

PLANNING PROPOSAL



Local Environmental Plan Amendment

Apollo Fabrication Group, 2 – 20 Telegraph Road, Young NSW



Rev 2.0 – Apr 2021

Apollo Fabrication Group Pty Ltd



Salvestro Planning

16 Fitzmaurice Street
PO Box 783
WAGGA WAGGA NSW 2650

Telephone: (02) 6921 8588
Facsimile: (02) 6921 8388
Email: admin@salvestroplanning.com.au
Website: www.salvestroplanning.com.au

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TABLE OF ABBREVIATIONS

AHIP	Aboriginal Heritage Impact Permit
Apollo	Apollo Fabrications Group
BAL	Basic Left Turn
BDAR	Biodiversity Development Assessment Report
CHR(S)	Channelised Right Turn – Short
CSP	Community Strategic Plan
DPIE	Department of Planning Industry & Environment
DSI	Detailed Site Investigation
EGUS	Economic Growth and Land Use Strategy
HC	Hilltops Council
HLEP	Hilltops Local Environmental Plan
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategy Planning Statement
NIA	Noise Impact Assessment
PSI	Preliminary Site Investigation
SEPP	State Environmental Planning Statement
TEC	Threatened Ecological Community
TIA	Traffic Impact Assessment
YLEP	Young Local Environmental Plan

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1 INTRODUCTION

The Apollo Fabrication Group (Apollo) own and operate a steel manufacturing premises located on Telegraph Road, Young, NSW, and is a regional success story.

From humble beginnings in 2003, Apollo now employs over 45 skilled workers, apprentices and interns, administrators, project managers, construction workers as well as logistics and transport specialists. Apollo's commitment to customer service, training and development of its employees as well as fabrication excellence through sustained investment in advanced manufacturing technology now sees it produce over 200 tonnes per month of some of the most iconic steel structures in NSW and the ACT.

With continued business growth, Apollo subsequently acquired the current site at Telegraph Road in 2010. Prior to Apollo's relocation, the premises and surrounding land parcels were used for various general industrial uses including bearing and engineering supplies, quarry equipment storage, general mechanical/machinery servicing, carriers/cartage contractors, mixed business and lawn mower sales and service. Whilst the land was zoned R1 General Residential in 2010 under the Young Local Environmental Plan 2010 (YLEP2010), Apollo's industrial premises has continued to operate under *existing use* provisions.

In order for its recent growth to be accommodated, Council approved alterations and additions to the existing premises in 2012 for use as a steel manufacturing business including ancillary workshop, storage and office areas. Further expansion of the premises was approved in 2019 followed by modification and temporary use approvals in 2020. Importantly, Apollo also recognises that a key consideration associated with the expansion of their premises has been their desire to work with Council and key stakeholders to address interface issues with adjoining rural residential land, particularly in relation to acoustic impacts resulting from its operations.

Notwithstanding the above, Apollo's management is critically aware that without further investment in their premises and facilities to accommodate advanced manufacturing technologies and processes, their ability to compete in their market sector will diminish and as a result, their business activities will decline.

Acknowledging that Apollo's future critically pivots upon both continued certainty in relation to the operation of its existing facilities as well as its ability to continue to confidently invest in them, Apollo have held many discussions with Council and the local business community in relation to economic development, employment opportunities and regional business growth to address both their expansion needs as well as the betterment of the local area and economy in general.

Whilst various options to accommodate Apollo's business expansion have been considered, including relocation both within as well as outside of the Hilltops Local Government Area (LGA), it is Apollo's view that the sustainable development of its own land at Young can meet its own needs as well as be undertaken in a way minimises noise impacts on neighbours, attracts new skilled workers to the region and almost doubles its workforce, as well as making significant contribution to Young's economic growth.

Accordingly, this Planning Proposal intends to amend planning provisions relating to Telegraph Road land holdings, currently owned and controlled by the Apollo Fabrication Group, that will enable the use of the land for industrial purposes, specifically steel fabrication. The Planning Proposal will also help inform the draft Hilltops Local Environmental Plan that has received Gateway approval from NSW Department of Planning Industry & Environment (DPIE).

The proposal is to be read in conjunction with accompanying reports and plans, as listed below.

Table 1: Plans and Support Documentation

Accompanying Documents				
Ref:	Title	Rev	Date	Prepared By
1	Site Photos	-	-	Various
2	Urban Design Report	A	8/4/21	PTW
3	Environmental Noise Impact Report	A	27/4/21	Day Design
4	Environmental Noise Impact Report - Peer Review	Final	27/4/21	Renzo Tonin & Associates
5	Traffic Impact Assessment	B	19/3/21	Spotto Consulting
6	Biodiversity Development Assessment Report	Final	3/12/20	EI Australia - Kingfisher
7	Detailed Site Investigation	0	26/3/21	EI Australia
8	Aboriginal Due Diligence & Historic Heritage Assessment Report	V3.0	19/3/21	OzArk
9	Flooding & Infrastructure Services Report Flooding Advice (including attachments) Utility Servicing Feasibility Memorandum Attachment: Certified Electrical Design	Final 0 B	29/03/21 13/04/21 18/05/20	Cardno (Delta Star Designs)
10	Economic Forecast Analysis	Final	Mar2021	Location IQ

Subject & Surrounding Land

The subject site is identified as 2 – 20 Telegraph Road, Young, NSW, and involves various parcels of land comprising approximately 3.52 hectares north of Victoria Creek and with direct frontage to Telegraph Road. The subject land is illustrated and formally described in the figure and table below. The land is located within the general urban precinct of the Young township, approximately 2.5km from the Young CBD.

The surrounding land uses are a mix of residential dwellings, large lot residential and other undeveloped semi-rural land. Large lot residential land uses extend to the east and south of the subject land. Undeveloped crown land containing a riparian corridor (Victoria Creek) adjoins land to the south that Apollo have a long term lease over for storage purposes. Other undeveloped open space land exists opposite Telegraph Road to the north, which is used for horse agistment. The Young Showground and Harness Racing Track are location to the northwest and there are additional rural industrial activities operating along the eastern part of Telegraph Road, in particular Ambos Stockfeeds.

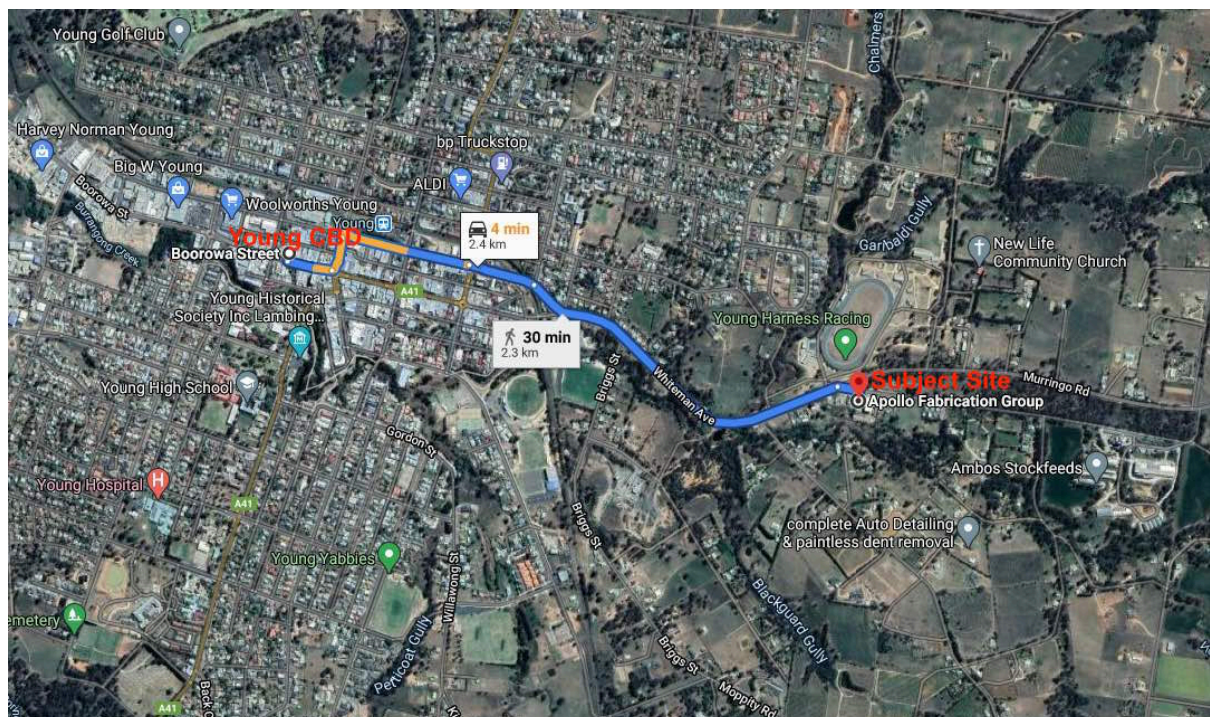


Figure 1: Subject Site – Locality Context (Source: Google Maps & SP2021)



Figure 2: Subject Land – Aerial & Cadastre (Source: SIXMaps & SP2021)

Table 2: Subject Land Details

Legal Description	Street Address	Site Area (m2)	Current Zoning*
Lot 1 DP736225	2 Telegraph Road, Young	2037	R1
Lot 11 DP1138027	2 Telegraph Road, Young	3239	RE1
Lot 2 DP736225	4 Telegraph Road, Young	1372	R1
Lot 3 DP845187	10 Telegraph Road, Young	2260	R1
Lot 12 DP1138027	10 Telegraph Road, Young	2927	RE1
Lot 4 DP845187	12 Telegraph Road, Young	2481	R1
Crown Road (Closed)	14 Telegraph Road, Young	1101	Part RU4 & RE1
Lot 1171 DP754611	20 Telegraph Road, Young	4064	Part RU4 & RE1
Lot 1154 DP754611	20 Telegraph Road, Young	4049	Part RU4 & RE1
Lot 1199 DP754611	20 Telegraph Road, Young	7590	Part RU4 & RE1
Lot 3 DP374948	20 Telegraph Road, Young	4049	RU4
TOTAL SITE AREA	All Subject Land Parcels	35169	
*Zoning Title <i>R1 General Residential, RE1 Public Recreation, RU4 Primary Production Small Lots</i>			

The subject lots involve a mix of current land use zones as shown in the Table above. Additional mapping relevant to this LEP amendment is including in Section 7 of this report. The accompanying Urban Design Report provides additional reference in relation to context and site analysis.

The planning report will demonstrate that there are minimal environmental and infrastructure constraints that would impact the achievement of this planning proposal in accordance with current strategic land use policy. The report is structured in accordance with *A Guide to Preparing Planning Proposals (NSW Planning 2016)*.

2 OBJECTIVES OR INTENDED OUTCOMES

(Part 1 of the Guide)

The objective of this planning proposal is to amend the Local Environmental Plan (LEP) provisions applicable to the site that will permit the use of the subject land for industrial purposes, specifically steel manufacturing and associated/ancillary activities.

3 EXPLANATION OF PROVISIONS

(Part 2 of the Guide)

The proposed outcome of this planning proposal will be achieved by amending the applicable LEP by either:

1. Altering the zoning of the land from R1 General Residential, RU4 Primary Production Small Lots and RE1 Public Recreation and to IN1 General Industrial or IN2 Light Industrial; or
2. Inserting a special provision under Schedule 1 of the LEP that relates specifically to the subject land and permits, with development consent, industrial activity.

Other provisions to be altered by this planning proposal include:

- Removing the minimum lots size provision that applies to the subject land;
- Revise the Biodiversity boundary that applies across parts of the subject land;
- Revise the Riparian boundary that applies across parts of the subject land; and
- Revise the Sensitive Land boundary that applies across parts of the subject land.

4 JUSTIFICATION

(Part 3 of the Guide)

The planning proposal seeks to permit industrial development on the subject land in order to facilitate further expansion of the existing Apollo steel fabrication business that currently operates from premises at 12 – 20 Telegraph Road.

Justification for the proposal, including its strategic relevance and merit, is outlined below.

4.1 Need for the planning proposal

4.1.1 *Is the planning proposal a result of any strategic study or report?*

Yes. In 2019 Council prepared a series of reports and studies to help inform the subsequent preparation of the Hilltops LSPS. The proposal is the result of the conclusions and recommendations generated from the following:

- Hilltops Council Economic Growth and Land Use Strategy (March 2019)
- Hilltops Freight and Transport Study – Final Report (May 2019)
- Hilltops Council Local Strategic Planning Statement (LSPS) 2020-2040

Each of these strategic documents support the objectives of this proposal and the potential for considering further industrial use on the subject Telegraph Road site. As a result, in respect of strategic directions for economic development of the LGA, the Hilltops LSPS includes the Telegraph Road precinct as an industrial investigation area and states:

"The Telegraph Road precinct benefits from its ready access to the regional road network and proximity to the town centre. However, its proximity to established residential development and intersections with Murringo Road will need to be addressed if further economic development is to occur." (LSPS pg95)

"Additional areas such as the northern entrance to Young on Olympic Highway and Telegraph Road are to be further investigated as alternate locations for larger footprint light and commercial industries and logistic centres that can benefit from easy access to the regional road network." (LSPS pg96)



Figure 3: LSPS Young Town Map Extract (Source: H2040LSPS)

The Telegraph Road precinct is also identified in specific economic and employment strategic objectives, priorities and action items to facilitate the continue growth of Young.

ECONOMY AND EMPLOYMENT

OBJECTIVES

1. Facilitate the growth of existing Young businesses on site or in town.

PRIORITIES

3. Develop concept plans for the provision of roads and services for green field industrial lands in the east and west of Young to inform land owners and Council in future decision making.

ACTIONS

1. Concept plans for road and servicing layouts completed for employment lands for industrial use at:
 - Western Young adjacent and proximate to Boorowa Street, Milvale Road, Old Temora Road, Wickham Lane and Mackenzie Street.
 - Eastern edge of Young adjacent and proximate to Telegraph Road.
 - Northern edge of Young adjacent to northern frontage of Olympic Highway and Scenic Road.

(LSPS pg107)

Consistency with the adopted strategic planning framework is discussed further below in Section 4.2 of this planning proposal.

4.1.2 *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Following consultation with Council, it was concluded that the planning proposal as presented in this document is the best means to achieve the objectives or the intended outcomes.

Since 2016, Apollo have seriously considered their future needs for appropriate land and resources to accommodate continued business expansion and job growth. The steel fabrications business operates under *existing use* provisions, however this has strict limitations when considering greater concentration of activities on the existing site and also further expansion of activities onto adjoining lands.

The current LEP in 2010 zoned the land a mix of residential, rural smallholding and open space, whilst there already existed quite substantial industrial uses across the Telegraph Road precinct. Ambos Stockfeeds, for example, is a large rural industrial enterprise that now operates in perpetuity on the land under a LEP Schedule 1 permissibility provision. It would

be highly unlikely in the short to medium term, and more likely longer term, that relocation is unviable and any shut down would be extremely detrimental to the local economy. The same could now be said of Apollo and their existing premises.

The value in existing industrial land infrastructure, notwithstanding current zoning, is difficult to retrofit to residential particularly if the business entities continue to expand and improve their operation. Whilst the desired future character may have been residential or semi-rural in 2010, in reality the current and emerging local character for Telegraph Road is industrial. In addition, from a strategic land use viewpoint, the Telegraph Road precinct also displays strong economic development attributes that favours serious consideration for confirming industrial zoning or special permissibility provisions over the land. This is evident in recent economic and land use studies for the LGA that highlighted precinct attributes in relation to transport accessibility and critical infrastructure, provided adequate mitigation measures are included in site works to protect the amenity of the local area.

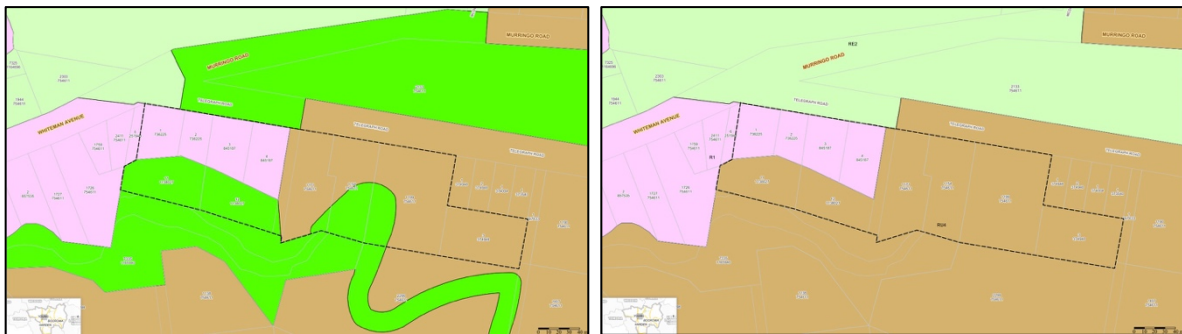


Figure 4: Current YLEP2010 vs Draft HLEP2021 (Source: HCGIS)

Council has placed on public exhibition a draft Hilltops LEP which proposes minor zoning changes across the land, generally consistent with the current Young LEP 2010. It is understood the purpose of the draft LEP is to consolidate the current three LEPs that exist across the LGA as a result of the 2016 amalgamation of Young, Harden and Boorowa Shires. The draft LEP in its current format does not assist the achievement of this planning proposal, however the opportunity does exist to include the rezoning of the subject land to IN1 General Industrial or IN2 Light Industrial.

In the consideration of additional specialist reports, covering key issues of noise, traffic, socio-economic, ecology, biodiversity, cultural heritage, infrastructure, site health and urban design, together with further consultation with Council, the LEP amendments proposed are considered the preferred and best approach to meet the immediate and future needs of Apollo as well as addressing local community amenity expectations.

4.2 Relationship to strategic planning framework

4.2.1 *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 is applicable to this proposal. The regional plan includes priorities that emphasise the need for a connected and prosperous economy, protection of environmental assets, and a healthy community with access to education facilities and local employment opportunities.

For Young and Hilltops LGA, the regional plan prioritises economic, housing and servicing opportunities, community access to jobs, goods and services, and land management issues

The proposal's consistency with relevant goals, directions and actions contained in the regional plan is discussed in the table below.

Table 3: Relevant goals and directions of South East and Tablelands Regional Plan 2036

South East and Tablelands Regional Plan 2036	
Goal/Direction	Comments
Vision	<p>Vision Statement: <i>A borderless region in Australia's most geographically diverse natural environment with the nation's capital at its heart.</i></p> <p>Regional Goals:</p> <ul style="list-style-type: none"> • <i>A connected and prosperous economy</i> • <i>A diverse environment interconnected by biodiversity corridors</i> • <i>Healthy and connected communities</i> • <i>Environmentally sustainable housing choices</i> <p>The region has Canberra as it's metropolitan hub, is considered a borderless region with Canberra Airport being a catalyst for diverse growth opportunities including surrounding regional towns and those in the agricultural sector.</p> <p>Young is located towards the western boundary of this region. Apollo operate regionally and nationally based on the convenience of location offered by the local area and inherent key infrastructure networks.</p>
A connected and borderless Canberra region	<p>Noted. To access global markets to drive regional economic development. Cross border approach to economic investment, infrastructure delivery, servicing provision and housing development. Focus on Canberra Airport as international passenger and freight terminal. Access to surrounding diverse regional landscape promoted.</p>
Goal 1: A connected and prosperous economy	<p>Regional reliance on efficient transport network, healthy rural and natural environment, and a collaborative relationship with the ACT. Priority growth sectors for a diversified economy:</p> <ul style="list-style-type: none"> • tourism; • agriculture and aquaculture; • freight and logistics; • health, disability and aged care; • public administration and defence; • education and training; and • renewable energy.
<p>Direction 4: Leverage growth opportunities from Western Sydney</p> <p><i>Actions:</i></p> <p>4.1 <i>Foster initiatives to promote the South East and Tablelands as a suitable place for businesses to relocate.</i></p> <p>4.2 <i>Maintain a supply of appropriately serviced employment land to create opportunities for new industrial development.</i></p> <p>4.3 <i>Monitor development so that infrastructure planning responds to investment opportunities.</i></p>	<p>This direction identifies strategic directions to promote this region for economic growth and encourage relocation of industries from Western Sydney to this region to reduce pressure on urban growth in the metropolitan area.</p> <p>Consistent with the intent of this action item by retaining existing industry.</p> <p>Consistent with the intent of this action item by maintaining and enhancing an existing industry and workforce and providing opportunity to accommodate future expansion.</p> <p>Consistent with the intent of this action item through the actions of this proposal to investigate and assess the adequacy of existing infrastructure networks to service the proposal. Also, Council are continuing to monitor existing development and respond accordingly to investment opportunities as outlined with this proposal.</p>

Goal/Direction	Comments
<p>Direction 11: Enhance strategic transport links to support economic growth</p> <p><i>Actions:</i></p> <p><i>11.1 Improve the capacity of the regional freight network by investigating and prioritising upgrades to narrow bridges, culverts, alignment, and lane and shoulder width that constrain restricted access vehicles.</i></p> <p><i>11.2 Deliver local and regional road projects that support the regional freight network.</i></p> <p><i>11.3 Limit inappropriate adjoining development and direct access points along strategic transport links including the Hume, Federal, Illawarra, Barton and Kings highways.</i></p> <p><i>11.4 Investigate options to improve heavy vehicle rest areas appropriate for the demand.</i></p> <p><i>11.5 Work with the Australian Government to plan for a future high-speed rail corridor.</i></p>	<p>Apollo relies on an efficient and continually improving transport network to ensure timely receipt and dispatch of raw and finished steel products. The transport network is essential to its sustained growth and contribution to the local economy.</p> <p>The proposal supports and relies on the successful implementation of relevant action items, in particular, items 11.1, 11.2 & 11.4. Items 11.3 & 11.5 are not specifically relevant to this proposal.</p>
<p>Goal 2: A diverse environment interconnected by biodiversity corridors</p>	<p>Protecting and managing natural ecosystems and connected habitat. Ensuring the regions environmental, social and economic values that underpin the region's character are protected, including building greater resilience to natural hazards and climate change.</p>
<p>Direction 14: Protect important environmental assets</p> <p><i>Actions:</i></p> <p><i>14.1 Develop and implement a comprehensive Koala Plan of Management for the Snowy Monaro and Wingecarribee local government areas.</i></p> <p><i>14.2 Protect the validated high environmental value lands in local environmental plans.</i></p> <p><i>14.3 Minimise potential impacts arising from development on areas of high environmental value, including groundwater-dependent ecosystems and aquatic habitats, and implement the 'avoid, minimise and offset' hierarchy.</i></p> <p><i>14.4 Improve the quality of and access to information relating to land with identified high environmental values.</i></p> <p><i>14.5 Support planning authorities to undertake strategic, landscape-scale assessments of biodiversity and areas of high environmental value.</i></p> <p><i>14.6 Protect Travelling Stock Reserves in local strategies.</i></p>	<p>The proposal adjoins the Victoria Creek corridor. The proposal will ensure the protection of this natural riparian corridor by implementing recommendations from supporting ecological studies, as accompanying this document. Any information to assist the local authority and community in identifying and managing this environment will be gathered and shared accordingly.</p> <p>The proposal supports relevant action items, in particular, items 14.2, 14.3, 14.4 & 14.5. Items 14.1 & 14.6 are not specifically relevant to this proposal.</p>
<p>Direction 15: Enhance biodiversity connections</p> <p><i>Actions:</i></p> <p><i>15.1 Protect and enhance the function and resilience of biodiversity corridors in local strategies.</i></p> <p><i>15.2 Improve planning authority access to regional biodiversity corridor mapping and methodology.</i></p> <p><i>15.3 Confirm and validate the location and boundaries of regional biodiversity corridors.</i></p>	<p>Where applicable and possible, the proposal will assist and support the enhancement of biodiversity connections. The Victoria Creek corridor adjoining the site has been the subject of ecological assessment to ensure protection and enhancement of any sensitive biodiversity areas.</p> <p>The proposal supports relevant action items, in particular, item 15.1. Items 15.2, 15.3 & 15.4 are not specifically relevant to this proposal.</p>

Goal/Direction	Comments
15.4 Focus offsets from approved developments to regional biodiversity corridors, where possible.	
<p><i>Direction 16: Protect the coast and increase resilience to natural hazards</i></p> <p><i>Actions:</i></p> <p>16.1 Locate development, including new urban release areas, away from areas of known high bushfire risk, flooding hazards or high coastal erosion/inundation; contaminated land; and designated waterways to reduce the community's exposure to natural hazards.</p> <p>16.2 Implement the requirements of the NSW Floodplain Development Manual by developing, updating or implementing flood studies and floodplain risk management plans.</p> <p>16.3 Update coastal zone/estuary management plans and prepare new coastal management programs to identify areas affected by coastal hazards.</p> <p>16.4 Incorporate the best available hazard information in local environmental plans consistent with current flood studies, flood planning levels, modelling, floodplain risk management plans and coastal zone management plans.</p> <p>16.5 Update and share current information on environmental assets and natural hazards with councils to inform planning decisions.</p> <p>16.6 Manage risks associated with future urban growth in flood-prone areas as well as risks to existing communities.</p>	<p>The subject site has been assessed in relation to natural hazards, in particular flooding, as well as site health (contamination).</p> <p>The proposal supports relevant action items, in particular, items 16.2, 16.4, 16.5 & 16.6. Items 16.1 & 16.3 are not specifically relevant to this proposal.</p>
<p><i>Direction 17: Mitigate and adapt to climate change</i></p> <p><i>Actions:</i></p> <p>17.1 Enhance government service delivery and implement local initiatives to address climate change impacts on local communities.</p> <p>17.2 Collaborate with the ACT Government to reduce emissions and adopt adaptation strategies.</p> <p>17.3 Support councils to assess and respond to impacts and opportunities associated with a changing climate.</p> <p>17.4 Help communities and businesses to understand and respond to climate related risks and opportunities by providing climate information, building capacity and unlocking financial mechanisms to help fund emission reductions and climate adaptation.</p>	<p>The proposal will support the identified responses to climate change by ensuring that site planning, building design, business modelling and work practices are sustainably aligned to adopted regional directives.</p> <p>The proposal supports relevant action items, in particular, items 17.3 & 17.4. Items 17.1 & 17.2 are not specifically relevant to this proposal.</p>
<p><i>Direction 18: Secure water resources</i></p> <p><i>Actions:</i></p> <p>18.1 Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources.</p> <p>18.2 Finalise water resource plans for rivers and groundwater systems as part of the</p>	<p>The proposal includes consideration of onsite and offsite stormwater management and impact as a result of the proposed site activity, in accordance with best practice and available catchment data.</p> <p>The proposal will satisfy relevant action items, in particular, items 18.1 & 18.4. Items 18.2 & 18.3 are not specifically relevant to this proposal.</p>

Goal/Direction	Comments
<p><i>Murray-Darling Basin Plan and implement water sharing plans.</i></p> <p>18.3 <i>Prepare or review integrated water cycle management strategies to ascertain long-term infrastructure needs to accommodate population growth.</i></p> <p>18.4 <i>Incorporate water sensitive urban design into development that is likely to impact water catchments, water quality and flows.</i></p>	
Goal 3: Healthy and connected communities	Facilitating better access to health, education, recreation and environmental areas to encourage healthy lifestyles and sustain standards of living.
<p>Direction 21: Increase access to health and education services</p> <p><i>Actions:</i></p> <p>21.1 <i>Implement planning controls to grow complementary health uses around hospitals.</i></p> <p>21.2 <i>Work with the ACT Government to meet the growing and changing education needs of cross-border communities.</i></p> <p>21.3 <i>Facilitate joint venture opportunities to share community and education facilities.</i></p> <p>21.4 <i>Identify appropriate sites for cemeteries and crematoria in local strategies.</i></p>	<p>The proposal will involve the expansion of job and training opportunities for the local workforce. This will involve access to job training programs and funding provided by State and Federal agencies.</p> <p>The proposal will satisfy relevant action item 21.3. Items 21.1, 21.2 & 21.4 are not specifically relevant to this proposal.</p>
<p>Direction 22: Build socially inclusive, safe and healthy communities</p> <p><i>Actions:</i></p> <p>22.1 <i>Develop best-practice guidelines for planning, designing and developing healthy built environments and use the Neighbourhood Planning Principles (Appendix A) in local environmental plans, development control plans and local strategies in the interim.</i></p> <p>22.2 <i>Adopt elements of Livable Housing Australia's Livable Housing Design Guidelines in development controls for housing, where possible.</i></p> <p>22.3 <i>Integrate walking and cycling networks into the design of new communities to encourage physical activity.</i></p> <p>22.4 <i>Promote energy efficiency in new development proposals.</i></p>	<p>The proposal will include best practice design for workplace environments and integration with active transportation networks across the township. The site location enables connectivity with alternative transportation networks to encourage physical activity.</p> <p>The proposal will satisfy relevant action items 22.3 & 22.4. Items 22.1 & 22.2 are not specifically relevant to this proposal.</p>
<p>Direction 23: Protect the region's heritage</p> <p><i>Actions:</i></p> <p>23.1 <i>Undertake and implement heritage studies, including regional Aboriginal cultural heritage studies, to inform local strategies.</i></p> <p>23.2 <i>Consult with Aboriginal people and the broader community to identify heritage values at the strategic planning stage.</i></p> <p>23.3 <i>Conserve heritage assets during local strategic planning and development.</i></p> <p>23.4 <i>Provide resources for heritage advice to inform planning processes.</i></p> <p>23.5 <i>Acknowledge cultural heritage assets where appropriate, and consider how these assets can add value to a development.</i></p> <p>23.6 <i>Enhance heritage data sharing between NSW and ACT to support joint conservation planning.</i></p>	<p>The proposal is consistent with this direction and relevant action items by ensuring cultural heritage assessment has been taken into consideration.</p> <p>The proposal will satisfy relevant action items 23.1, 23.2 & 23.5. Items 23.3, 23.4 & 23.6 are not specifically relevant to this proposal.</p>

Goal/Direction	Comments
Goal 4: Environmentally sustainable housing choices	Promote lifestyle choice and environmentally sustainable housing.
<p>Direction 28: Manage rural lifestyles</p> <p><i>Actions:</i></p> <p>28.1 <i>Enable new rural residential development only where it has been identified in a local housing strategy prepared by council and approved by the Department of Planning and Environment.</i></p> <p>28.2 <i>Locate new rural residential areas:</i></p> <ul style="list-style-type: none"> • <i>close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;</i> • <i>to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and</i> • <i>to avoid areas of high environmental, cultural and heritage significance, important agricultural land and areas affected by natural hazards.</i> <p>28.3 <i>Manage land use conflict that can result from cumulative impacts of successive development decisions.</i></p>	<p>The proposal is located within existing general residential and primary production small lots zones. The existing use of this site is the product of historic land use activity that has taken the direction of activity expansion due to economic opportunities. Managing land use conflict with surrounding residential is paramount to the consideration of this proposal. The proposal incorporates specialist recommendations to manage land use conflict.</p> <p>The proposal will satisfy action item 28.3. Items 28.2 & 28.3 are not specifically relevant to this proposal.</p>
<p>Local Government Narratives</p> <p>Hilltops</p> <p><u>Priorities</u></p> <ul style="list-style-type: none"> • <i>Capitalise on economic, housing and servicing opportunities arising from the area's proximity to Canberra, including advances in technology to create smart work opportunities.</i> • <i>Enhance community access to jobs, goods and services.</i> • <i>Address land management issues that could impact agricultural productivity and viability, including erosion, salinity, weed management, on-farm practices and management of the water table.</i> <p><u>Economy and employment</u></p> <ul style="list-style-type: none"> • <i>Grow and diversify the area's agricultural base, including value-add activities, expansion into agricultural research and technology and access to national and international markets.</i> • <i>Capitalise on value-add opportunities in food processing with the growth of intensive farming industries.</i> • <i>Leverage regional assets such as the region's quality wines and cherries to promote tourism.</i> • <i>Capitalise on the area's freight links north and west off the Hume Highway.</i> <p><u>Housing</u></p> <ul style="list-style-type: none"> • <i>Grow housing in Young, Boorowa and Harden.</i> • <i>Support the unique character of the region's village and rural lifestyle.</i> • <i>Enhance the variety of housing options to cater for an ageing population.</i> • <i>Work with stakeholders to secure a sustainable water source for urban use.</i> 	<p>Priorities for each LGA to guide sustainable growth, addressing needs of the community, efficient allocation of resources and encouraging investment.</p> <p>The proposal will address key priorities of capitalising on economic opportunities, access to jobs and growing local industry.</p>

Goal/Direction	Comments
Appendix A: Neighbourhood Planning Principles	The proposal addresses, where relevant, the following planning principles.
• A range of land uses to provide the right mix of houses, jobs, open space, recreational space and green space.	The proposal addresses land use mix by facilitating economic growth and employment within a historic mixed land use environment and including mitigation measures to protect local amenity.
• Jobs available locally and regionally, reducing the demand for transport services.	Noted
• Conservation lands in and around the development sites, to help protect biodiversity and provide open space for recreation.	The proposal includes relevant specialist studies in inform on the necessity to conserve and protect biodiversity sensitive areas.
• Minimise the negative impacts on the natural water cycle and protect the health of aquatic systems, for example, through Water Sensitive Urban Design principles.	The proposal includes reference to managing onsite stormwater impact and minimising impact to local riparian systems.

4.2.2 **Is the planning proposal consistent with a Council's local strategy or other local strategic plan?**

There are several local strategic plans and studies prepared by Council that are relevant to this proposal. These include:

- Hilltops Community Strategic Plan 2030
- Hilltops Council Economic Growth and Land Use Strategy (March 2019)
- Hilltops Council Local Strategic Planning Statement (LSPS) 2020-2040

Hilltops Community Strategic Plan 2030

The Community Strategic Plan (CSP) identifies the main priorities and aspirations for the future of the Hilltops community and identifies strategies for achieving these. The community's vision is stated in the following vision statement:

"In 2030 the Hilltops is a thriving region offering a relaxed country lifestyle and diverse economy. We value and protect our friendly community spirit, pristine natural environment, and deep cultural heritage. There are strong connections between our community, environment, economy, infrastructure and Council, making the Hilltops region a vibrant place to live, work and visit."

The pathway for achieving this vision is based on five "wellbeing pillars". Assessment against these broad principles is outlined below, with reference to key objectives and strategies most relevant to the proposal.

Table 4: Hilltops CSP 2030 – Vision Assessment

Hilltops CSP 2030			
Principle	Outcome	Relevant Objectives & Strategies	Consistency
Loving where we live	<i>We are a network of inclusive and diverse communities' who treasure our country lifestyle, have strong connections and cultural history which enriches our quality of life.</i>	3. Value our historical significance and cultural traditions 3.2 Support and nurture Aboriginal cultural heritage and expression to maximise the spiritual, cultural, economic and environmental values	The proposal will ensure cultural heritage is respected and protected by implementing any actions and recommendations resulting from cultural heritage study that accompanies this report.
		4. Embracing our relaxed country lifestyle 4.4 Protect and enhance the natural beauty of the region	The proposal will ensure the natural landscape is protected and enhanced by implementing any actions and recommendations from the environmental and ecologic studies that accompany this report.
		5. Nurture & provide opportunities for our youth 5.3 Facilitate the	The proposal will facilitate the expansion of the existing business premises which includes greater

Hilltops CSP 2030			
Principle	Outcome	Relevant Objectives & Strategies	Consistency
		<i>development of skill sets that meet local employment demands</i>	employment and training opportunities for local apprentices. Apollo will be aligning with Federal and State training programs to create additional jobs and improve local skill sets.
Nurturing our natural environment	<i>We are custodians of our natural environment and landscapes and will protect and improve it for future generations.</i>	1. Maintain the environmental integrity of the region 1.5. <i>Protect and enhance the beauty of our natural landscapes</i>	The proposal will ensure the natural landscape is protected and enhanced by implementing any actions and recommendations from the environmental and ecologic studies that accompany this report.
		3. The Hilltops communities maximise renewable & affordable energy resources 3.3 <i>Facilitate adoption by businesses and the community to employ energy efficient technologies</i>	Apollo will continue to implement best practice industrial operations including the incorporation of energy efficient technologies.
Building a strong & robust regional economy	<i>Hilltops is a connected and growing region, with both the local society and economy driven by a culture of innovation and collaboration, capitalising on our agricultural strength.</i>	1. A thriving and diverse economy for business, tourism and investment 1.1. <i>Create a welcoming environment for investment and promote the Region as a great place to live, work, invest and visit</i> 1.2. <i>Support all sectors of the economy to maximise tourism and business opportunities through stronger alignment with representative groups</i> 1.3. <i>Provide leadership on economic development and tourism initiatives in the Region</i> 1.4. <i>Facilitate the establishment and relocation of business and industries to the region</i>	The proposal will enable Apollo to expand its operations and build on its principles of sustainability in work practices, employment growth and retention of local business opportunities.
		3. A diversified economy which encourages business development, investment and fulfilling career opportunities to attract and retain residents, especially young people 3.1 <i>Support projects that create new jobs in the Region and help to build a diverse and multi-skilled workforce</i> 3.2 <i>Assist business to match their needs with training initiatives to maximise employment opportunities for the region's young people</i> 3.4 <i>Build strong linkages with institutions providing flexible education, training and employment pathways in the region especially for young people</i>	The proposal will create jobs, expand skill sets and enable training programs to be implemented that are aligned with Federal and State initiatives and funding programs.
Strengthening the region's connectivity and	<i>Our community is well serviced and has high quality equitable connectivity to social,</i>	1. High quality connectivity across the region enabling linkages to major towns and cities	The proposal will rely on and contribute to the efficient use of key freight linkage networks to service external customers.

Hilltops CSP 2030			
Principle	Outcome	Relevant Objectives & Strategies	Consistency
maintenance of our assets & infrastructure	<i>built and communications infrastructure.</i>	<i>1.3 Improve and align key freight linkages towards growing industry demand</i>	
		2. High quality built infrastructure that is safe and efficient <i>2.1 Provide traffic management solutions that promote safer local roads and minimise traffic congestion</i>	The proposal will enable the integration of improved traffic management solutions including parking provision to improve the local traffic environment and minimise congestion.
Providing ethical, proactive & effective leadership & governance	<i>We are an engaged and informed community involved in effective and ethical decision making to achieve our community aspirations for our collective future.</i>	1 Working together to achieve our objectives through strong civic leadership <i>1.5. Develop partnerships with business industry and agriculture leaders</i>	The proposal will build on existing partnerships that have been developed and encouraged between Council, the community and local business for an improved and vibrant local economy.

Hilltops Council Economic Growth and Land Use Strategy (March 2019)

The Economic Growth and Land Use Strategy (EGLUS) provides Council with strategic directions, policies and recommendations for informing the preparation of the LSPS and future LEPs in respect of facilitating economic development of the Hilltops region.

Whilst the two largest value-adding industries to the Hilltops GRP are agriculture and mining, the strategy recommends Council promote an open-minded and considered approach to any development that can demonstrate it will have a positive effect on economic and employment prospects for the local area. This is contingent on all planning and technical constraints and issues being satisfactorily addressed.

The EGLUS acknowledges that the LSPS and new LEP will not be the only measure required to facilitate economic development and growth, and that a broader approach is needed to meet the adopted economic strategic outcomes. The strategy has put forward 22 primary strategic directions and recommendations that have been adopted by Council and the local community. Those items most relevant to this proposal are listed below including discussion on consistency and strategic delivery as a result of the intended LEP amendment.

Table 5: Relevant Strategic Components of Hilltops Economic Growth Strategy

Hilltops EGLUS (2019)		
No.	Strategic Direction / Recommendation	Consistency
7	<p>A. <i>The drafting of the LSPS is to incorporate statements to adopt a flexible and responsive approach in allowing the private sector to drive the delivery of any additional industrial land needs, based on the specific requirements and needs of the bespoke industries to be developed. This could be subject to the industrial development demonstrating that:</i></p> <p><i>a. It will have an economic benefit to the LGA; and</i></p> <p><i>b. The use demonstrates that it does not have a detrimental or adverse effect on the designated industrial areas/precincts already zoned/identified for these purposes within the Hilltops LGA;</i></p> <p><i>c. It is an appropriate use for the area in which it is proposed to be located, and the land is best suited to meeting the specific needs of the industrial development proposed; and</i></p> <p><i>d. It is capable of addressing key constraints; and</i></p> <p><i>e. Potential amenity impacts can be satisfactorily managed; and</i></p>	<p>The LSPS has been notified and subsequently adopted by Council in 2020. It contains a broad set of strategic directions, objectives, priorities and actions that enable responsive planning outcomes to be delivered.</p> <p>The proposal is a private sector initiative responding to growth opportunities that will have a direct economic benefit to the LGA as well as mitigating interface issues with surrounding precincts so as to avoid detrimental or adverse impact.</p> <p>The proposal demonstrates, through supporting specialist reports, that it will successfully address key amenity impact elements.</p> <p>The site is adequately serviced and not "out-of-sequence" in relation to infrastructure network access.</p>

	<p><i>f. The use is capable of being adequately serviced and is not out-of-sequence*; and/or</i></p> <p><i>B. Council to consider opportunities to develop industrial land, by either purchasing appropriately zoned land or utilising existing appropriately zoned landholdings for this purpose.</i></p> <p><i>*"not out-of-sequence" means not resulting in unreasonable costs for extending infrastructure and/or not being located in isolation from those areas that already have provision of services, or which are more easily able to be serviced, relative to its location to existing infrastructure.</i></p>	
16	<p><i>Council to adopt a flexible and responsive approach in allowing the private sector to drive the delivery of any additional industrial land needs, based on the specific requirements and needs of the bespoke industries to be developed. Such land must be adequately serviced, to allow industrial development to proceed in a timely manner.</i></p>	<p>The proposal is consistent and aligned with this strategic direction by demonstrating sustainable and responsible planning outcomes.</p>
18	<p><i>Council to consider contributing to a business plan for expansion of the relevant/targeted industries including agriculture, mining, tourism, education and other population-serving uses such as retail, health care etc. that demonstrates to investors and other industry stakeholders that Council will support expansion through relevant planning provisions and then seek to develop a specific case study.</i></p>	<p>The proposal has involved ongoing discussions with Council to ensure proposed expansions will benefit the local area. Further communication with Council and the community will ensure that the proposal is consistent with this strategic direction.</p>
22	<p><i>Through ongoing consultation with established local industries and the business community in terms of agriculture, mining, retail, health care, education and tourism, identify the most significant short-term and current opportunities for expansion and/or value adding, and the resources and strategies needed to achieve it. Identified priorities and opportunities are to be monitored to gauge progress.</i></p>	<p>Ongoing discussion and consultation is occurring with Council and the local community. The proposal is addressing a current opportunity for industrial expansion over the subject land.</p>

Hilltops Council Local Strategic Planning Statement (LSPS) 2020-2040

The Hilltops Council Local Strategic Planning Statement (LSPS) is the current local strategic plan that is guiding the growth and development of the township and surrounding rural area. The LSPS provides strategic directions for how, what and where land use and infrastructure will be allocated, planned and managed to achieve the objectives of the Hilltops communities.

The LSPS sets out a 20-year vision for land-use throughout the Hilltops LGA, the special character and values that are to be preserved and how change will be managed into the future. The document contains specific strategic directions and policy for the LGA overall, as well as strategic narratives for various land use environments and settlement areas, such as industrial/employment activity and Young township.

Strategic directions including the themes of *Liveability, Strong Communities, Economic Development, Environment, Governance and Participation*.

For Telegraph Road, the LSPS identifies the precinct on the indicative Town Map as "J. Eastern Light Industrial (Investigation)" and notes:

The Telegraph Road precinct benefits from its ready access to the regional road network and proximity to the town centre. However, its proximity to established residential development and intersections with Murringoo Road will need to be addressed if further economic development is to occur.

Additional areas such as the northern entrance to Young on Olympic Highway and Telegraph Road are to be further investigated as alternate locations for larger footprint light and commercial industries and logistic centres that can benefit from easy access to the regional road network.

In relation to Young growth precincts, it is noted that strategic direction for residential and rural residential lands do not include the Telegraph Road R1 and RU4 areas.

The proposal is most aligned with themes of economic development, employment activity and environment. Its strategic merit is discussed and assessed in the table below, including consistency with stated objectives, priorities and actions.

Table 6: Relevant Strategic Components of Hilltops LSPS

Hilltops LSPS		
Section/Theme	Objectives/Priorities/Actions	Consistency
Part 1: Strategic Directions	<p>Response to:</p> <ul style="list-style-type: none"> The aspirations of local communities Relevant State and Regional Policy, legislation and strategies The state of the environment within Hilltops and other areas of economic, social, political and environmental influence Emerging opportunities and challenges. 	The proposal addresses each component of the LSPS Strategic Objectives by acknowledging and responding to each area of relevance, including justification and supporting technical data, as outlined in the body of this document.
STRONG COMMUNITIES:	<p>b. Support and sustain dynamic communities undergoing unprecedented change in how they live, work and play.</p> <p>c. Nurture, celebrate and protect the natural environment, cultural heritage and cultural landscapes, by recognising the scope and extent of impacts on our environment and communities of past, current and future activities.</p>	Consistent. The proposal will facilitate work opportunities as well as respecting and mitigating environmental impact.
ECONOMIC DEVELOPMENT:	<p>d. Facilitate growth and change where it demonstrates its capacity to:</p> <ul style="list-style-type: none"> a. further the aspirations of local communities b. protect rural production and natural resource values. <p>e. Highlight and plan for opportunities to enhance local community and economic productivity and growth by highlighting and capitalising on:</p> <ul style="list-style-type: none"> a. proximity to national, state and regional transport, telecommunications and energy corridors and nodes. b. local attributes and capacity. 	Consistent. The proposal will facilitate sustained economic growth and positive change for the local environment. Continued business growth will be assisted by proximity to key metropolitan markets whilst utilising local employment resources.
Land Use Environments:	Principles and objectives to guide land use and infrastructure planning, management decisions and tools.	Consistent. The proposal demonstrates an alignment with the overall strategic directions for the local area, as outlined in the body of this document.
Commercial	<p>OBJECTIVES</p> <p>2. To provide high quality gateways to Hilltops towns, through high quality streetscapes and landscaping as well as legible access and parking.</p> <p>PRIORITIES</p> <p>1. Development of master plans for commercial gateway precincts in Northern Young,</p>	Consistent. Through the use of good urban design principles, the proposal will embellish the Telegraph Road/Murringo Road streetscape to provide a high quality gateway to the township, as outlined in the accompanying Urban Design Report
Industrial	<p>OBJECTIVES</p> <p>1. Accommodate uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odours.</p> <p>2. Provide separated location uses that may otherwise have an impact on more sensitive land uses and does not affect the safety and amenity of the community.</p> <p>3. Enhanced connectivity to freight and transport routes.</p>	Consistent. The proposal will accommodate an expanding existing industrial use that will include measures to mitigate against potential negative impacts, especially noise and traffic. The site has strong connectivity to existing heavy transport routes.

	<p>PRIORITIES</p> <p>1. Prioritise the full use and servicing of available and planned industrial lands to cater for local demand in Young,</p>	
Part 2: Town Narratives	Each community of Hilltops requires a strategic response which reflects and responds to its individual character, values, opportunities and challenges.	The proposal will strongly align with enhancing local character, protecting values and amenity, creating opportunities for the local community through job growth, whilst addressing environmental impact challenges, as outlined in the accompanying specialist reports.
Young:	Young's regional level services, character and amenity will continue to be key to attracting further residents and increasing demand to invest within the town.	Young's attractive locational advantages have influenced the establishment and growth of the subject industrial premises. The proposal will leverage these key attributes to further expand business growth and employment.
Town Map	Indicates the Telegraph Road Precinct (J) as Eastern Light Industrial (investigation), connecting to a main road corridor (Murringo Road). The precinct is bounded on its southern side by a biodiversity corridor.	Consistent. The proposal provides technical investigation data to support the strategic direction of facilitating industrial activities in this locality due to its locational attributes and existing industrial character.
Economic Development	<p>The Telegraph Road precinct benefits from its ready access to the regional road network and proximity to the town centre. However, its proximity to established residential development and intersections with Murringo Road will need to be addressed if further economic development is to occur.</p> <p>Additional areas such as the northern entrance to Young on Olympic Highway and Telegraph Road are to be further investigated as alternate locations for larger footprint light and commercial industries and logistic centres that can benefit from easy access to the regional road network.</p>	Consistent. The proposal provides justification for expanding industrial activities in this precinct, including specialist reports on noise, traffic, infrastructure and the environment. Mitigation measures proposed will effectively address amenity impact issues with established residential development and road network.
Economy and Employment	<p>OBJECTIVES</p> <p>1. Facilitate the growth of existing Young businesses on site or in town.</p> <p>3. Increase capacity to accommodate further light industrial and commercial industry development in Young through adequate servicing and land use controls.</p> <p>PRIORITIES</p> <p>1. Review the employment lands supply to cater for projected growth for a minimum of ten years.</p> <p>3. Develop concept plans for the provision of roads and services for greenfield industrial lands in the east and west of Young to inform land owners and Council in future decision making.</p> <p>ACTIONS</p> <p>1. Concept plans for road and servicing layouts completed for employment lands for industrial use at:</p> <ul style="list-style-type: none"> • Eastern edge of Young adjacent and proximate to Telegraph Road. • 	<p>Consistent. The proposal will facilitate the growth of an existing Young business on their existing site and adjoining land under their ownership or control. Expansion of the premises is necessary to accommodate continued growth in response to demand for their manufactured steel products and will allow further employment and training opportunities for the local community.</p> <p>The proposal will directly address key priorities and actions of this LSPS objective by delivering serviced employment lands, together with concept plans to improve streetscape, gateway and local amenity environments.</p>

	2. Investigate appropriate uses and use of differing industrial zones within Young.	
Part 3: Strategic Policy	Land use and infrastructure planning are two of the most significant tools Council and the community have to advance community expectations and aspirations. Consequently, a strong and transparent link is required between strategic economic, environmental and social policy and aspirations and the directions of Hilltops 2040.	Consistent. The proposal supports the aspirations of the local community by demonstrating consistency with strategic policy, as outlined in the body of this document.
2. STRONG COMMUNITIES:	<p>OBJECTIVES</p> <p>4. Appropriate land-management practices are used to increase sustainability and amenity outcomes.</p> <p>6. Protect and enhance cultural heritage values.</p> <p>7. Landscapes of natural, cultural, social and economic value within the region are identified, protected and managed to meet current and future community and environmental needs.</p>	Consistent. The proposal is supported by specialist studies and reports that will ensure sustainable development, improve local amenity, protection of cultural heritage and biodiversity environments.
3. ECONOMIC DEVELOPMENT:	<p>OBJECTIVES</p> <p>7. Further economic diversification and growth through further development of research and development and renewable energy sectors.</p> <p>8. Employment and business investment diversification is encouraged within each community.</p> <p>12. Encroachment of development does not prevent or reduce the productive or operational capacities of existing development.</p> <p>15. A culture of innovation is fostered within business, government and the community that encourages best practice, research and development.</p> <p>16. An environment that encourages job creation and exible working arrangements is created and supported.</p> <p>17. Economic growth is enhanced through the prioritisation of infrastructure which supports employment activities in all sectors of the economy.</p> <p>18. Major enabling infrastructure projects which are critical to future regional economic development are advocated, planned and facilitated.</p> <p>19. The impact, including the cumulative impacts of major development projects on the transport system is managed through planning and coordination management, and contributions to infrastructure maintenance, upgrading and road use management.</p> <p>PRIORITIES</p> <p>3. Review land use and infrastructure requirements, strategies and sequencing to ensure urban lands are serviced in a timely and efficient manner.</p>	<p>Consistent. The existing steel manufacturing premises is continually introducing innovation into onsite work practices that will ensure sustainable business growth and employment. The proposal will enable expansion to occur whilst addressing mitigation measures to protect adjoining land uses, particularly in relation to noise and traffic impacts.</p> <p>The proposal will deliver outcomes that support the economic development objectives for Young and surrounding Hilltops LGA as identified. This is supported by further discussion in the accompanying economic assessment report.</p> <p>The proposal will also priorities and actions that target the minimisation of cumulative impact on sensitive receptors, the local traffic network and existing essential infrastructure. This includes the adoption of appropriate planning controls to be endorsed by the local community.</p>

	<p>5. Avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and areas accommodating high natural resource values such as riparian corridors.</p> <p>ACTIONS</p> <p>5. Consider applying planning controls for industrial land to protect areas suitable for large floorplate development from fragmentation.</p>	
4. ENVIRONMENT:	<p>OBJECTIVES</p> <ol style="list-style-type: none"> 1. Development advances the environmental, economic, and social goals of Hilltops. 2. Quality and up to date environment and natural resource data for the whole of Hilltops is available and utilised in land use and infrastructure planning and management. 3. Further development is avoided in areas with a high exposure to natural hazards. 4. Risks from natural hazards are reduced through adaptive planning and building responses. 11. Establishment of buffers and setbacks to minimise impacts of conflicting uses and environmental values, including consideration of potential impacts on noise, water, biosecurity and air quality. <p>PRIORITIES</p> <ol style="list-style-type: none"> 1. Identify and map areas of natural biodiversity and vegetation to inform future land use and infrastructure planning and management. <p>ACTIONS</p> <ol style="list-style-type: none"> 10. Water sensitive urban design principles are incorporated into new development. 12. Incorporate updated strategic wildlife corridor information into biodiversity planning measures when available. 13. Identify and enhance biodiversity corridors important for species reintroduction (including koalas) and to mitigate the impacts of climate change. 	<p>Consistent. The proposal is accompanied by specialist environmental reports that confirm natural environmental resources will be protected and enhanced as a result of progressing this proposal. This will include the adoption of appropriate mitigation measures to minimise impact between land uses in the local area.</p> <p>The proposal will also assist in updating local environmental data for improved planning controls and guidelines.</p>

Hilltops Draft LEP 2021

The Draft Hilltops LEP is intended to provide a consolidated plan from the merging of Young, Booroowa and Harden LGAs and their correspondence LEPs. It's content and preparation align with relevant local and state strategies, policies and ministerial directions.

Draft zoning alterations include removing the RE1 zoning from the riparian corridor land immediately to the south of the subject land. Otherwise, the existing R1 and RU4 zonings are intended to remain as currently apply under the Young LEP2010. Extracts from the draft LEP mapping is provided in Section 5 of this proposal.

In addressing social and economic impacts, the draft LEP mentions the use of IN2 zones as 'gateways' into major towns, such as Young. Discussions with Council have referred to the

Murringo Road/Telegraph Road precinct as a potential 'gateway' and any future land use strategic directions, and subsequent development, should address this opportunity.

Under the draft LEP, the current operations of Apollo would continue to be subject to 'existing use' provisions and related development consents. This planning proposal would provide justification for including a modification to the draft zoning plan by zoning the subject land either IN1 or IN2. Both of these zonings would permit General Industries with development consent. Alternatively, the draft LEP could be modified to include an additional Schedule 1 provision that permits industrial activities including steel manufacturing over the subject land subject to development consent.

4.2.3 ***Is the planning proposal consistent with the applicable State Environmental Planning Policies?***

The proposal is consistent with the applicable State Environmental Planning Policies (SEPPs), as identified in the table below.

Table 7: Applicable SEPPs

SEPPs	
SEPP Title	Consistency
SEPP55 – Remediation of Land	Consistent. SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. It applies to the whole of the State. The proposal addresses relevant provisions of this SEPP. Whilst, Clause 6 (consideration and remediation to be considered in rezoning proposals) has been subsequently repealed, the proposal has undertaken a detailed site investigation (DSI) over the site and a specialist report accompanies this proposal. The DSI concludes that the site is suitable for accommodating expanded industrial activities and that areas identified as potential contamination sources can be readily remediated to an acceptable level of risk.
SEPP - (Infrastructure) 2007	Consistent. There are no provisions in this planning proposal that would conflict with the objectives, standards and procedures required under this SEPP. The subject land is identified as containing, or within proximity to, essential infrastructure. Applicable requirements under respective clauses of this SEPP are to be addressed prior to development.
SEPP - (Vegetation in Non-Rural Areas) 2017	Consistent. The planning proposal does not contain any provisions that would conflict with the intent of this SEPP. An ecological constraints analysis has been prepared for the purposes of this proposal that has considered any potential impact on biodiversity values of trees and other vegetation over the subject land. The recommendations have been taken into consideration in preparing the indicative masterplan.

4.2.4 ***Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?***

The following table outlines the relevant s9.1 directions and the level of consistency of this planning proposal.

Table 8: Applicable s9.1 Ministerial Directions

s9.1 Ministerial Directions	
Direction title	Consistency
1.1 Business and Industrial Zones	Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and land is being proposed for further industrial development. The proposal may also have an effect on existing or proposed industrial zones in the Hilltops local area. The proposal satisfies the objectives of this direction by: <ul style="list-style-type: none"> Encouraging employment growth in a suitable location;

s9.1 Ministerial Directions	
Direction title	Consistency
	<ul style="list-style-type: none"> Does not detrimentally affect existing employment land in other business and industrial zones as the proposal relates to an existing industrial business and premises. The proposal also retains existing business and industrial zones across the LGA; Continuing to support the viability of existing business and industrial centres in the LGA; Expanding on total potential floor space for employment uses; and Proposing development and new employment areas in accordance with approved regional and local strategies approved by NSW Planning.
1.2 Rural Zones	<p>Inconsistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and the proposal will affect an existing rural zone (RU4 – Primary Production Small Lots).</p> <p>The inconsistency is justified on the following basis:</p> <ul style="list-style-type: none"> The proposal has given consideration to the objectives of this direction in light of the existing use of the land for industrial purposes, particularly steel manufacturing; The land is identified in the Hilltops LSPS as a potential industrial area subject to investigation; Additional supporting specialist reports identify the land as suitable for further industrial expansion and have given consideration to the objectives of this direction; The proposal is consistent with the applicable Regional Strategy; and Based on the circumstances and scale of the proposal, is of minor significance.
1.5 Rural Lands	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and the proposal will affect land within an existing rural zone (RU4 – Primary Production Small Lots).</p> <p>The proposal satisfies the objectives of this direction by:</p> <ul style="list-style-type: none"> Being consistent with applicable regional and state strategic plans including the Hilltops LSPS. Considering the potential impact of the proposal on primary production, environmental values, physical attributes and other related land uses; and Having consideration to the social, economic and environmental interests of the community, as discuss in relevant accompanying specialist reports to this proposal.
2.1 Environment Protection Zones	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and part of the land includes areas identified as environmentally sensitive.</p> <p>The proposal satisfies the objectives of this direction by ensuring that areas identified for protection or conservation are excluded from development and/or appropriate mitigation measures introduced to facilitate protection and conservation. The proposal is also consistent with proposals under the draft Hilltops LEP that will provide further clarification of boundaries to identified areas of natural resource sensitivity.</p>
2.4 Recreation Vehicle Areas	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and part of the subject land includes areas of identified sensitive lands, as shown on LEP natural resources mapping.</p> <p>The proposal satisfies the objectives of this direction by maintaining existing relevant planning provisions.</p>
2.6 Remediation of Contaminated Land	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and certain development referred to in Table 1 of the contaminated land planning guidelines is known to have been carried out, namely agricultural/horticultural activities and steel related activities including storage.</p> <p>The proposal satisfies the objectives of this direction by:</p>

s9.1 Ministerial Directions	
Direction title	Consistency
	<ul style="list-style-type: none"> Considering any risk of harm to human health and the environment; and Taking into consideration the results and recommendations of a preliminary site investigation (PSI) and detailed site investigation (DSI) report carried out over the land in accordance with the contaminated land planning guidelines.
3.1 Residential Zones	<p>Not inconsistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and involves land that is currently zoned R1 General Residential.</p> <p>The proposal is not inconsistent with this direction as it:</p> <ul style="list-style-type: none"> Does not propose any significant change to existing residential provisions that apply to the land; Is proposing development and potential rezoning of the land in accordance with relevant state and local strategic directions; Is justified when also taking into consideration the conclusions and recommendations of supporting speciality report in relation to the proposal; and When considering the existing industrial development over part of this land and related strategic merit, is of minor significance.
3.2 Caravan Parks and Manufactured Home Estates	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority. The proposal is consistent with this direction as existing relevant planning provisions will be maintained.</p>
3.4 Integrating Land Use and Transport	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that will alter provisions relating to urban land.</p> <p>The proposal satisfies the objectives of this direction by:</p> <ul style="list-style-type: none"> Improving access to employment and business activities through upgraded transport facilities; Ensuring efficient movement of freight utilising location attributes and connectivity to existing arterial road networks; and Taking to consideration the conclusions and recommendations from the accompanying traffic and parking study relating this proposal.
5.10 Implementation of Regional Plans	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority and the subject land is within the boundaries of an endorsed Regional Plan.</p> <p>The proposal satisfies the objectives of this direction by demonstrating consistency with the overall vision, land use strategy and relevant goals, directions and actions contained in the Regional Plan (South East and Tablelands Regional Plan 2036).</p>
6.1 Approval and Referral Requirements	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that may involve additional or altered planning provisions. The proposal is consistent with this direction as it does not introduce any unnecessary provisions to the development assessment process.</p>
6.2 Reserving Land for Public Purposes	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that involves land zoned RE1 Public Recreation. The proposal is consistent with this direction as the local authority is intending to remove the RE1 reservation under a draft LEP as it is no longer required for acquisition. The removal of the RE1 land has received Gateway Approval.</p>
6.3 Site Specific Provisions	<p>Consistent. The direction applies as a planning proposal is being prepared by a relevant planning authority that will allow a particular development to be carried out. The proposal is consistent with this direction as it will not involve more restrictive site specific planning controls. In addition, the proposal provides alternatives to creating permissibility including rezoning that is consistent with the provisions contained in this direction.</p>

4.3 Environmental, Social and Economic Impact

4.3.1 ***Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

There is no likelihood that any critical habitat or threatened species, populations or ecological communities or their habitats would be adversely affected by the proposal. A Biodiversity Development Assessment Report (BDAR) has been prepared over the subject land and accompanies this planning proposal.

The biodiversity impact assessment provided the following relevant conclusions:

- *Vegetation on site has been significantly modified*
- *Vegetation is structurally and functionally poor due to previous clearing on site. Thus, the proposal is not expected to significantly contribute to loss of a threatened ecological community (TEC)*
- *The removal of planted vegetation is unlikely to impact threatened species*
- *No threatened species were recorded during the site surveys*

4.3.2 ***Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

The site is not subject to flooding or bush fire impact.

In order to thoroughly assess other potential environment effects as a result of this planning proposal, a range of specialist studies have been prepared in relation to the follow key environmental issues:

- Noise
- Site Health & Suitability (DSI)
- Cultural Heritage
- Urban Design

A summary of conclusions and proposed management recommendations are outlined below. Based on the findings of all below specialist studies, the environmental effects are manageable and in the best interests of the public domain and local community.

Environmental Noise Impact Report (Day Design)

The subject land and existing steel manufacturing operations have been the subject of detailed discussion between Apollo, Council and the immediate local residents. Constraints over the existing site layout and natural terrain, together with operation arrangements, have, at times, created issues in relation to noise impact at the closest sensitive receptors (dwellings). To overcome and effectively manage noise from the premises, Apollo have introduced various operational changes and building modifications, as well as ensuring that consultation and communication is improved between all stakeholders.

The accompanying NIA determines the acceptable noise limits for nearby sensitive receivers and provides recommendations to ensure noise levels are met by any future industrial activity across the proposal site. Provided the recommendations are introduced and maintained, future industrial activity resulting from this proposal will meet accepted noise limits and be considered acceptable.

The NIA made the following recommendations based a conceptual site layout plan envisaged as a potential outcome of the making of this planning proposal:

7.1 Noise Management Plan

7.1.1 Noise Management Plan - 2 – 4 Telegraph Road

- *Fabricated steel should not be handled/processed in the hardstand area on the southern side of 2-4 Telegraph Road between the hours of 6 pm and 7 am on any given day. All moving and stacking*

(handling/processing and/or loading/unloading) should take place within the workshop during these hours; and

- *No heavy vehicle movements (trucks, forklifts, etc) on the southern side of 2-4 Telegraph Road between 6 pm and 7 am on any given day.*

7.1.2 Noise Management Plan - 10 – 12 Telegraph Road

- *Fabricated steel should not be handled/processed in the hardstand area on the southern side of 10-12 Telegraph Road between the hours of 6 pm and 7 am on any given day. All moving and stacking (handling/processing and/or loading/unloading) should take place within the workshop during these hours;*
- *No heavy vehicle movements (trucks, forklifts, etc) on the southern side 10-12 Telegraph Road between 6 pm and 7 am on any given day;*
- *The external doors on the southern side of the workshop (10-12 Telegraph Road) should be closed between the hours of 5 am and 7 am and 6 pm and 10 pm on any given day when the loading/unloading process is taking place;*
- *The existing 'after hours delivery vehicle departure area' on 10-12 Telegraph Road should continue to operate from the same location (10 pm to 7 am), as shown on Appendix B;*
- *Loading/unloading is recommended to take place within the workshops of 10-12 Telegraph Road with all southern doors closed between 6 pm and 10 pm; and*
- *Loading/unloading is recommended to take place within the workshops of 10-12 Telegraph Road with all northern and southern doors closed between 5 am and 7 am.*

7.1.3 Noise Management Plan - 20 Telegraph Road

- *No heavy vehicle movements (trucks, forklifts, etc) on the south-western side of 20 Telegraph Road between 6 pm and 7 am on any given day;*
- *Parking is not permitted in the parking spaces within 60 metres of the eastern boundary of 20 Telegraph Road between 6 pm and 7 am, ie the parking spaces on the eastern side of the main driveway of 20 Telegraph Road, see Appendix B;*
- *All external doors on the south-western side (see Appendix B) of the new workshops at 20 Telegraph Road should remain closed at all times during the day period – 7 am to 6 pm, with the exception of entry and exit when necessary;*
- *All external doors on all sides of the new workshops at 20 Telegraph Road should remain closed at all times during the evening and night periods – 6 pm to 7 am, with the exception of entry and exit when necessary; and*
- *Any new blasting chamber or paint shop are to be located within the building envelope of the new surface treatment/storage and loading facility within a purpose built room – all associated mechanical plant and equipment is to be acoustically treated to ensure the Project Noise Trigger Levels are met.*

7.1.4 General Noise Management Plan for Whole Site

- *When not needed, machinery and vehicles on the site should be switched off;*
- *As the acoustic environment is likely to change over the life of the development/construction works, prior to the construction of each of the workshops, an Environmental Noise Impact Assessment should take place;*
- *At the completion of the construction of the workshops, and to ensure the Project Noise Trigger Levels continue to be met, noise compliance measurements should take place at the most affected receiver location (to the corresponding works) a minimum of two times over the first six months operations commence – the operators of the site should be unaware the measurements are taking place; and*
- *Proposed mechanical plant and equipment that is required to serve the new workshops is to be assessed against the Project Noise trigger Levels in this report. The cumulative noise from the operation of the steel fabrication facility and mechanical plant must not exceed the Project Noise Trigger Level at any receiver location. A detailed analysis of the predicted cumulative noise emissions should be undertaken by a suitably qualified acoustic consultant.*

7.2 Acoustic Barriers

The acoustic barriers recommended below may be constructed with 'Colorbond' or 3 rail 'solid capped and lapped' timber. The construction shall be free of visible air gaps to provide an impervious sound barrier.

- *We recommend constructing a 2.1 metre high boundary fence on the eastern boundary of 20 Telegraph Road, extending from the from northern boundary approximately 20 metres to the south, as shown on the attached Appendix B; and*
- *We recommend constructing a 1.8 metre high boundary fence on the northern side of the outdoor yard of 20 Telegraph Road, as shown on the attached Appendix B.*

The acoustic barriers recommended below may be constructed with 'DuneWall Custom Height Acoustic Wall', masonry or steel. The construction shall be free of visible air gaps to provide an impervious sound barrier.

- We recommend constructing a 3.4 metre high sound barrier wall on the southern side of 2-4 and 10-12 Telegraph Road, as shown on the attached Appendix B; and
- We recommend extending the existing 6.5 metre high (above FFL 453500) shipping container stack to the western boundary of 10-12 Telegraph Road; and
- We recommend constructing a 2.4 metre high sound barrier wall on the south-western side of 2-4 Telegraph Road, as shown on the attached Appendix B.

7.3 Building Construction

We recommend the new workshops be constructed as follows:

7.3.1 2-4 Telegraph Road Building Construction

- We recommend the minimum acoustic performance for the ceiling/roof construction of 2-4 Telegraph Road be Rw 40, consisting of two skins of Spandek with a 200 mm air gap, 50 mm acoustic insulation (min density 14 kg/m³) installed between the skins, or a similar product that meets or exceeds the aforementioned recommended Rw; and
- We recommend the minimum acoustic performance for the wall construction of 2-4 Telegraph Road be Rw 60, consisting of 175 mm thick pre-cast concrete panels, or similar.

7.3.2 20 Telegraph Road Building Construction

- We recommend the minimum acoustic performance for the ceiling/roof construction of 20 Telegraph Road be Rw 40, consisting of two skins of Spandek with a 200 mm air gap, 50 mm acoustic insulation (min density 14 kg/m³) installed between the skins, or a similar product that meets or exceeds the aforementioned recommended Rw;
- We recommend the minimum acoustic performance for the wall construction of 20 Telegraph Road be Rw 60, consisting of 175 mm thick pre-cast concrete panels, or similar.
- Recommended minimum acoustic performance for the south-western external doors to 20 Telegraph Road be Rw 34, consisting of two skins of Spandek with a 200 mm air gap, or a similar product that meets or exceeds the aforementioned recommended Rw.

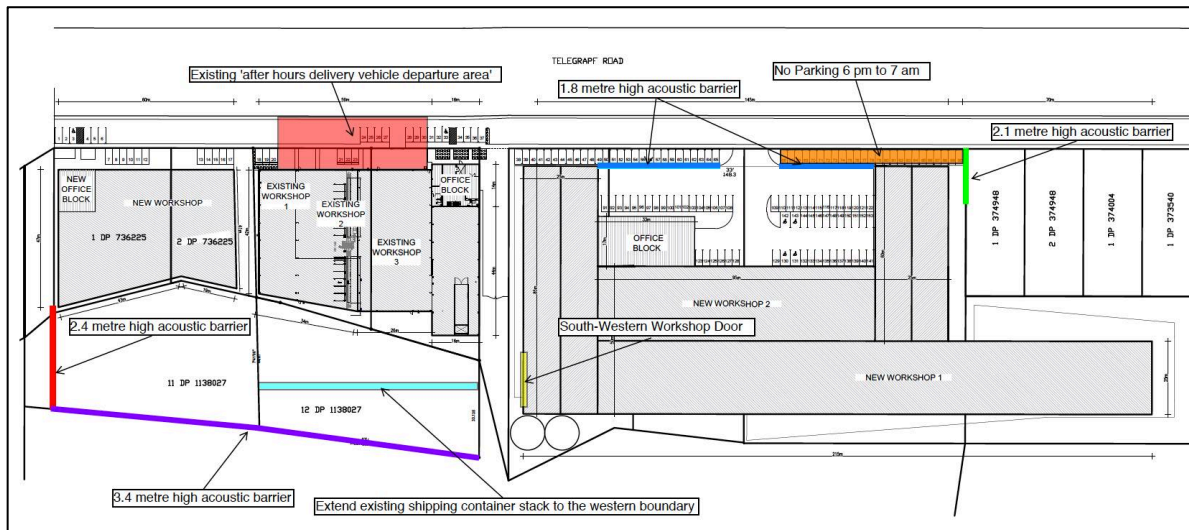


Figure 5: Concept Acoustic Treatment Site Plan (Source: DayDesign2021)

As noise impact is a significant environmental concern in this locality, particularly in relation to maintaining acceptable local amenity, a further independent peer review was undertaken to ensure the approach, conclusions and recommendations from the NIA were appropriate. The peer review confirmed the following:

- The measurements and logging completed for background noise levels by Day Design are deemed appropriate
- The guideline and policy used and assessment against them are deemed appropriate
- The assumptions and methodology used in the assessment are deemed appropriate
- The recommendations in the assessment report are deemed appropriate

Detailed Site Investigation (EI Australia)

A Detailed Site Investigation (DSI) has been conducted over the subject land to assess the nature and degree of any potential site contamination associated with current and earlier uses of the properties. The subsequent research data has provided a conclusion on the site's suitability for the proposed development outcome as a result of this proposal.



Figure 6: DSI Test Boreholes (Source: EI2021)

The findings of this DSI concluded:

- The site has been occupied by a mix of land uses since at least 1944 including agricultural, residential dwellings, commercial/industrial and factory
- Potential sources of on-site contamination include:
 - Fill soils of unknown origin and content
 - Pesticides across agricultural portions of the site
 - Industrial processes from factory/warehouse including storage of paints, solvents and oils
 - Oil leaks from equipment, abandoned vehicles and storage on-site
 - Weathering of galvanised materials including car bodies and scrap metal; and
 - Fuel leakage from the under ground storage tank on site.
- Analytical results for the representative soil samples collected from across the site were all below the adopted human health assessment criteria relevant for the proposed commercial/industrial development.
- Location BH123 situated adjacent to the underground storage tank did not report any petroleum hydrocarbons in shallow fill (0.1m BGL) or in deeper natural soil (0.6 m BGL), indicating that the staining observed on the soil surface adjacent to the bowser was localised and has not significantly penetrated the sub-surface.
- Two samples (BH114_0.2 & BH120_0.2) collected from the south-western portion of the site, in the vicinity of the wrecked cars and stockpiled construction waste, were above the site specific ecological criterion for the concentration of zinc. The elevated zinc is attributed to the weathering of galvanised materials including car bodies and scrap metal. It is understood that the proposed development would involve the removal of all waste materials including the wrecked cars; therefore, removing the source of contamination. It is also noted that the proposed development does not include landscape or setback areas and so the risk to future ecological receptors is considered low.
- Zinc exceeded site specific ecological criterion (EILs), in shallow fill / top soil samples collected from the south-western portion of the site (locations BH114, BH120). The zinc concentration in the deeper underlying samples was low. The elevated zinc results were shallow and localised, and likely

attributed to weathering of stockpiled scrap metal / construction waste or wrecked cars observed within these areas.

- Petroleum hydrocarbons (total recoverable hydrocarbons-F3, total recoverable hydrocarbons-F4) fractions were detected at relatively low concentration in fill soils and deeper natural soils immediately south of the warehouse building (BH120_2.0, BH121_0.2 & BH122_0.1), and sample BH120_2.0 exceeded the site specific ESLs, however the depth was 2 m below ground level. Given that large drums of oil and wrecked cars were stored in the general vicinity of these sampling locations, the TRH results may be attributed to historical leakage of fuels / oils. It is likely that historic storage / use of plant in this area is responsible for the presence of remnant petroleum hydrocarbons at depth and is unlikely to present a risk.
- EI was informed by the client that a substantial amount of surface waste and scrap metal etc. has been removed from the site since site inspection by EI (see Photographs 11 & 12, Appendix I).
- Zinc impact and petroleum hydrocarbon impact in soil were localised, and the sources on the ground surface had been removed. The ecological risk from zinc and petroleum hydrocarbon impact in soil was low and not unacceptable.

Based on the report findings, the site is considered suitable for the proposal. The land is equivalent to a land use setting of commercial industrial.

The following recommendations were also made:

- The shallow soil materials in the vicinity of the fuel bowser, that has been impacted by surficial oil staining, should be classified in accordance with the NSW EPA (2014) Waste Classification Guidelines, and disposed of at an appropriately licenced waste receiving facility;
- Should it be desirable to (temporarily) store waste oil drums or construction waste on the site. These materials should be stored on a concrete hardstand with appropriate leak / spill protection measures in place.
- Any material being removed from the site as part of the proposed redevelopment, including surplus fill and potentially impacted soils, and virgin excavated natural materials (VENM), is required to undergo waste classification assessment to inform off-site disposal in accordance the NSW EPA (2014) Waste Classification Guidelines; and
- Any material being imported to the site should be assessed for potential contamination in accordance with NSW EPA Guidelines, as being suitable for the intended land use.

Cultural Heritage Assessment Report (OzArk)

A heritage assessment report has been prepared in relation to both Aboriginal cultural heritage and general historic heritage values that may be impacted by the proposal. This involved desktop as well as field inspections including walkover with an elder and another member of the Young Local Aboriginal Land Council (LALC).

The report has concluded:

- No Aboriginal objects or archaeologically sensitive landforms were identified during the visual inspection. No Aboriginal cultural values relating specifically to the study area were recorded during the walkover with the Young LALC members. No historic heritage sites were recorded during the inspection of the study area.
- The undertaking of the Due Diligence process resulted in the conclusion that the proposal will lead to impacts to the ground surface, however, no Aboriginal objects or intact archaeological deposits will be harmed by the proposal. This moves the proposal to the following outcome:

Aboriginal Heritage Impact Permit (AHIP) application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify Heritage NSW (131 555 or info@environment.nsw.gov.au). If human remains are found, stop work, secure the site, and notify NSW Police and Heritage NSW.

- No historic heritage values or objects with heritage significance were identified within the study area. However, the study area is on Victoria Gully, which is associated with the item Blackguard Gully that is listed on the State Heritage Register.

In relation to Aboriginal cultural heritage values, the following management recommendations are made:

Aboriginal cultural heritage

- 1) The proposal may proceed at the study area without further archaeological investigation under the following conditions:
 - a) Potential land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to Aboriginal objects in adjacent landforms. Should the

parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.

- b) All staff and contractors involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects.
- 2) This assessment has concluded that there is a low likelihood that the proposed work will adversely harm Aboriginal cultural heritage objects or cultural values. However, if during works, Aboriginal artefacts or skeletal material are noted, all work should cease and the procedures in the Unanticipated Finds Protocol (Appendix 2) should be followed.
- 3) Inductions for work crews should include a cultural heritage awareness procedure to ensure they recognise Aboriginal artefacts (see Appendix 3) and are aware of the legislative protection of Aboriginal objects under the NPW Act and the contents of the Unanticipated Finds Protocol.
- 4) The information presented here meets the requirements of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. It should be retained as shelf documentation for five years as it may be used to support a defence against prosecution in the event of unanticipated harm to Aboriginal objects.

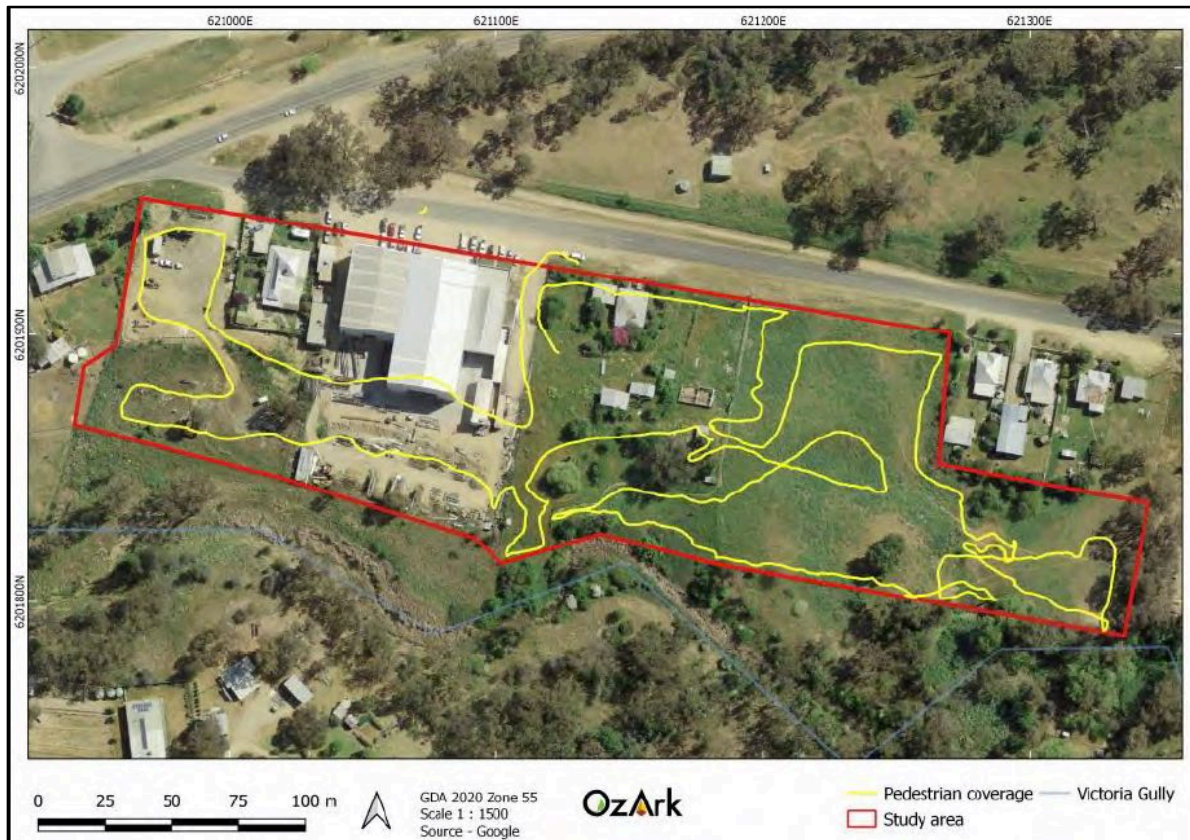


Figure 7: Walkover and Site Survey Map (Source: OzArk2021)

In relation to historic heritage, the following management measures are recommended to reduce the risk of harm to the heritage values of the surrounding area:

Historic heritage

- 5) The proposal may proceed at the study area without further archaeological investigation under the following condition:
 - a) Potential land and ground disturbance activities must be confined to within the study area, as this will eliminate the risk of harm to landforms with higher potential to contain historic archaeological deposits at Victoria Gully. Should the parameters of the proposal extend beyond the assessed areas, then further archaeological assessment may be required.
- 6) Although the assessment has concluded that there are unlikely to be impacts to historic heritage as a result of the proposal, the Unanticipated Finds Protocol (Appendix 4) should be followed in the event that items of potential heritage significance are encountered at the study area.

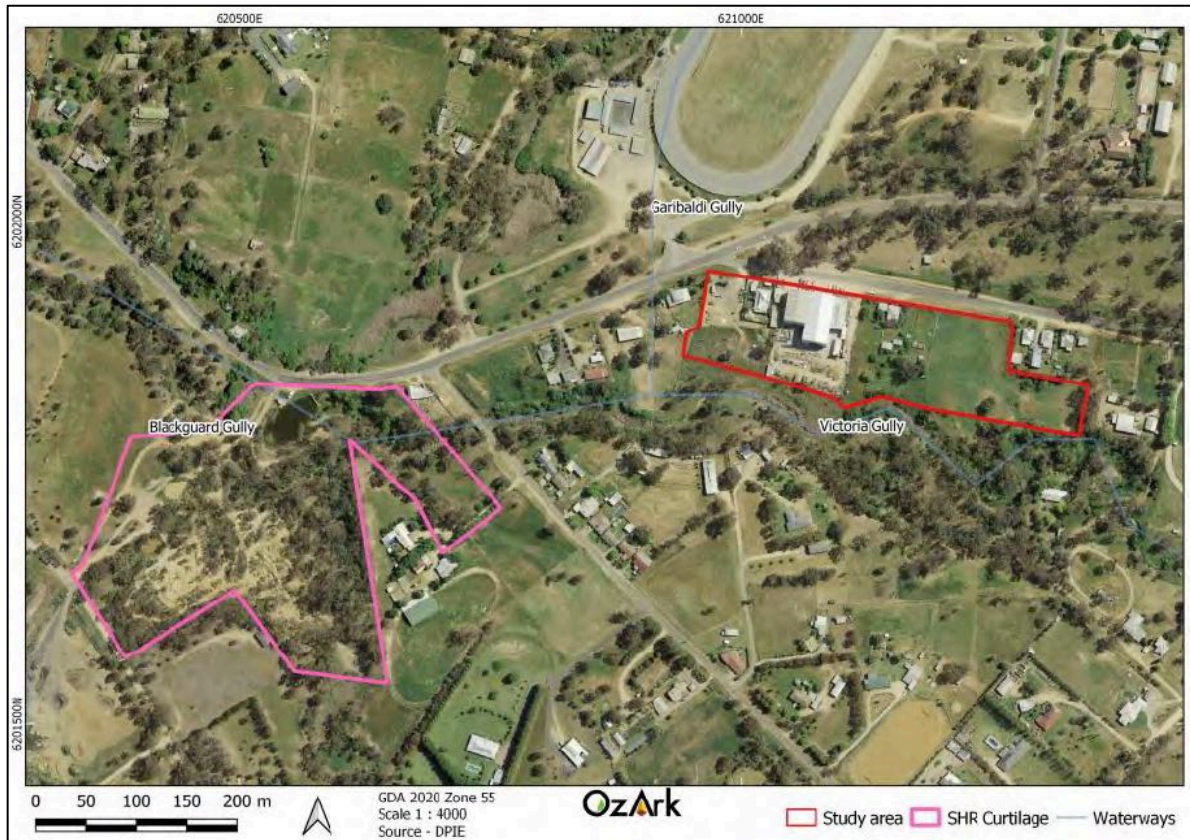


Figure 8: State Heritage Register Study Area (Source: OzArk2021)

Urban Design Report (PTW)

The proposal has considered urban design principles to ensure the future development of this precinct will deliver a high-quality built environment that demonstrates an appropriate response to social, economic, and environmental factors and achieve outcomes for the greater public good. The accompanying Urban Design Report provides the following observations and recommendations in accordance with good urban design principles, as outline in the guideline *Urban Design Strategies for Regional NSW* (DPIE & NSW Government Architect 2020).

Landscaping and Streetscape

Landscaping along Telegraph Road has an opportunity to break up the bulk of the development by utilising screening trees and dense bushes. The landscaping should be placed between the off-road carpark and the road, further screening the parked vehicles when approaching from Murringo Road or Whiteman Avenue. The streetscape marked in green in the attached diagram represents an opportunity for soft landscaping and trees to form screening and shade for pedestrians and parking. This landscaping should be maximised and number of crossings from the carriageway onto the site should be minimised.

Further consideration of dense foliage along the eastern and western boundary (marked in blue in the attached diagram) is critical to create visual privacy and noise insulation for the neighbouring residents. Trees will soften the hard acoustic walls along the east and west boundaries proposed by Day Design's Environmental Noise Impact Report dated March 2021.

Facade and Gateway Treatments

The facade treatment of the building's key gateway corner, facing the street intersection can be exaggerated using colour panels and awnings. Elsewhere, colour panels to be applied to the full height of the façade to create visual interest and emphasis. The corners facing neighbouring residential properties along the east and west boundaries should play with a variation of colours on panels (preferably vertical). Any clear panels must be arranged to ensure privacy for neighbouring residents. The panels should also be variegated or rhythmic to break up the monolithic scale of the built forms.

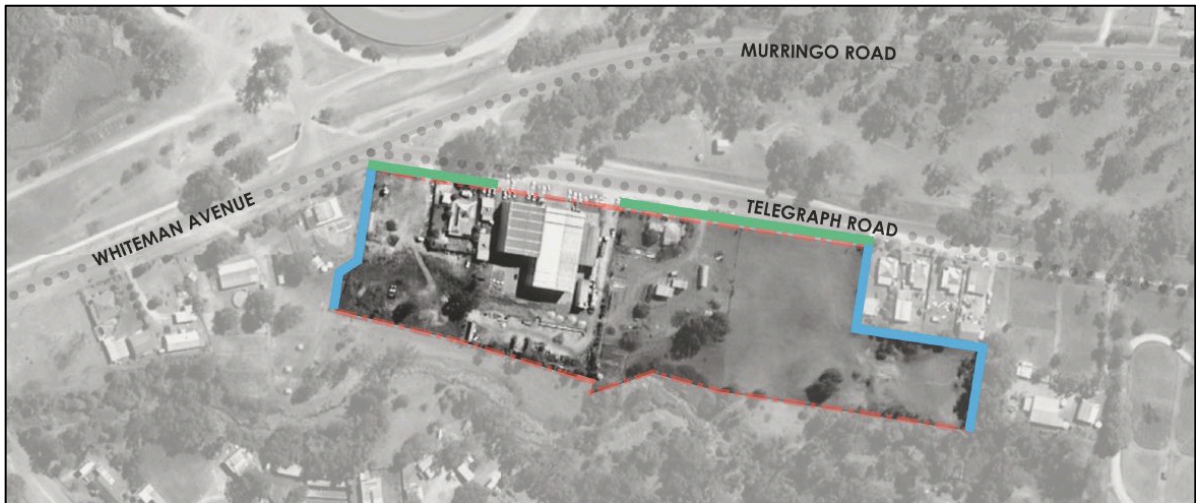


Figure 9: Landscaping & Streetscape Opportunities (Source: PTW2021)



Figure 10: Façade Treatment Concept (Source: PTW-Apollo 2021)



Figure 11: Gateway Concept – Telegraph Road Streetscape (Source: PTW-Apollo 2021)

Other

There are no other significant or adverse environmental effects anticipated as a result of the planning proposal.

4.3.3 *Has the planning proposal adequately addressed any social and economic effects?*

The purpose of the planning proposal is to facilitate and accommodate future expansion of the existing Apollo steel fabrication business at Telegraph Road. The proposal aligns and supports key social and economic goals identified in the Hilltops Community Strategic Plan 2030, Economic Growth and Land Use Strategy (March 2019) and Local Strategic Planning Statement (LSPS) 2020-2040 (see Section 4.2.2 above).

Apollo are a significant contributor to the local economy and social fabric of Young and district. It currently employs 37 local people including 14 office and 23 industrial trades staff. Apollo are also an active participant in local business forum and groups, and provide internal and external support to workers and contractors to ensure personal and community well-being. Their continued business growth and stability are foundations for ensuring Young and the overall Hilltops LGA prosper and meet expectations outlined in community strategic directions.

Economic Forecast Analysis (Location IQ)

An independent analysis on the economic impacts of this proposal accompanies this planning report. The key findings are extracted below:

1. *Apollo Fabrication operate a steel fabrication business at 10 – 12 Telegraph Road in Young, New South Wales. The site currently comprises a covered facility of 3,940 sq.m, including a supporting office component across 7,662 sq.m of land.*
2. *Apollo Fabrication propose to redevelop their existing facility to include an additional 15,123 sq.m of floorspace, including 2,043 sq.m of additional supporting office space. The total size of the facility would be in the order of 19,000 sq.m including the existing components, with the new components to be developed at 2 and 20 Telegraph Road.*
3. *Based on details provided by Apollo Fabrication, the construction investment cost of the Telegraph Road site development is anticipated to be in the order of \$30.2 million in current 2019/20 dollars. This results in total job years of 121 during the construction project. The employment multiplier effects from the additional construction jobs would result in further employment of 194 job years. Some \$23.5 million in wage/salary income will be added to the economy both directly from construction and from flow on multiplier effects during the construction phase of the project. This is derived from some 316 additional job years.*
4. *Total benefits from the construction phase of the Telegraph Road site development plus one year of operation are estimated at \$103.3 million under the low scenario and \$118.8 million under the high scenario. This analysis represents the uplift to the economy resulting from the redevelopment and is therefore incremental (i.e. does not take into account the benefit accrued from the existing component of the Apollo Fabrication operation).*
5. *Should the proposed development of the Telegraph Road site not be approved, Apollo Fabrication would consider their options regarding an alternative location in what would become a competitive process. This would not necessarily result in Apollo Fabrication locating elsewhere in Young, but potentially to another part of New South Wales.*
6. *The total economic benefit from one year of operation at the existing facility is \$15.8 million. The majority of this would accrue within the Hilltops Council LGA and would be lost should Apollo Fabrication relocate out of the area.*
7. *The total benefits from the construction period and one year of operation are \$119.0 million under the low scenario and \$134.6 million under the high scenario. This outlines the total benefit, including from the existing Apollo Fabrication operations.*

4.4 State and Commonwealth Interests

4.4.1 *Is there adequate public infrastructure for the planning proposal?*

The existing Telegraph Road precinct and the subject land is serviced by all essential public infrastructure. The proposal acknowledges the integrated approach to public infrastructure delivery and the areas targeted in Young for future industrial growth investigation and expansion.

In support of these strategic directions, a traffic impact assessment report (TIA) and infrastructure servicing report have been prepared and accompany this proposal. Stormwater/overland flooding management has also been assessed to ensure the proposal does not contribute, to or be impacted by local overland flooding events.

Traffic Impact Assessment (Spotto Consulting)

The TIA has reviewed existing and predicted traffic and parking conditions as a consequence of this proposal. On site and surrounding networks have been assessed to determine potential impact and appropriate mitigation works as appropriate. The TIA conclusions and recommendations are reproduced below:

The assessment concluded that:

- *Traffic data and modelling of nearby roads show that Telegraph Road, Murringo Road and Whiteman Avenue currently operate at an excellent Level of Service (LOS A, the highest level). Assessment of the nearby intersection of Telegraph Road with Murringo Road and Whiteman Avenue indicates that this also operate with minimal delays;*
- *The proposed development will generate an additional 744 vehicle trips per day, with 122 of these in the AM and PM peak periods, which will not have a significant impact on the performance of the surrounding road network (including nearby intersections);*
- *Access to the site is able to be provided from Telegraph Road and the Crown road between 12 and 20 Telegraph Road for both heavy and light vehicles, with adequate sight distance at all locations;*
- *The provision of 116 off-street parking spaces (including five designated for persons with a disability) across the site does not meet the numerical requirements of Hilltops Council's Young Development Control Plan, however the parking provided is considered adequate to cater for anticipated demand. The car parking and access driveways satisfactorily address all matters for consideration under the Young DCP and Australian Standard AS2890;*
- *Adequate provision has been made for persons with a disability;*
- *Adequate provision has been made for servicing and delivery vehicles; and*
- *Adequate provision has been made for pedestrians and cyclists.*

The assessment recommended that:

- *The intersection of Telegraph Road with Murringo Road and Whiteman Avenue be modified to incorporate BAL (Basic Left Turn) and CHR(S) (Channelised Right Turn – Short) lane treatments; and*
- *Heavy vehicles approaching the site from the east along Murringo Road be directed to turn left at the eastern intersection.*

Infrastructure & Flooding Assessment (Cardno)

Investigations and assessment of essential public infrastructure conclude that the subject site is adequately serviced by existing water, sewer, electricity and telecommunications networks that will also have capacity to integrate the needs generated by the proposal.

Essential Energy have approved a new pole mounted substation on Telegraph Road to service predicted electrical demands from current and future industrial activity (Certification number 120599, approved 18th May 2020).

Flooding assessment accessed data from the 2015 Young Floodplain Risk Management Study and Plan. It was noted that flooding is largely confined to Victoria Gully and does not inundate any of the land that it is subject to this proposal, based on flood planning levels and applicable hazard category.

Consequently, it is expected the proposal will have nil impact on flooding, provided adequate on site stormwater management is incorporated with any built forms across the subject land. The assessment report recommends minimum site storage requirements and permissible site discharges to limit post-development peak runoff to no greater than pre-development peak runoff.

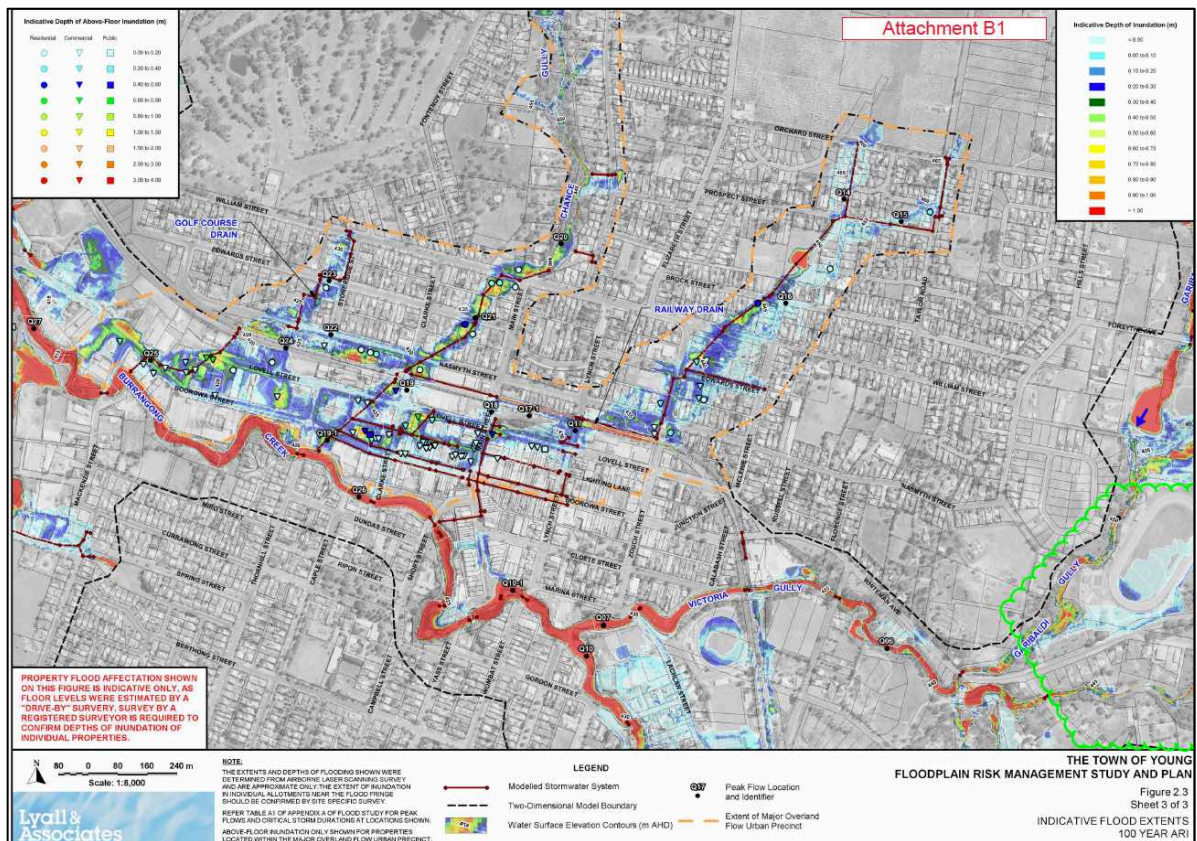


Figure 12: Young Flood Study Map – 100 year ARI (Source: Cardno2021)

4.4.2 ***What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?***

The views of State and Commonwealth public authorities will be sought following the issue of a Gateway determination on this matter.

5 MAPPING

(Part 4 of the Guide)

5.1 Subject Land

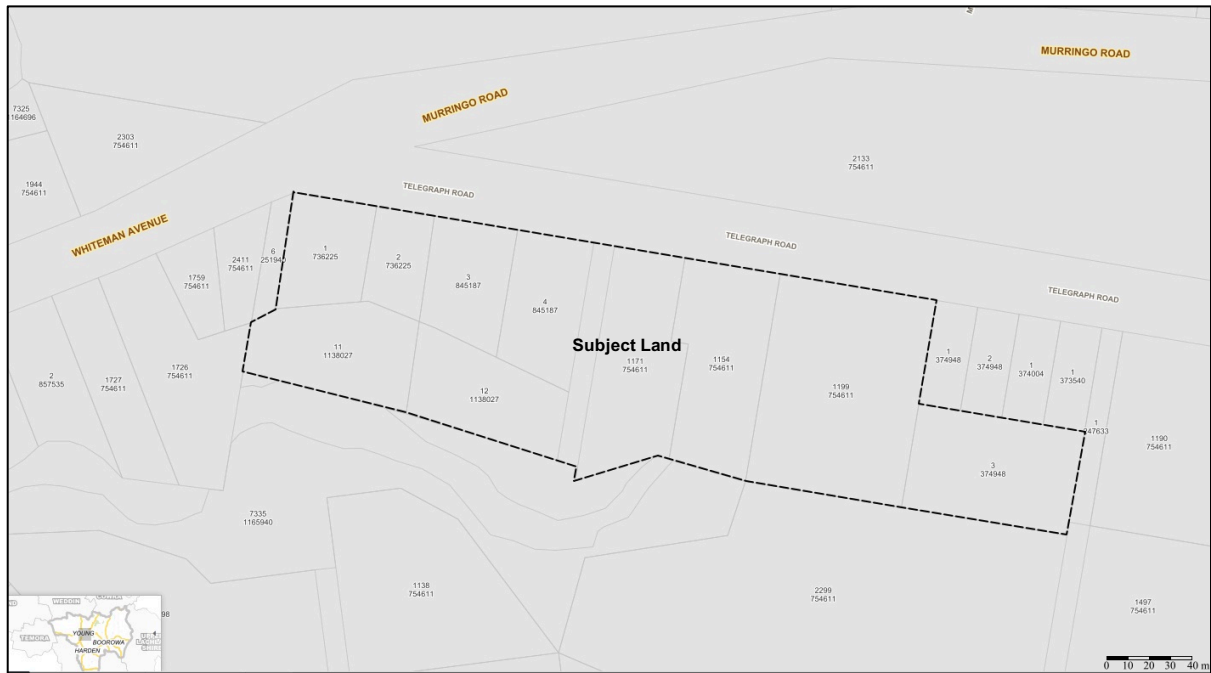


Figure 13: Subject Land (Source: HCGIS & SP 2021)

5.2 Current Zone

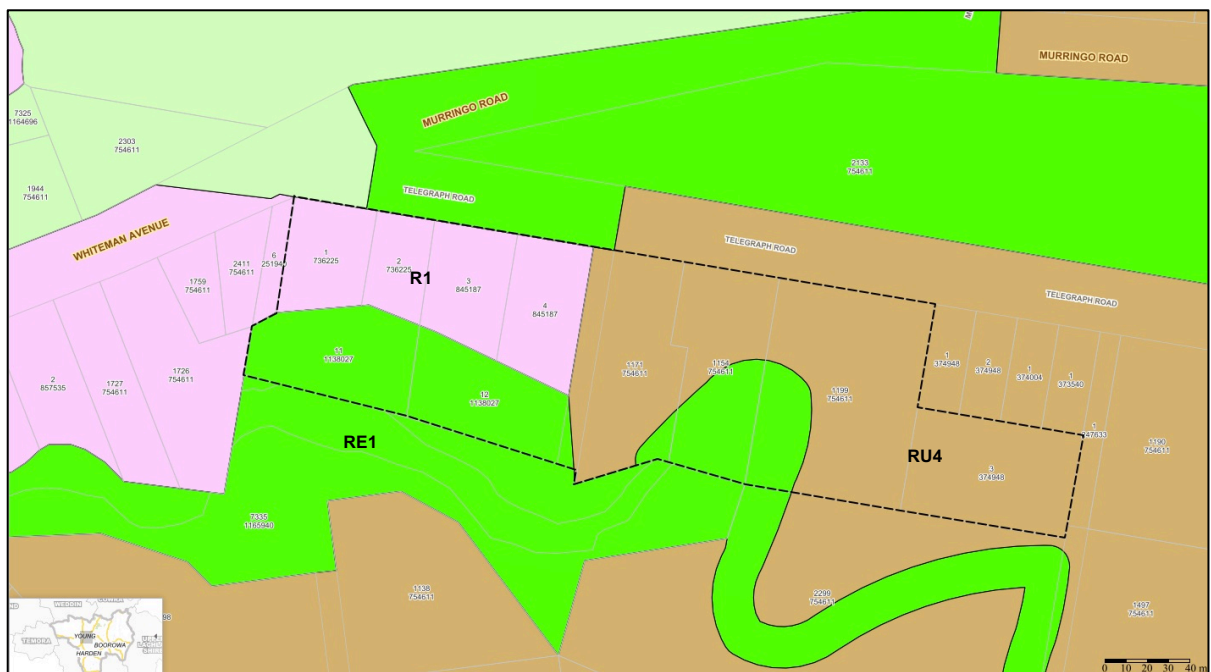


Figure 14: Current Zone Map – Young LEP2010 (Source: HCGIS & SP 2021)

5.5 Proposed Local Provision Application Map



Figure 17: Draft Schedule 1 Application Map – Young LEP 2010 or Draft Hilltops LEP (Source: HCGIS & SP 2021)

5.6 Natural Resources Sensitivity - Biodiversity

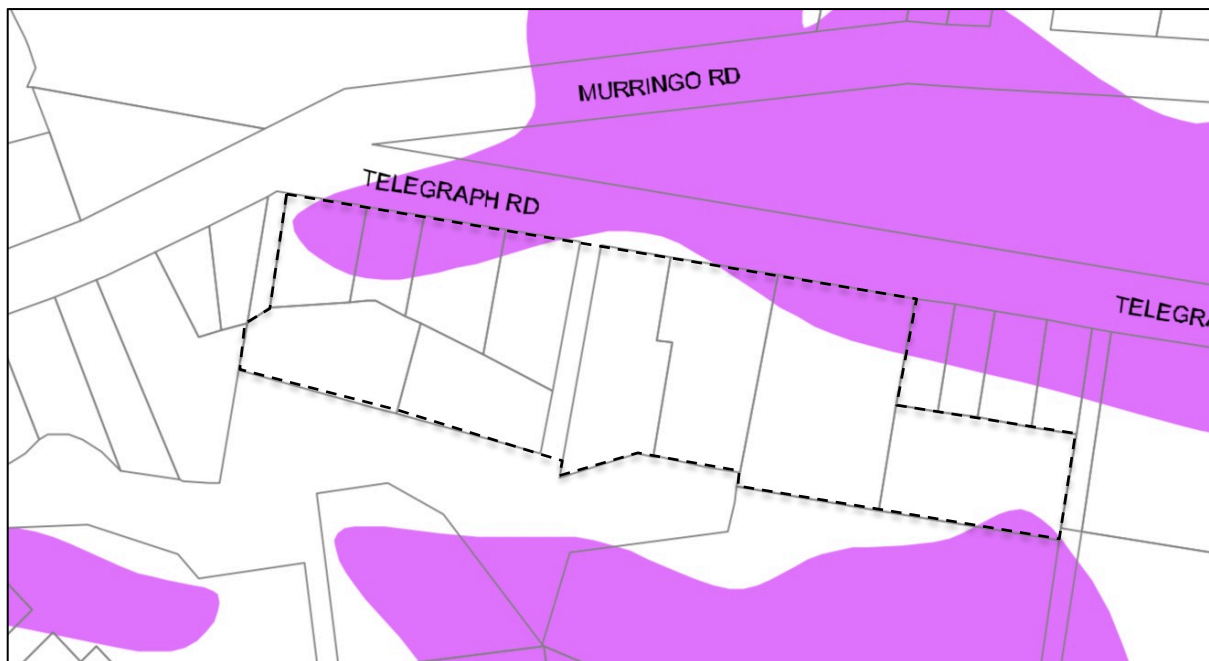


Figure 18: NRS Biodiversity – Young LEP2010 (Source: HCGIS & SP 2021)

5.7 Natural Resources Sensitivity – Sensitive Land

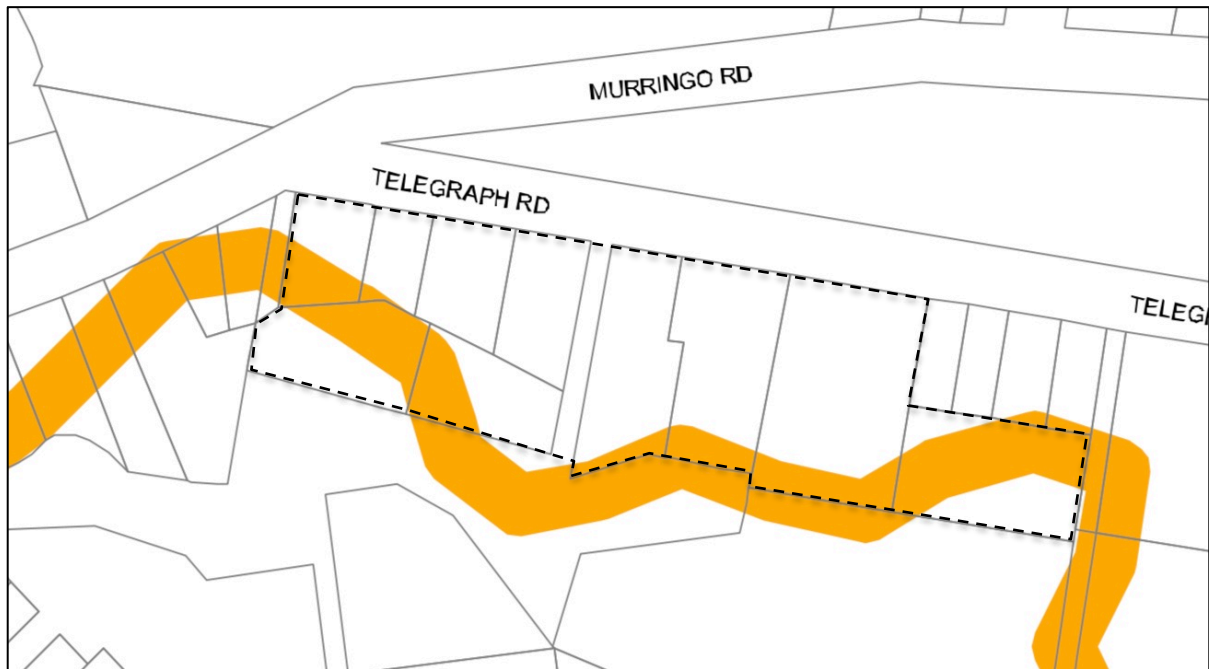


Figure 19: NRS Sensitive Land – Young LEP2010 (Source: HCGIS & SP 2021)

5.8 Natural Resources Sensitivity – Riparian Corridor

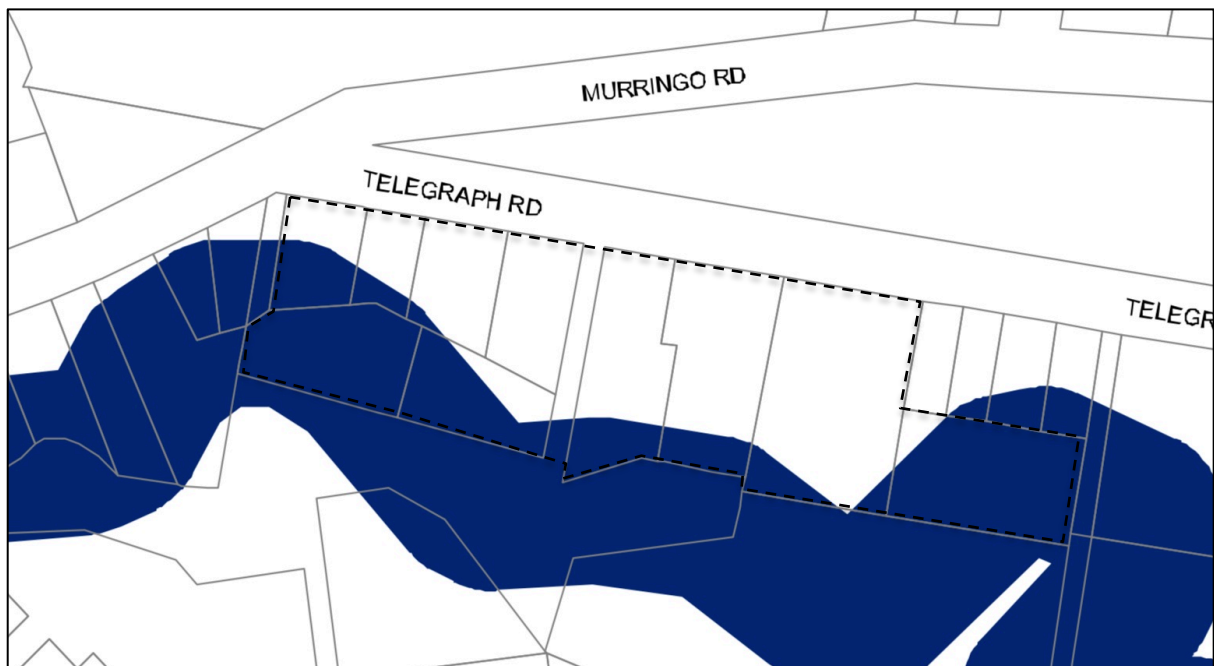


Figure 20: NRS Riparian Corridor – Young LEP2010 (Source: HCGIS & SP 2021)

5.9 Aerial Photographs



Figure 21: Aerial Photograph - 2008 (Source: HCGIS 2021)



Figure 22: Aerial Photograph - 2018 (Source: SIXMaps 2021)

The Gateway determination may also determine that additional mapping be prepared to support the exhibition of a planning proposal. Where this is the case, this requirement will be included in the Gateway determination.

6 COMMUNITY CONSULTATION DETAILS

(Part 5 of the Guide)

Community consultation will be undertaken in accordance with relevant sections of the Act and Regulations. The Gateway determination will confirm the extent and nature of community consultation to be undertaken for the purposes of this proposal.

7 PROJECT TIMELINE

(Part 6 of the Guide)

Following lodgment of the planning proposal, Council will develop a project timeline including Council acceptance, Gateway determination, public exhibition, reporting, Ministerial (or delegated) approval and implementation. A draft timeline would take the form of the following example:

Table 9: Draft Project Timeline

Project Step	Date
1. Lodgement of proposal to Council	TBA
2. Consideration and acceptance by Council	TBA
3. Lodgement by Council to NSW Planning for Gateway determination	TBA
4. Gateway determination (formal commencement date)	TBA
5. Completion of required technical information by Council (timeframe)	TBA
6. Government agency consultation (timeframe pre and post exhibition as required by Gateway determination)	TBA
7. Public exhibition period (timeframe, commencement & completion dates)	TBA
8. Public hearing dates (if required)	TBA
9. Consideration of submissions (timeframe)	TBA
10. Consideration of proposal post exhibition (timeframe)	TBA
11. Submission to the Department to finalise the LEP Amendment	TBA
12. Local plan-making authority date to make the plan (if authorised)	TBA
13. Local plan-making authority date to forward to the PCO for publication	TBA
14. Publication (Gazettal)	TBA
TOTAL (expected days)	TBA

8 CONCLUSION

The primary objective of the Planning Proposal is to amend the Local Environmental Plan provisions applicable to the subject land in order for industrial activities, such as steel manufacturing, to be permissible with development consent. This will assist with the continued expansion of the existing Apollo Fabrications premises and capitalise on the land's locational strengths contribution to growing the local economy and triggering further local investment and job creation.

The proposal is considered to have strategic merit as it:

- Is consistent with relevant goals and directions of the South East and Tablelands Regional Plan 2036;
- Is consistent with the strategic directions and themes of the Hilltops Council Local Strategic Planning Statement 2020-2040, in particular those relating to economic development, employment activity and environment;
- Provides a significant contribution to achieving the strategic directions and recommendations of the Hilltops Council Economic Growth and Land Use Strategy;

- Allows more efficient use of land that has distinctive site-specific locational advantages due to its proximity to the local arterial road network, without impacting on local road network function; and
- Provides the opportunity for improved local amenity including streetscape, gateway and local environment embellishments.

The Planning Proposal identifies relevant environmental, social, economic and site-specific considerations and the means to successfully manage any potential impact generated from future industrial use of the land. The proposal is in the strategic interest of the local and broader regional community and should be supported.

16097: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	10/12/20	Rhiana Turner Assistant Planner	RT	For internal review.
Rev 1.1 – Draft	21/12/20	Garry Salvestro Director	GS	For preliminary discussion with Council.
Rev 1.2 – Edited Draft	29/3/21	Garry Salvestro Director	GS	Working draft as distributed for Client comment.
Rev 1.3 – Edited Draft	08/04/21	Garry Salvestro Director	GS	Updated draft for internal review.
Rev 1.4 – Edited Draft	09/04/21	Garry Salvestro Director	GS	Updated draft for Client review.
Rev 1.5 – Edited Draft	12/04/21	Garry Salvestro Director	GS	Updated draft for Council review prior to lodgement.
Rev 2.0 – Final	27/04/21	Kyan Hyde Projects Coordinator	KH	Issued for lodgment.

**Salvestro Planning**

16 Fitzmaurice Street
PO Box 783
WAGGA WAGGA NSW 2650

Telephone: (02) 6921 8588
Facsimile: (02) 6921 8388
Email: admin@salvestroplanning.com.au
Website: www.salvestroplanning.com.au

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