

26<sup>th</sup> April 2021

Hilltops Council  
Locked Bag 5  
YOUNG NSW 2594  
E: [mail@hilltops.nsw.gov.au](mailto:mail@hilltops.nsw.gov.au)

Att: Ms Claire Scott – Acting Director Planning

Dear Ms Scott

**Re: Apollo Fabrications – Planning Proposal for Telegraph Road, Young NSW 2594**

Apollo Fabrication Group Pty Ltd (Apollo) is delighted to submit our Planning Proposal (PP), a high-level planning document that addresses and considers the environmental impact and strategic merit of the future use of Land at Telegraph Road, Young for an expansion of our steel fabrication facility to Hilltops Council (HC).

Our PP intends to amend planning provisions relating to land holdings, currently owned and controlled by Apollo Fabrications, that will enable the use of the land for industrial purposes, specifically steel fabrication. Our PP will also help inform the draft Hilltops Local Environmental Plan that has received Gateway approval from NSW Department of Planning Industry & Environment (DPIE) and which has been on public exhibition.

By adopting best practice acoustic engineering design and construction techniques, our consultants have advised that it is possible for Apollo to expand its premises in such a way that will minimise its impacts on neighbours by containing, abating and mitigating the noise it generates.

Once complete, economic forecasts show that at least \$103m and 164 jobs will be added to the annual regional Hilltops economy and an additional \$5m per annum thereafter.

Apollo's PP has been prepared by Salvestro Planning and is supported by independent technical assessment and peer review (see below). In all cases, the analysis undertaken by our experts supports the expansion of our fabrication facilities by validating strategic merit and demonstrating that all (minor) environmental impacts can be effectively mitigated, contained, and/or abated.

Report	Organisation	Expert
<b>Town Planning</b>	Salvestro Planning	Garry Salvestro
<b>Urban Planning</b>	PTW	Siobhan McInerney
<b>Acoustic Engineering Engineering)</b>	Day Design	Adam Shearer
<b>Peer Review (Acoustic)</b>	Renzo Tonin	Renzo Tonin
<b>Traffic Impact Assessment</b>	Spotto Consulting	Steve Swann
<b>Economic Forecast Analysis</b>	Location IQ	Hayden Armstrong
<b>Biodiversity Assessment</b>	Kingfisher/EI Australia	Geraldene Dalby-Ball
<b>Detailed Site Contamination Assessment</b>	EI Australia	Jordan Thomas
<b>Engineering Services and Stormwater</b>	Cardno	Brett Phillips
<b>European and Indigenous Heritage</b>	Ozark	Harrison Rochford

Apollo is also pleased to note that this planning proposal is consistent with both local and state-based planning policies and objectives, as outlined below.

#### *Hilltops Council*

The conclusions and recommendations generated from the Hilltops Council strategic documents including the *Hilltops Council Economic Growth and Land Use Strategy (March 2019)*, the *Hilltops Freight and Transport Study – Final Report (May 2019)* and *Hilltops Council Local Strategic Planning Statement (2020-2040)* support the objectives of this proposal and the potential for considering further industrial use on the subject Telegraph Road, as further detailed below.

#### *South East and Tablelands Regional Plan (The Plan) 2036*

Apollo's Planning Proposal is consistent with the Plan's relevant goals, directions and actions.

The 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.

#### *Hilltops Community Strategic Plan (CSP) 2030*

Apollo's Planning Proposal is consistent with the CSP. The Planning Proposal will enable Apollo to:

- Ensure the natural landscape is protected and enhanced by implementing any actions and recommendations from the environmental and ecologic studies that accompany this report;
- Grow its operations and build on its principles of sustainability in workplaces and work practices in turn creating greater employment and training opportunities for local jobs (including apprenticeships) that are aligned with Federal and State initiatives and funding programs;
- Grow local business opportunities within Apollo's supply chain;

- Continue to rely upon and contribute to the efficient use of key freight linkage networks to service external customers.
- Enable the integration of improved traffic management solutions including parking provision to improve the local traffic environment and minimise congestion; and
- Build upon existing partnerships that have been developed and encouraged between Council, the community and local businesses that positively contributes to the creation of a vibrant local economy.

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

The Strategy identifies many important elements the Apollo's Planning proposal complies with, and is consistent and aligned with Strategic Direction 16 by demonstrating sustainable and responsible planning outcomes.

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

Apollo's Planning Proposal is strongly aligned with themes of economic development, employment activity and environment which are supported by the LSPS.

*State Environmental Planning Policies (SEPPs)*

Apollo's Planning Proposal is consistent with all relevant SEPP's including SEPP 55 (remediation of land), SEPP - (Infrastructure) 2007 SEPP - (Vegetation in Non-Rural Areas) 2017.

*Applicable s9.1 Ministerial Directions*

Apollo's Planning Proposal is consistent with all relevant ministerial directions.

Apollo is excited by the prospect of expanding its facilities and increasing employment and skilled development opportunities for the Hilltops regional economy.

Notwithstanding this, our economic team has identified that the total economic benefit/contribution from one year of Apollo's existing operation to the HC Local Government Area (LGA) is \$15.8 million and some 72 jobs and would be lost should Apollo be left with no choice but to relocate from the LGA.

We look forward to working with HC as our PP is assessed. Please do not hesitate to contact either of us to discuss any aspect of Apollo's planning proposal.

Yours sincerely,



Caleb Jackson  
Operations Director  
Apollo Fabrications Group



Nathan Jackson  
Sales and Finance Director  
Apollo Fabrications Group