE PLACED OVER AREA STRIPPED OF TOPSOIL.

2. TO BE PLACED IN 150 THICK LOOSE LAYERS WATERED TO ACHIEVE A UNIFORM MOST CONSISTENCY ARE COMPACTED BY ROLLING OR PLATE COMPACTOR TO A HARD UNYIELDING SURFACE.

STRUCTURAL CONCRETE NOTES

- C1.

VORANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 - 2001 CONCRETE QUALITY.
- STANDARD TO AS 3600 CURRENT TEN ON WITH ANCHORMENT

ELEMENT	SUUMP	AGG MAX SIZE	F _c	AGG TYPE
FOOTING	100	20	20 MPa	STANDARD
SLAB	80	20	20 MPa	STANDARD
SUSPENDED SLAB	80	20	32 MPa	STANDARD
BLINDING				
GROUT	150	10	20 MPa	N/A
- CONCRETE COVER TO REINFORCEMENT SHALL BE AS FOLLOWS UNLESS OTHERWISE SHOWN:

	CAST AGAINST FORMS COMMITTING WITH AS 3610	EXPOSED TO	CAST AGAINST GROUND OR IN GROUND OR IN NON-GROUT TIGHT FORMS
ELEMENT	SHELTERED	LOCATIONS & NOT GROUND, WEATHER LATE EXPOSED OR WATER	
		CONDITION 1	CONDITION 2
COLUMNS & PEDISTALS		50	75
BEAMS	25	40	85
FOOTINGS	N/A	30	85
SLAB & WALLS	30	30	65
- C2.

SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES
- BEAM DEPTHS ARE WRITTEN LAST AND INCLUDE SLAB THICKNESS, FOR STRIP FOOTINGS WIDTH IS WRITTEN FIRST FOLLOWED BY DEPTH.
- REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION
- WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- REINFORCEMENT SYMBOLS:

S	STRUCTURAL GRADE DEFORMED BAR TO AS 1302
N	NOT ROLLED RIBBED BARS TO AS 4671
R	STRUCTURAL PLAIN ROUND BAR TO AS 4671
S _L	SQUARE MESH GRADE 500L TO AS 4671
T _M	RECTANGULAR MESH GRADE 500L TO AS 11-671
T _F	TRENCH MESH GRADE 500L TO AS 4671
W	COLD DRAWN ROUND WIRE TO AS 1302
- DOWNLOADER REBID WIRE TO AS 4671
- THE FIGURE FOLLOWING THE MESH SYMBOL DESIGNATES THE SIZE OF MESH. THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES. LAP BARS 30 TIMES DIAMETER AT SPACES UNLESS OTHERWISE NOTED. OVERLAP OUTERMOST WIRKS OF FABRIC AS SHOWN:
- FOR CONTINUOUS SLABS THE TOP REINFORCEMENT SHOULD BE LAPPED BETWEEN THE SLAB SUPPORTS AND THE BOTTOM REINFORCEMENT SHOULD BE LAPPED OVER THE SUPPORTS

SITE

DRAIN

AGE

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BACK

ARE THE INTELLECTUAL PROPERTY OF SIE CONSULTING. COPYRIGHT RESERVED. NO PORTION OF THESE DRAWINGS MAY BE REPRODUCED BY ANY PROCESS WHATSOEVER WITHOUT THE WRITTEN CONSENT OF SIE CONSULTING. IF IN
COURT ASAT

FILLED IN SUCH A MANNER TO PREVENT ACCESS OF WATER TO FOUNDATION.

TOP EDGE OF SLAB TO BE A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL. THIS HEIGHT CAN BE REDUCED TO 50mm NEAR ADJOINING PAVED AREAS U N O.

NOTE

TO GUARANTEE COMPLIANCE WITH ALL DESIGN REQUIREMENTS WE RECOMMEND AN INSPECTION.

AT COMPLETION OF EARTHWORKS PRIOR TO LACING PLASTIC MEMBRANE. PRE-POUR WITH ALL STEEL & BONDING IN PLACE.

C10.

REINFORCE SUPPORTING SLABS WITH PLAIN BARS WITH 100mm C/C. PROVIDE
COMPOUND BEAMS SHALL HAVE TWO LAYERS OF MILDSTEEL SLIDING MATERIAL BETWEEN
THIS SURFACE AND THE CONCRETE ABOVE. SEPARATE VERTICAL FACES OF CONCRETE AND SLIDING BRICK SURFACE WITH 10mm
THICK POLYURETHANE JOINT SEALANT. PROVIDE JOINT SEALANT TO ALL JOINTS.
CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFIED BY THE ENGINEER. THE SURFACE
OF THE SET CONCRETE SHALL BE ROUGHENED, CLEANED OF ALL LOOSE AND FOREIGN MATERIALS AND PAINTED WITH A THIN COAT OF
CEMENT GROUT OF CREAMY CONSISTENCY BEFORE CONTINUING THE FOLLOWING POUR.

C11.

C12. COMPACTION OF CONCRETE DURING PLACING SHALL BE BY MECHANICAL VIBRATORS

C13. CURING OF ALL CONCRETE SURFACES SHALL BE CARRIED OUT IMMEDIATELY AFTER
FINISHING, AS SPECIFIED BY COVERING WITH POLYTHENE OR CONTINUOUS WETTING FOR A MINIMUM OF 7 DAYS.

C14. POLISHED CONCRETE SURFACES REQUIRE GREATER ATTENTION TO CURING BECAUSE THE
SURFACES ARE EXPOSED. WE RECOMMEND WET MESSAN CURING FOR 7 DAYS MINIMUM. IF
THE CONCRETE IS NOT CURED PROPERLY THEN THE POTENTIAL FOR CRACKING INCREASES.

C15. FINISH TO SLAB SHALL BE APPLIED WITH A POWER FLOUT. TILED AREAS OF SLAB SHALL BE LEFT ROUGH FOR FINISH OF FLOOR TILES.

C16. PROVIDE POLYTHENE VAPOROUS BARRIER TO THE TOTAL AREA OF SLAB, WALL JOINTS AND LAP 200mm.

C17. SHRINKAGE CONTROL JOINTS WHERE SPECIFIED SHALL BE SAWCUT AS SOON AS POSSIBLE

AFTER CASTING SLAB AND WITHIN 10 DAYS. OF THESE DRAWINGS
AND WITHOUT THE WRITTEN CONSENT OF SIE CONSULTING. IF IN

D
I

23 06 26 CD
DATE

A FIRST ISSUE
REV AMENDMENTS

PRINTED : 23 06/2026 BY: CALLUM DAWY
CLIENT

RURAL CONTAINER SUPPLIES

PROJECT REFERENCE: 911230

391 TOWNSEND STREET ALBURY NSW 2640

PHONE (02) 6021233 FAX (02) 60111579 EMAIL consulting@sjc.com.au

TITLE:

PROPOSED FOOTING FOR
RURAL CONTAINER SUPPLIES ALBURY, NSW

DESIGN NAME

C

DRAWN: CALUM DWYER

AJ

CHECKED: DRAWING NO. REVISION SHEET: 1 OF 2 911230 v04

















Typical

APPENDIX # 2

Primary Producer Evidence

Fwd: DRAFT HARDEN COUNCIL

1 message

Redbank North <manager@redbanknorth.com.au>
To: <craig@dabusters.com>

Mon, Jun 8, 2026 at 10:43 AM

Letter from the accountant
Design and map will follow
Cheers
James
Sent from my iPhone

Begin forwarded message:

From: Redbank North <manager@redbanknorth.com.au>
Date: 2 June 2026 at 2:49:02 pm AEST
To: Martin Fenaughty <Martin.Fenaughty@kellypartners.com.au>
Subject: Re: DRAFT HARDEN COUNCIL

Thank you
Sent from my iPhone

On 2 Jun 2026, at 1:28 pm,
wrote:

@kellypartners.com.au>

To whom it may concern

I act as accountant and tax agent for [REDACTED] and his operating company Redbank North Pty Limited. [REDACTED] is seeking permission to construct a modular house on his property at Jugiong. The purpose of this house is to provide accommodation for employees assisting with the business of Redbank North Pty Limited. It is not possible to source local staff to carry out these duties and therefore the need for staff accommodation so that appropriate staff can be sourced from other areas. Should you have any queries please contact me,

Yours sincerely,

BBus, CA

Consultant

(Southern Highlands) Pty Ltd

T: (02) 4862 4866 | M: 0411 691 320

10 Bundaroo Street, Bowral NSW 2576

PO Box 1555, Bowral, NSW 2576

<image001.png>

<image002.png> <image003.png> <image004.jpg> <image005.png>

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APPENDIX # 3

Title

Deposited Plan & 88B

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 14/1211043

SEARCH DATE	TIME	EDITION NO	DATE
23/6/2026	12:35 PM	2	13/11/2015

LAND

LOT 14 IN DEPOSITED PLAN 1211043
AT JUGIONG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF JUGIONG COUNTY OF HARDEN
TITLE DIAGRAM DP1211043

FIRST SCHEDULE

AS JOINT TENANTS

(T AJ977723)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 U964494 COVENANT
- 3 DP1081618 EASEMENT FOR PUMP AND TO SUPPLY WATER 10 METRE(S)
WIDE APPURTENANT TO THE PART(S) SHOWN SO BENEFITED IN
THE TITLE DIAGRAM
- 4 DP1121769 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE
WIDTH REFERRED TO AND NUMBERED (1) IN THE S88B
INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN
THE TITLE DIAGRAM
- 5 DP1121769 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE
WIDTH REFERRED TO AND NUMBERED (1) IN THE S88B
INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1121769 RIGHT OF CARRIAGEWAY 20 METRE(S) WIDE AND VARIABLE
WIDTH REFERRED TO AND NUMBERED (2) IN THE S88B
INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN
THE TITLE DIAGRAM
- 7 DP1211043 EASEMENT FOR OVERHEAD POWER LINE(S) 20 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 8 DP1211043 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

redbank north...

PRINTED ON 23/6/2026

SCHEDULE OF REFERENCE MARKS

SOR	FROM	BEARING	DISTANCE	PLAN
1	RM LPH FD	157.05	1.39	DP 875246
2	RM PM 86957 FD	289.21	1.095	DP 875246
3	RMGIP FD	263.59	0.845	DP 1121769
4	RMGIP FD	319.17	1.095	DP 1121769
5	RMGIP FD	199.08	0.9	DP 875246
6	RMGIP PUD	244.33	0.97	DP 1121769
7	RMGIP FD	356.11	0.845	DP 1121769
8	RMGIP GONE	100.10	1.135	DP 1121769
9	RMGIP FD	172.47	1.025	DP 1121769
10	RMGIP FD	288.07	0.925	DP 1121769
11	RM PM 86956 FD	125.17	1.095	DP 875246
12	RMGIP FD	195.51	7.225	DP 1121769
13	RMGIP PUD	195.37	1.095	DP 1121769

- (A) DENOTES RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH (DP 1121769)
(B) DENOTES EASEMENT FOR PUMP AND TO SUPPLY WATER 10 WIDE (DP 1081618)
(C) DENOTES RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH (DP 1121769)
(D) DENOTES EASEMENT FOR OVERHEAD POWERLINES 20 WIDE (DP 1121769)
(E) DENOTES EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES (DP 1121769)
(F) DENOTES EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
(G) DENOTES RIGHT OF CARRIAGEWAY 20 WIDE
(H) DENOTES RESTRICTION ON THE USE OF LAND
(I) LAND EXCLUDES MINERALS - SEE CROWN GRANT(S)

SHORT BOUNDARY TABLE

1	2811.440	122.4
2	2811.440	9.71
3	6.26	47.39
4	147.18	114.79
5	2102.310	88.8
6	257.3810	93.93
7	2122.440	93.12
8	129.27	84.97
9	214.130	121.02
10	238.5820	43.25
11	199.08	241.92
12	208.92	85.14
13	245.92	117.29
14	251.35	97.48
15	337.4240	66.54
16	326.5320	109.41
17	276.11	45.825
18	121.0650	30.7
19	112.1120	80.27
20	150.1520	46.15
21	148.5710	66.69
22	303.27	55.16
23	303.1310	171.54

PERMANENT MARK CONNECTIONS

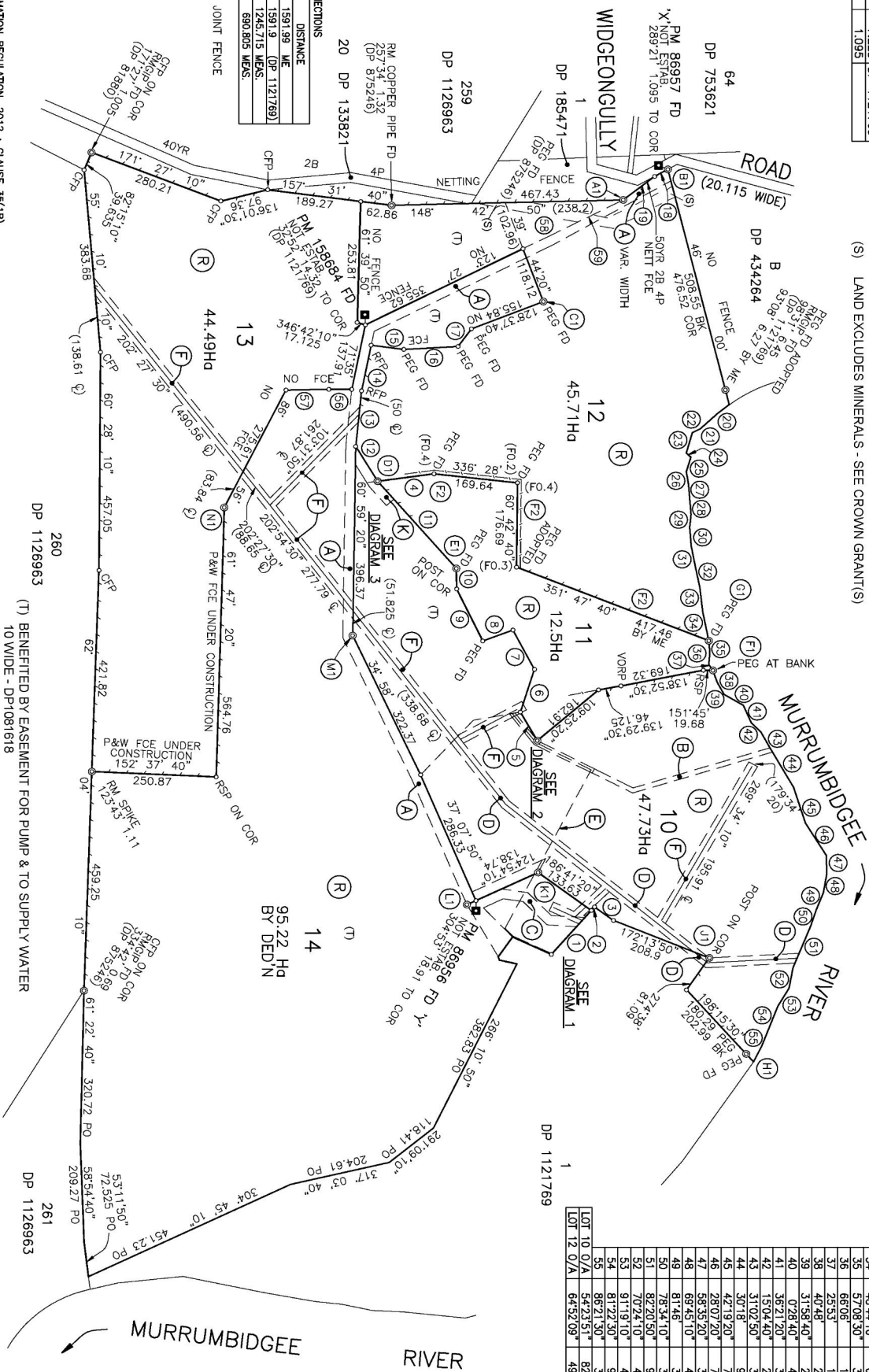
FROM	TO	BEARING	DISTANCE
PM 86957	PM 86956	74.47.00	1591.99 M
PM 86957	PM 158684	74.47.00	1591.99 (DP 1121769)
PM 86956	PM 158684	230.16.37	1245.715 M
PM 158684	PM 86957	303.11.59	690.805 M

(F2) DENOTES SVR 2B 3P HINGE JOINT FENCE

THE NORTHERN BOUNDARY OF LOTS 10, 11 & 12 IS THE RIGHT BANK ON THE MURRUMBIDGEE RIVER

SURVEYING AND SPATIAL INFORMATION REGULATION, 2012 : CLAUSE 35(1B)

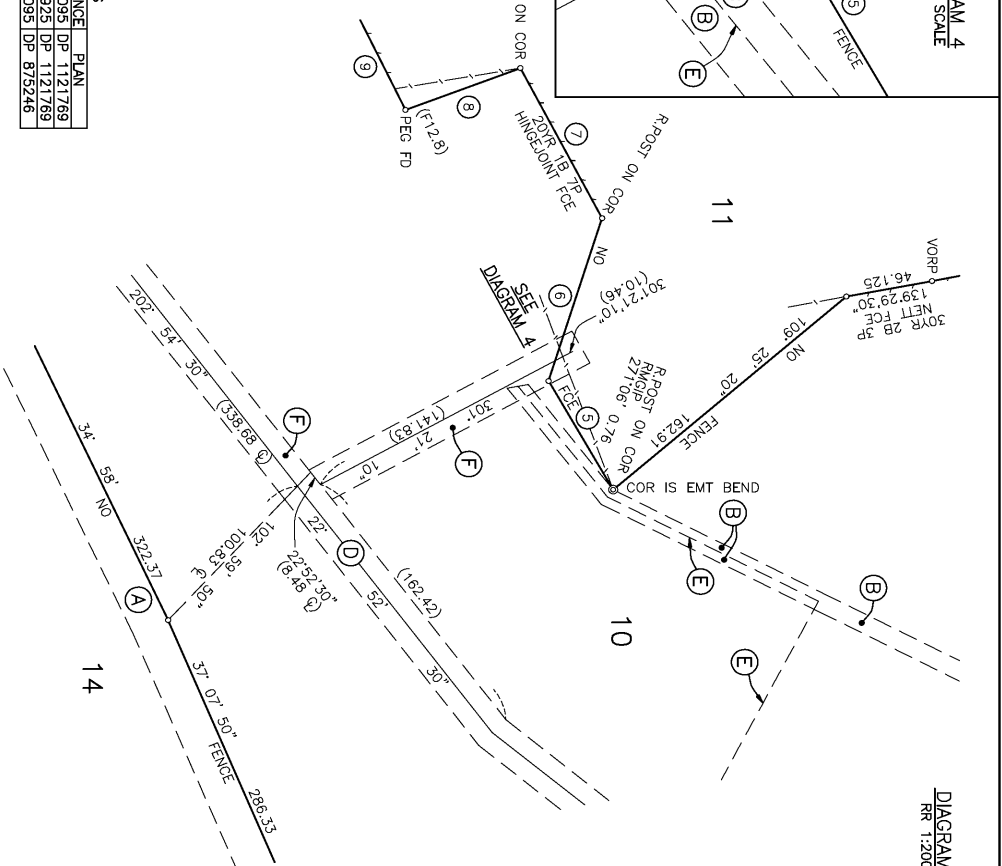
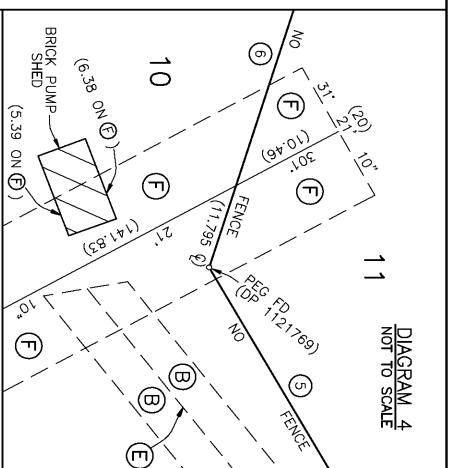
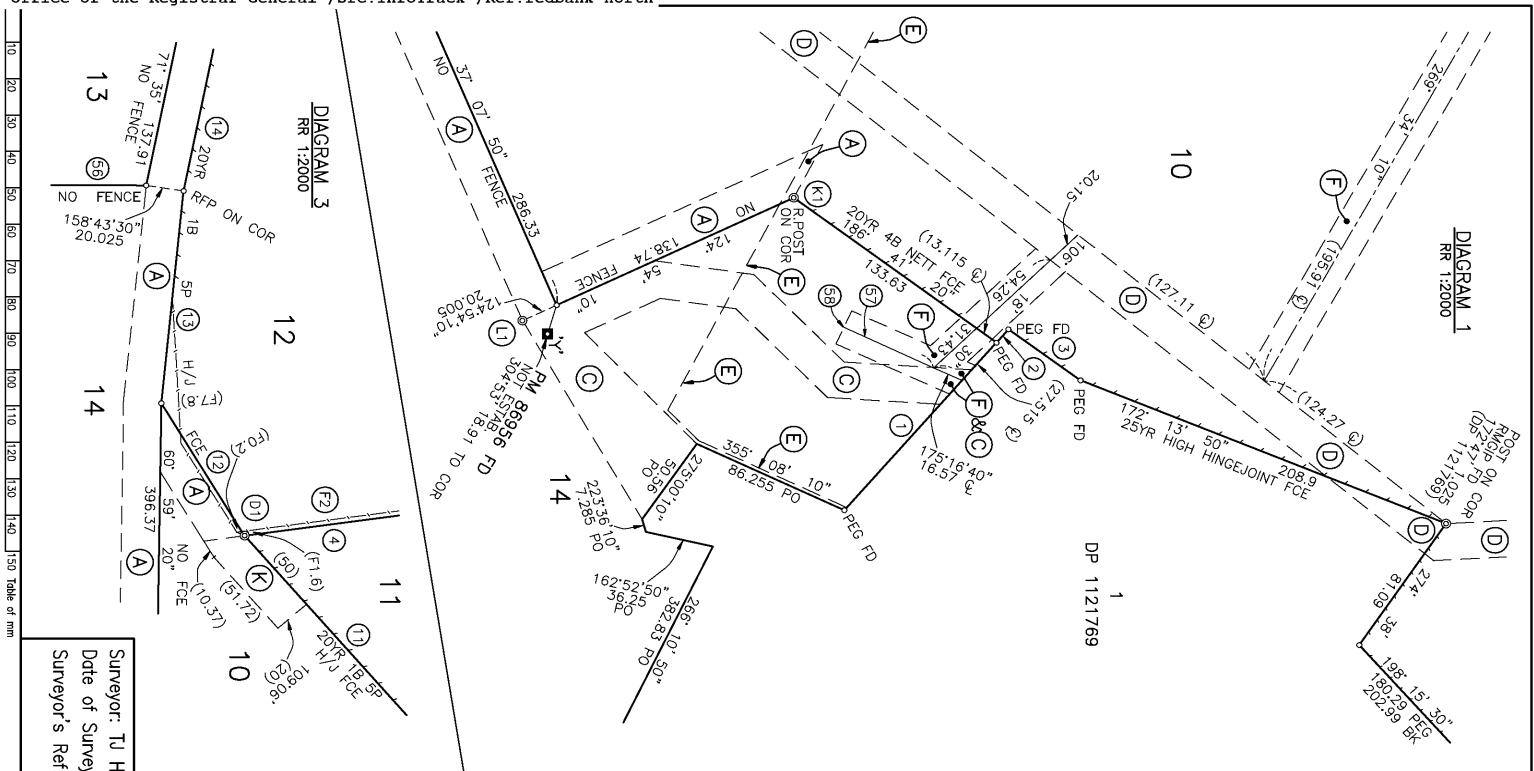
MARK	M.G.A. EASTING	M.G.A. NORTHING	CLASS	ORDER	METHOD	ORIGIN
PM 86956	622 111	6 142 995	U	U	SCIMS	FOUND
PM 86957	620 481	6 142 887	U	U	SCIMS	FOUND
PM 158684	620 980	6 142 160	U	U	SCIMS	FOUND
M.G.A. CO-ORDINATES OBTAINED FROM SCIMS AS AT 30 AUGUST 2014						
COMBINED SCALE FACTOR 0.999728 ZONE 55						



RIVER TRAVERSE		20	11204	30.135
21	10711.40	47.2		
22	12416.40	17.71		
23	7606.10	44.63		
24	14222.20	12.705		
25	7704.20	31.515		
26	5057.20	25.8		
27	5518.20	35.875		
28	5518.20	28.48		
29	6538.40	27.315		
30	5525.40	39.205		
31	4815.10	40.525		
32	4817.20	48.125		
33	5325.20	51.04		
34	4544.10	61.05		
35	5708.30	33.28		
36	6608	16.505		
37	2533	15.26		
38	4048	27.29		
39	3158.40	28.04		
40	028.40	45.135		
41	3621.20	39.875		
42	1504.40	27.485		
43	3102.50	37.69		
44	3018	95.425		
45	4219.20	78.98		
46	2807.20	79.305		
47	5835.20	38.105		
48	6945.10	40.54		
49	8146	37.62		
50	7834.10	37.69		
51	8220.50	93.9		
52	7024.10	43.7		
53	9129.10	43.545		
54	8122.30	90.5		
55	8621.30	36.57		
56	5423.51	824.592		
57	6452.09	486.439		

Surveyor:
Date of Survey: 16/09/2014
Surveyor's Ref: 14167PLAN OF SUBDIVISION OF
LOT 51 DP 1081618 AND
LOTS 2, 3 & 4 DP 1121769LGA: HARDEN SHIRE
Locality: JUCIONG
Subdivision No: SCT2013-055Registered
6.8.2015

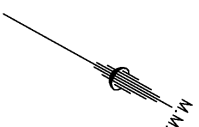
DP1211043



1	2811440	122.4
2	2811440	97.1
3	6.26	47.39
4	142.19	114.79
5	2023.10	66.8
6	25738.10	93.93
7	21224.40	93.12
8	1292.7	64.97
9	19135.30	121.02
11	19307.6	241.92
12	20856	85.14
13	24552	117.29
14	25135	97.48
15	15515.20	46.15
57	17516.40	52.54
58	18516.40	52.54

SCHEDULE OF REFERENCE MARKS				
COR.	FROM	BEARING	DISTANCE	PLAN
D1	RMGP FD	3.19.17'	1.095	DP 112.1769
K1	RMGP FD	2.66.07'	0.925	DP 112.1769
L1	RM PM 86956 FD	1.25.17'	1.095	DP 875246

- (A) DENOTES RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH (DP 1121769)
- (B) DENOTES EASEMENT FOR PUMP AND TO SUPPLY WATER 10 WIDE (DP 1081618)
- (C) DENOTES RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE WIDTH (DP 1121769)
- (D) DENOTES EASEMENT FOR OVERHEAD POWERLINES 20 WIDE (DP 1121769)
- (E) DENOTES EASEMENT FOR WATER SUPPLY OVER EXISTING LINE OF PIPES (DP 1121769)
- (F) DENOTES EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
- (K) DENOTES RIGHT OF CARRIAGEWAY 20 WIDE



Surveyor: TJ HINCHCLIFFE
Date of Survey: 16/09/2014
Surveyor's Ref: 14167

PLAN OF SUBDIVISION OF
LOT 51 DP 1081618 AND
LOTS 2, 3 & 4 DP 1121769

LGA: HARDEN SHIRE
Locality: JUGIONG
Subdivision No.: SCT2013-055
Lengths are in metres. Reduction Ratio 1:2000

Registered
6.8.2015

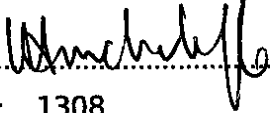
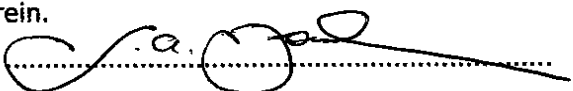
DP1211043

PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Office Use Only Registered:  6.8.2015 Title System: TORRENS Purpose: SUBDIVISION	Office Use Only DP1211043
PLAN OF SUBDIVISION OF LOT 51 DP 1081618 AND LOTS 2, 3, & 4 DP 1121769	LGA: HARDEN Locality: JUGIONG Parish: JUGIONG County: HARDEN
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	Survey Certificate I, TERRENCE JOHN HINCHCLIFFE of 39 CRAMPTON STREET, WAGGA WAGGA a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: (a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on (b) The part of the land shown in the plan being LOTS 10, 11, 12 & 13 was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, 16/09/2014, the part not surveyed was compiled in accordance with that Regulation. Signature:  Dated: 01-04-15 Surveyor ID: 1308 Datum Line: "X- Y" DP 1121769 Type: Urban *Rural The terrain is *Level-Undulating / *Steep Mountainous *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.
Subdivision Certificate I, Trevor Drowley, Acting General Manager *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109j of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: Consent Authority: Harden Shire Council Date of endorsement: 11 May 2015 Subdivision Certificate number: ST2013-055 File number: T2013-055 + T2014-013 *Strike through if inapplicable	Plans used in the preparation of survey/compilation. DP 1081618, DP 1121769, DP 875246 If space is insufficient continue on PLAN FORM 6A Surveyor's Reference: 14167
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection ePlan

**DEPOSITED PLAN ADMINISTRATION
SHEET**

Sheet 2 of 2 sheet(s)

Registered:  6.8.2015	Office Use Only
PLAN OF SUBDIVISION OF LOT 51 DP 1081618 AND LOTS 2, 3, & 4 DP 1121769	Office Use Only DP1211043
Subdivision Certificate number: <u>SA2013-055</u>.... Date of Endorsement: <u>11 May 2015</u>.....	This sheet is for the provision of the following information as require •A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2012</i> •Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>

STREET ADDRESSES FOR ALL ~~LOTS~~ ARE NOT AVAILABLE
LOTS

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:-

1. EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
2. RIGHT OF CARRIAGEWAY 20 WIDE
3. RESTRICTION ON THE USE OF LAND

J.P. Holder
J.E. Middleby
Annabelle Power

Surveyor's Reference: 14167

ePlan

**Instrument setting out terms of Easements and Restriction on the
Use of Land intended to be created pursuant to Section 88B
Conveyancing Act,1919**

Sheet 1 of 4 Sheets

DP1211043

Plan of Subdivision of Lot 51 DP 1081618
and Lots 2, 3, & 4 in DP 1121769
Parish Jugiong County of Harden
covered by Harden Shire Council Certificate
No SCT 2013-055 dated 11-05-2015

Full name and address of the
owners Lot 51 DP 1081618
and Lot 2 in DP 1121769

167 Widgeongully Rd
JUGIONG NSW 2726

Full name and address of the
owner of Lot 3 & 4
DP 1121769

Riverside Drive,
JUGIONG NSW 2726

PART 1

Number of item shown in the intention panel on the plan	Identity of easement or restriction to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited Lots or Authority
1	Easement for Overhead Powerlines 20 wide	10,11,13,14	Essential Energy
2	Right of Carriageway 20 wide	14 10	11
3	Restriction on the Use of Land	Each Lot	Harden Shire Council

PART 2 (Terms)

1. Terms of Easement firstly mentioned in the plan.

As set out in part A of Dealing AG189384 as registered at L.P.I.



ePlan

**Instrument setting out terms of Easements and Restriction on the
Use of Land intended to be created pursuant to Section 88B
Conveyancing Act,1919** Sheet 2 of 4 Sheets

DP1211043

Plan of Subdivision of Lot 51 DP 1081618
and Lots 2, 3, & 4 in DP 1121769
Parish Jugiong County of Harden
covered by Harden Shire Council Certificate
No.SCT2013-055dated 11-05-2015

PART 2 CONTINUED

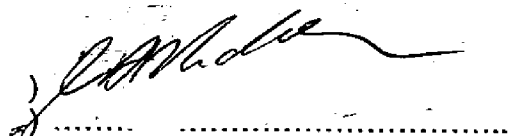
2. Terms of Restriction on the Use of Land numbered 3 in the plan.

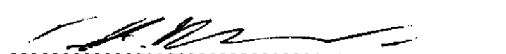
No residential building shall be constructed upon the lands burdened by this
Restriction unless such building stands at least 10 metres from the boundary
of the Lot.

Name of Authority empowered to release, modify or vary Restriction on the Use of
Land thirdly mentioned in the Plan: **Harden Shire Council**

SIGNATURES

who is personally known to me:

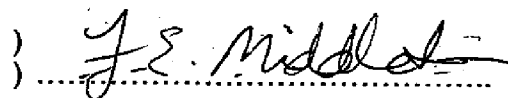



Signature of Witness

Full Name of Witness:

Address of Witness

who is personally known to me:




Signature of Witness

Full Name of Witness:

Address of Witness



ePlan

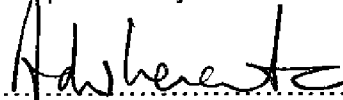
**Instrument setting out terms of Easements and Restriction on the
Use of Land intended to be created pursuant to Section 88B
Conveyancing Act,1919**

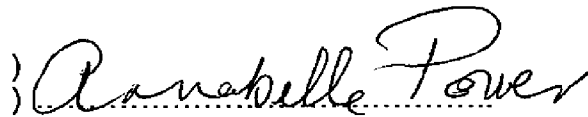
Sheet 3 of 4 Sheets

DP1211043

Plan of Subdivision of Lot 51 DP 1081618
and Lots 2, 3, & 4 in DP 1121769
Parish Jugiong County of Harden
covered by Harden Shire Council Certificate
No. SCT 2013-055 dated 11-05-2015

who is personally known to me:


Signature of Witness



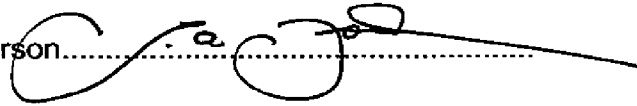
Full Name of Witness:

Address of Witness MITTACONG

COUNCIL ENDORSEMENT

Signed for and on behalf of **Harden Shire Council**

Authorised Person.....T. A. BROOKLEY.....

Name of Authorised person..........

Position of Authorised person.....ACTING GENERAL MANAGER.....

ePlan

**Instrument setting out terms of Easements and Restriction on the
Use of Land intended to be created pursuant to Section 88B
Conveyancing Act,1919**

Sheet 4 of 4 Sheets

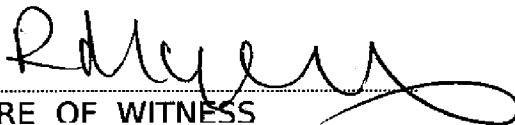
DP1211043

Plan of Subdivision of Lot 51 DP 1081618
and Lots 2, 3, & 4 in DP 1121769
Parish Jugiong County of Harden
covered by Harden Shire Council Certificate
No. SCT 2013-055 dated 11-05-2015

EXECUTED BY ESSENTIAL ENERGY

BY ITS DULY APPOINTED ATTORNEY UNDER
POWER OF ATTORNEY BOOK ~~4641~~ No. ~~640~~
IN THE PRESENCE OF: 4677 684

SIGNATURE OF WITNESS



JP202504
35 Grant Street
Port Macquarie 2444

NAME OF WITNESS

SIGNATURE OF ATTORNEY



Manager Property and Fleet
Essential Energy

NAME & TITLE OF ATTORNEY

ADDRESS OF WITNESS

SIGNATURE OF ATTORNEY

NAME & TITLE OF ATTORNEY

REGISTERED



6.8.2015

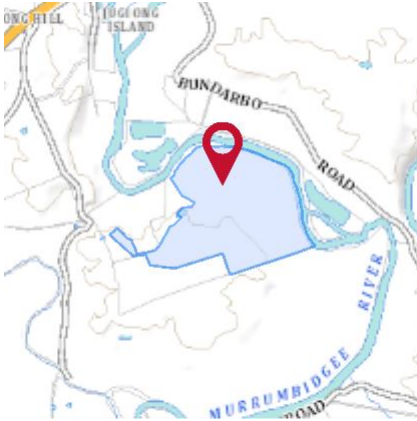
30/8/2015
Martin Webb

APPENDIX # 4

ESPATIAL REPORT

Property Report

WIDGEONGULLY ROAD JUGIONG 2726



Property Details

Address: WIDGEONGULLY ROAD JUGIONG 2726
 Lot/Section 1/-/DP1121769 10/-/DP1211043 14/-/DP1211043
 /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	RU1 - Primary Production: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	40 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Groundwater Vulnerability	Groundwater Vulnerability
Salinity	Saline Land
Terrestrial Biodiversity	Biodiversity

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

WIDGEONGULLY ROAD JUGIONG 2726

- 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

Biodiversity Value (BV) Map	Clearing native vegetation for a development on an area on the BV Map may require a Biodiversity Development Assessment Report. Consult your local council.
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 # 5

Biodiversity Values Map & Threshold Report

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

24/07/2026 10:41 AM

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	183.1 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)	400,000 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	10,000 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: _____

24/07/2026 10:41 AM

Biodiversity Values Map and Threshold Tool

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

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

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

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

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

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

Biodiversity Values Map



195.3 0 97.66 195.3 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

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

24/07/2026 10:41 AM

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

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

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

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

APPENDIX # 6

AHIMS Report

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

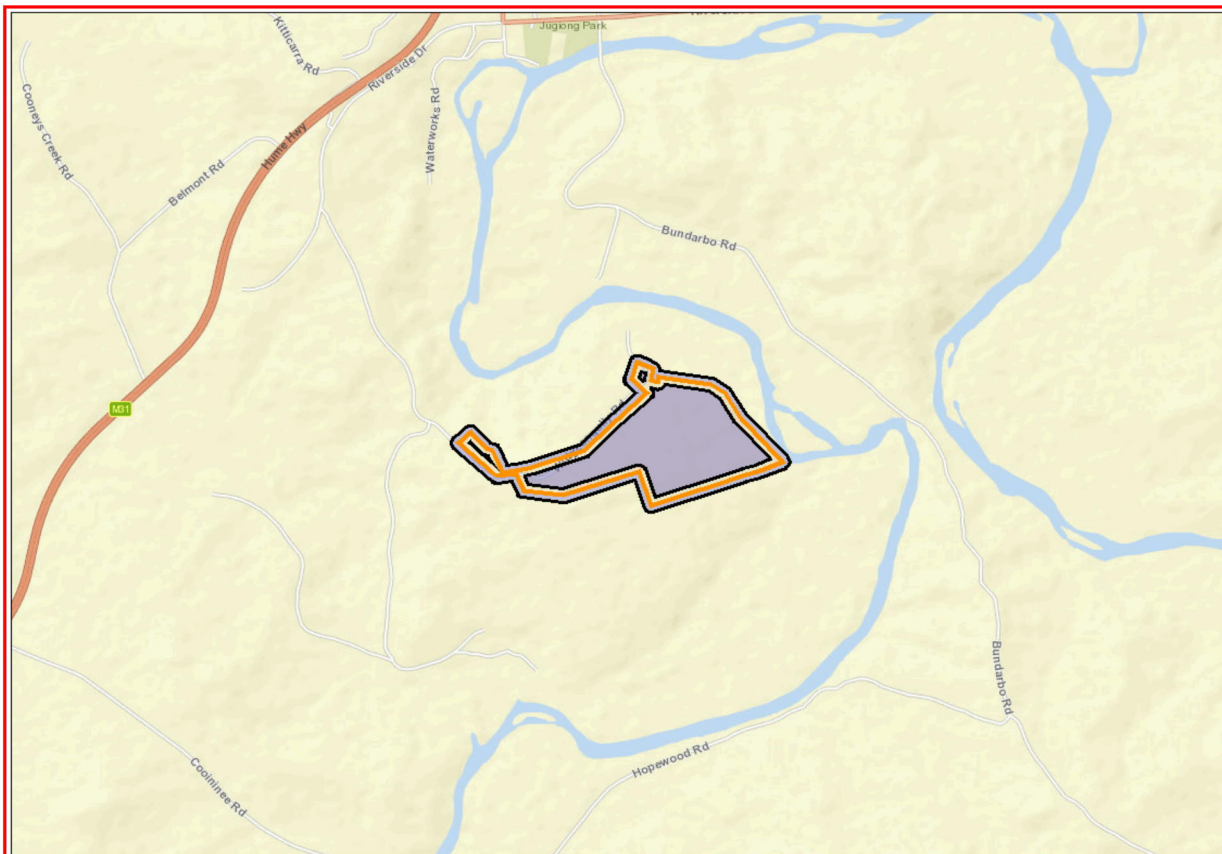
Attention:

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 14, DP:DP1211043, Section : - with a Buffer of 50 meters, conducted by Kenneth Filmer on 24 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 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.