

## Applicant contact details

Title	Mr
First given name	James
Other given name/s	
Family name	Laycock
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	Yes
ABN	
ACN	
Name	
Trading name	
Is the nominated company the applicant for this application	Yes

## Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	BHJ AUSTRALIA PTY LTD
ABN / ACN	

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

## Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No
---	----

## Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

## Development details

Application type	Development Application
Site address #	1
Street address	243-271 JUDE ROAD HOWLONG 2643
Local government area	FEDERATION

Lot / Section Number / Plan	9493/-/DP1244723 <input checked="" type="checkbox"/>
Primary address?	Yes
Planning controls affecting property	Land Application LEP Corowa Local Environmental Plan 2012  Land Zoning E4: General Industrial  Height of Building NA  Floor Space Ratio (n:1) NA  Minimum Lot Size NA  Heritage NA  Land Reservation Acquisition NA  Foreshore Building Line NA  Local Provisions Local Clauses Map  Urban Release Area Urban Release Area

#### Proposed development

Selected common application types	Alterations or additions to an existing building or structure
Selected development types	Livestock processing industry Driveways and hard stand spaces
Description of development	Alterations and additions to existing "Plant 3" factory/warehouse
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	5,675
Proposed gross floor area (m2)	6,070
Total site area (m2)	161,700
Total net lettable area (m2)	6,070
What is the estimated development cost, including GST?	\$1,633,500.00
Estimated development cost	\$1,485,000.00
Do you have one or more BASIX certificates?	
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

#### Number of parking spaces

Number of loading bays	
Is a new road proposed?	No
Concept development	



Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

#### Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a Planning Agreement ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

#### Sustainable Buildings

Is the development exempt from the <a href="#">State Environmental Policy (Sustainable Buildings) 2022</a> Chapter 3, relating to non-residential buildings?	Yes
Provide reason for exemption. Is the development any of the following:	An alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million

### Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

First name	Emma
Other given name(s)	
Family name	Webb
Contact number	
Email address	
Billing address	

### Application documents

The following documents support the application.

Document type	Document file name
Cost estimate report	EDC form
Owner's consent	Landowner consent form
Site Plans	24-219 MRP Plant 3 DA Planning 29.11.24
Statement of environmental effects	1717 PR&SEE v1 17.04.25

### Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information	

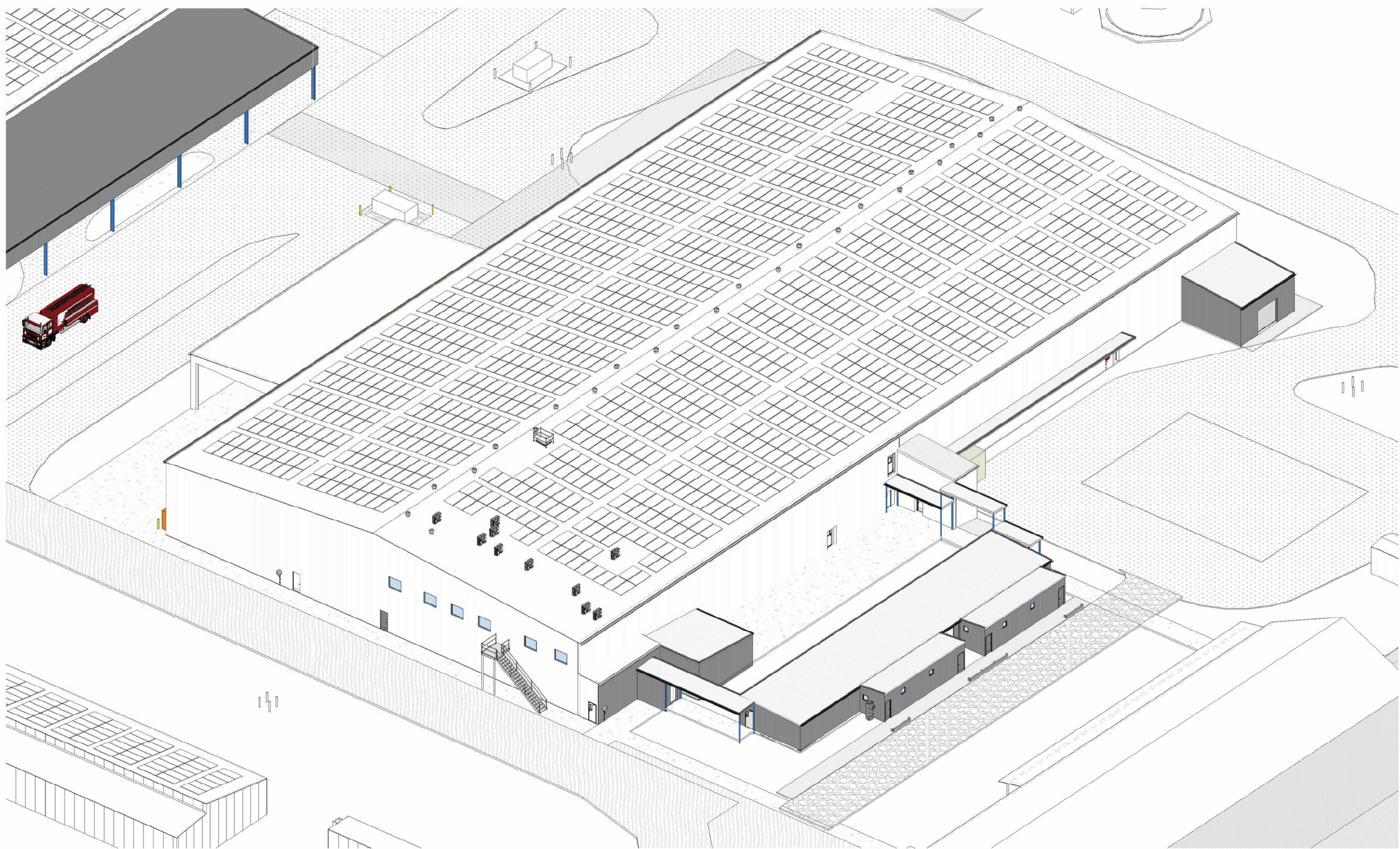
as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	



# PROPOSED PLANT 3 WAREHOUSES

271 JUDE RD, HOWLONG NSW  
(LOT 9493/DP1244723)

## TOWN PLANNING DRAWINGS FOR PLANT 3 WAREHOUSE



DRAWING LIST			
SHEET NO.	DRAWING TITLE	REVISION	ISSUE DATE
TP00	COVER PAGE & DRAWING LIST	TP2	29/11/2024
TP01	EXISTING SITE PLAN	TP2	29/11/2024
TP02	EXISTING FLOOR PLAN - PLANT 3	TP2	29/11/2024
TP03	PROPOSED SITE PLAN	TP2	29/11/2024
TP04	PROPOSED FLOOR PLAN - PLANT 3	TP2	29/11/2024
TP05	PROPOSED ROOF PLAN - PLANT 3	TP2	29/11/2024
TP06	EXISTING ELEVATIONS - PLANT 3	TP2	29/11/2024
TP07	PROPOSED ELEVATION - PLANT 3	TP2	29/11/2024
TP08	PROPOSED ELEVATION - PLANT 3	TP1	29/11/2024

REV	DESCRIPTION	DATE
TP1	TOWN PLANNING ISSUE	29/10/2024
TP2	TOWN PLANNING ISSUE	29/11/2024

TOWN PLANNING ISSUE  
NOT TO BE USED FOR CONSTRUCTION

DESIGNED:	JB
DRAWN:	KA
SCALE:	NA
SHEET SIZE:	A1

DRAWINGS BY:



4Site Design Group  
www.4site.com.au  
Melb: 03 9589 7560  
Bendigo: 03 5441 4000

CLIENT:



Murray River  
Pet Food

PROJECT:

PROPOSED PLANT 3 WAREHOUSE

271 JUDE RD  
HOWLONG NSW

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DRAWING TITLE:

COVER PAGE & DRAWING LIST

JOB NO: 24-219

DISCIPLINE: TOWN PLANNING

SHEET: TP00

REV: TP2





REV	DESCRIPTION	DATE
TP1	TOWN PLANNING ISSUE	29/10/2024
TP2	TOWN PLANNING ISSUE	29/11/2024

TOWN PLANNING ISSUE  
NOT TO BE USED FOR CONSTRUCTION

DESIGNED: JB  
DRAWN: KA  
SCALE: 1 : 700  
SHEET SIZE: A1  
NORTH

DRAWINGS BY:

**4site**  
4Site Design Group  
www.4site.com.au  
Melb: 03 9589 7560  
Bendigo: 03 5441 4000

CLIENT:

**Murray River Pet Food**

PROJECT:

**PROPOSED PLANT 3 WAREHOUSE**  
  
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HOWLONG NSW  
  
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DRAWING TITLE:

**EXISTING SITE PLAN**

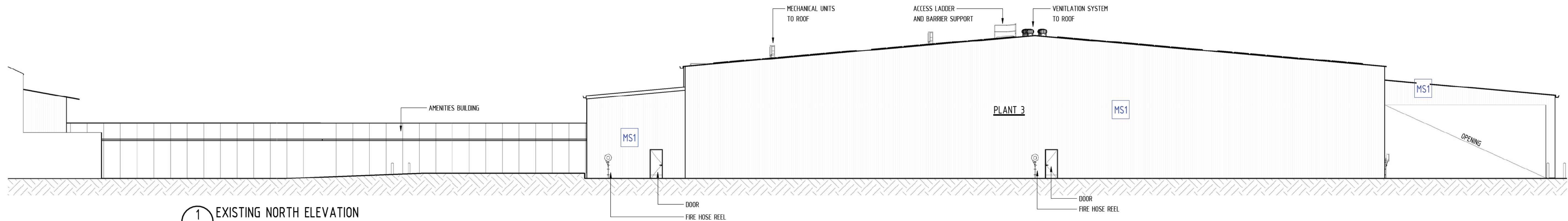
JOB NO: 24-219

DISCIPLINE: TOWN PLANNING

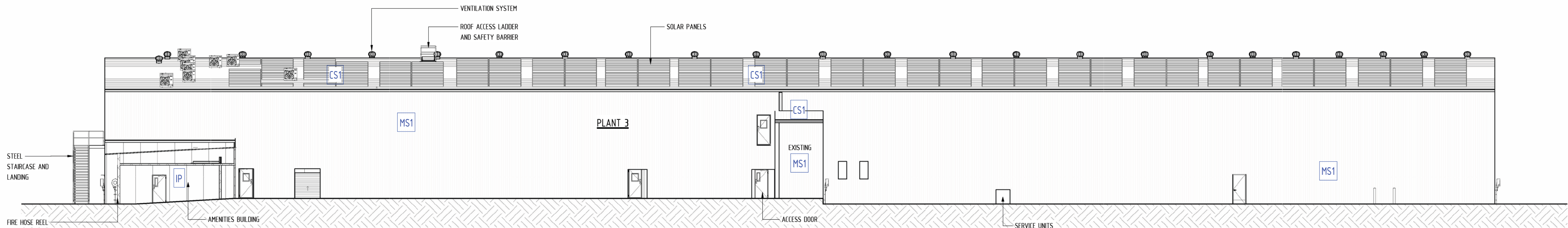
SHEET: TP01

REV: TP2

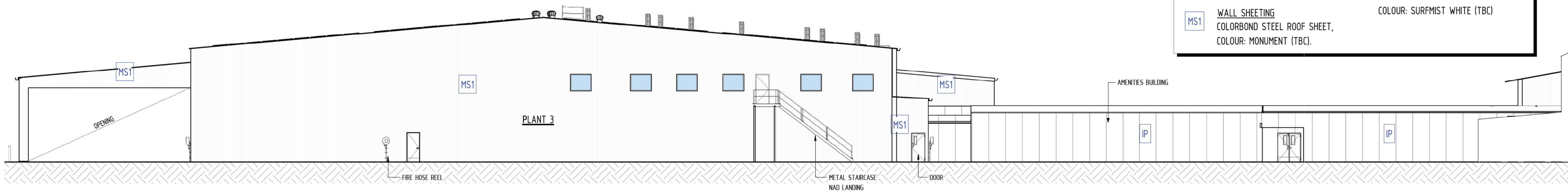




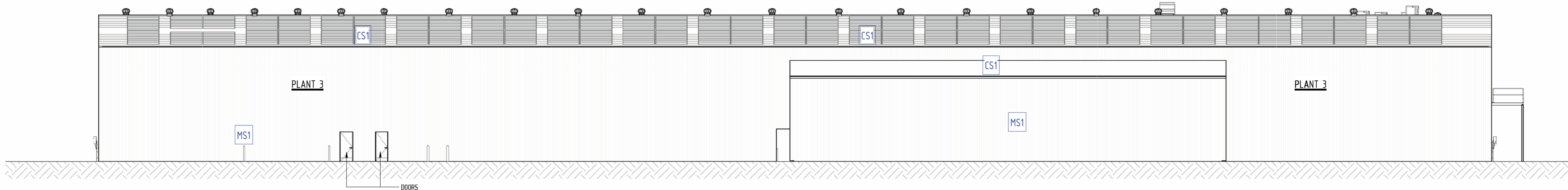
1 EXISTING NORTH ELEVATION  
SCALE = 1 : 150



2 EXISTING EAST ELEVATION  
SCALE = 1 : 150



3 EXISTING SOUTH ELEVATION  
SCALE = 1 : 150



4 EXISTING WEST ELEVATION  
SCALE = 1 : 150

#### EXISTING MATERIALS & TEXTURES PALETTE:

CS1	ROOF SHEETING COLORBOND STEEL ROOF SHEET, COLOUR: MONUMENT (TBC).	IP	INSULATED WALL PANEL FIRE-RESISTANT STEEL SKIN (0.6 THICK) INSULATED PANELS (IP), XFLAM OR APPROVED EQUIVALENT. COLOUR: SURFMIST WHITE (TBC)
MS1	WALL SHEETING COLORBOND STEEL ROOF SHEET, COLOUR: MONUMENT (TBC).		

REV	DESCRIPTION	DATE
TP1	TOWN PLANNING ISSUE	29/10/2024
TP2	TOWN PLANNING ISSUE	29/11/2024

TOWN PLANNING ISSUE  
NOT TO BE USED FOR CONSTRUCTION

DESIGNED:	JB
DRAWN:	KA
SCALE:	As indicated
SHEET SIZE:	A1

DRAWINGS BY:



CLIENT:



PROJECT:

PROPOSED PLANT 3 WAREHOUSE

271 JUDE RD  
HOWLONG NSW

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ISO 9001:2015 REGISTERED COMPANY. CERTIFICATE NO. AU1764

DRAWING TITLE:

EXISTING ELEVATIONS - PLANT 3

JOB NO: 24-219

DISCIPLINE: TOWN PLANNING

SHEET:

TP06

REV: TP2

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29/11/2024 1:38:55 PM





REV	DESCRIPTION	DATE	DESIGNED	JB	DRAWINGS BY:	CLIENT:	PROJECT:	DRAWING TITLE:
TP1	TOWN PLANNING ISSUE	29/10/2024	DRAWN	KA			PROPOSED PLANT 3 WAREHOUSE	PROPOSED ELEVATION - PLANT 3
TP2	TOWN PLANNING ISSUE	29/10/2024	SCALE	1:200			271 JUDE RD HOWLONG NSW	JOB NO: 24-219
			SHEET SIZE	A1			© COPYRIGHT	DISCIPLINE: TOWN PLANNING
							A DIVISION OF 4SITE DESIGN GROUP PTY. LTD. ABN 55 166 960 032 GPO 9001205 REGISTERED COMPANY. CERTIFICATE NO. A01764	SHEET: TP07
								REV: TP2



MATERIALS & TEXTURES PALETTE:

GS

EXTERNAL STEEL WORK  
GALVANIZED STRUCTURAL  
STEELWORK.

CS1

ROOF SHEETING  
COLORBOND STEEL ROOF SHEET,  
COLOUR: GREY TO MATCH EXISTING

MS1

WALL SHEETING  
COLORBOND STEEL WALL SHEET,  
COLOUR: COTTAGE GREEN (TBC).

TP

FLASHING  
ZINCALUME COLORBOND FLASHING  
COLOUR: COTTAGE GREEN (TBC)

MB

MASONRY BLOCK  
EXTERNAL BLOCK WORK,  
COLOUR: GREY

IP

INSULATED WALL PANEL  
FIRE-RESISTANT STEEL SKIN (0.6 THICK)  
INSULATED PANELS (IP), XFLAM OR  
APPROVED EQUIVALENT.  
COLOUR: SURFMIST WHITE

PA

METAL DOOR PANEL  
METAL CLAD DOOR PANELS  
COLOUR: COTTAGE GREEN (TBC)

IPD

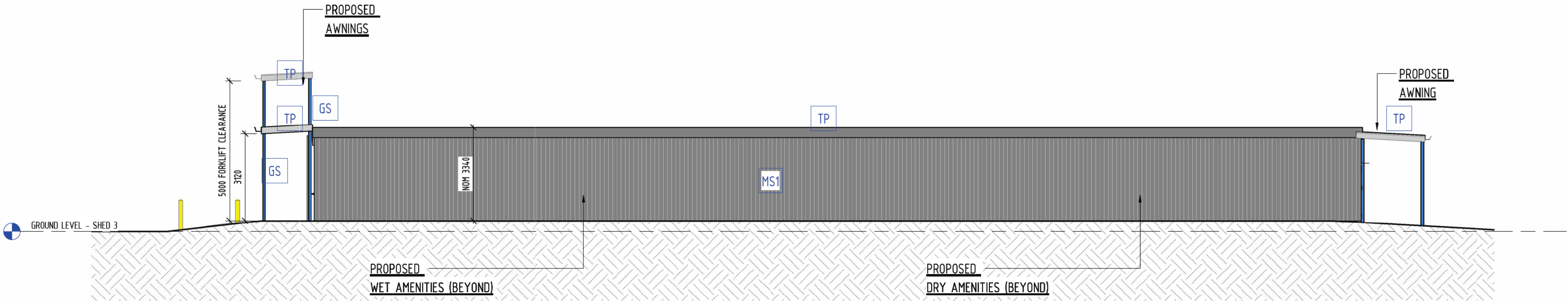
INSULATED DOOR PANEL  
INSULATED DOOR PANELS  
COLOUR: SURFMIST WHITE (TBC)

RR

RAPID ROLLER DOOR  
POLYESTER CURTAIN  
COLOUR: RED

DP

DOWNPIPE  
COLORBOND METAL DOWNPIPE  
COLOUR: COTTAGE GREEN (TBC)



PROPOSED WEST ELEVATION - AMENITIES BUILDING

SCALE = 1 : 100

REV	DESCRIPTION	DATE	DESIGNED	JB	DRAWINGS BY:	CLIENT:	PROJECT:	DRAWING TITLE:
TP1	TOWN PLANNING ISSUE	29/10/2024	DRAWN	KA			PROPOSED PLANT 3 WAREHOUSE	PROPOSED ELEVATION - PLANT 3
			SCALE	1:200			271 JUDE RD HOWLONG NSW	JOB NO: 24-219
			SHEET SIZE	A1				DISCIPLINE: TOWN PLANNING
								SHEET: TP08
								REV: TP1

TOWN PLANNING ISSUE  
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# PLANNING REPORT & STATEMENT OF ENVIRONMENTAL EFFECTS

**Alterations and additions to existing "Plant 3" factory/warehouse**

**271 Jude Road, Howlong NSW (Lot 9493 DP1244723)**

**April 2025**

Prepared by:

**Blueprint Planning**

For:

**Staughton Group**

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**Document Control**

Ref.	Version No.	Date	Revision Details	Author
1717	1	17/04/2025	Final	JL

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## Appendices

Appendix A: Title details of the Site

Appendix B: Photographs of the Site and surrounding area

## Figures

Figure 1: Location map

Figure 2: Aerial photograph of the Site and surrounding area

Figure 3: Excerpt of LEP Land Zoning Map

## Tables

Table 1: Operational parameters of the Proposal during construction

Table 2: Operational parameters of the Proposal during operation

Table 3: Assessment Matters – Local environmental plan

Table 4: Assessment Matters – Development guidelines

Table 5: Statement of Environmental Effects

## 1.0 INTRODUCTION

### 1.1 Purpose of report

The purpose of this report is to provide information in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2021* (EP&A Regs), and relevant land use and development policies and guidelines to inform the statutory development application and development assessment process.

More specifically, this report has been prepared in accordance with clause 24(1) of the EP&A Regs and is to be included in a development application (DA) to the Federation Council (Council) seeking development consent.

Firstly, this report discusses the location of the proposed development and then an overview of surrounding land uses is provided. The statutory town planning development assessment framework applicable to the land and the development is then introduced, followed by a description of the land and the development. Then assessment responses to relevant land use and development planning policies and guidelines is provided followed by a Statement of Environmental Effects (SEE) and a section summarising information set out in this report.

### 1.2 The Proposal

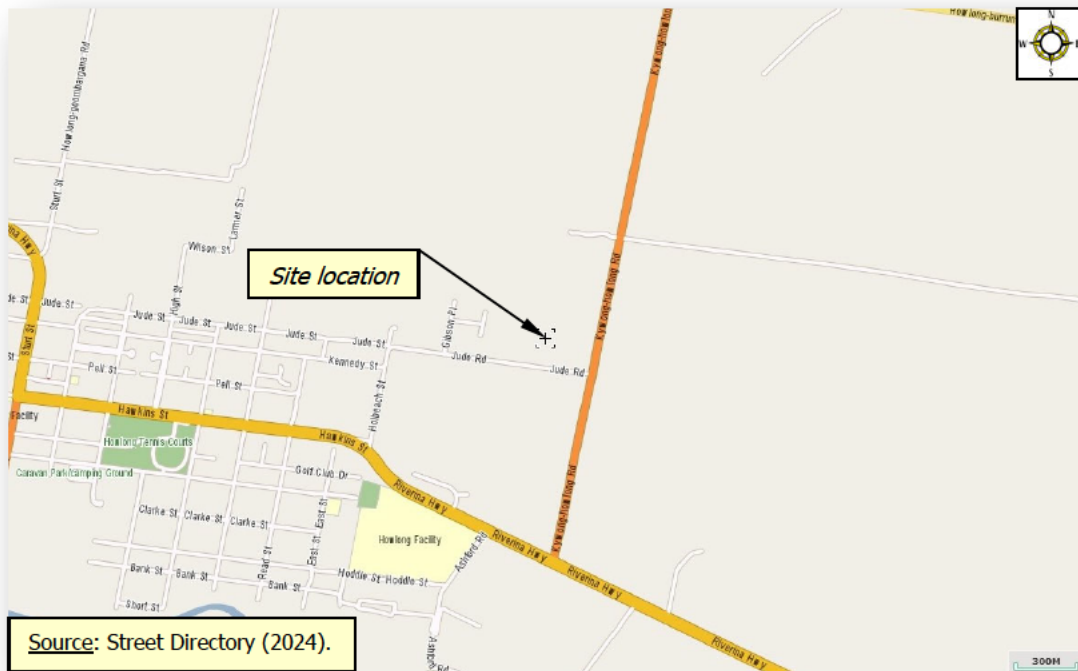
This DA, in general terms, is for alterations and additions to an existing factory/warehouse building known as "Plant 3" (the Proposal). The Proposal is more fully described at **Section 3** and is shown in the **attached** DA plans (DA plan set).

### 1.3 The Site

The land is located at 271 Jude Road, Howlong NSW and is otherwise known as Lot 9493 DP1244723 (the Site). A location map of the Site is shown at **Figure 1** and an aerial photograph is shown at **Figure 2**. Title details of the Site are shown in **Appendix A**.

A description of the Site and surrounding land use and development context is provided at **Section 2**.

**Figure 1: Location map**



## 1.4 Current land use

The Site is occupied by industrial pet food processing land uses<sup>1</sup> as shown in the aerial photograph in **Figure 2**, in the **attached** DA plan set, and in the photographs of the Site at **Appendix B**.

<sup>1</sup> <https://www.cooloff.com.au>; <https://murrayriverpetfood.com.au>



**Figure 2: Aerial photograph of the Site and surrounding area**





## **1.5 Statutory land use and development assessment framework**

### **1.5.1 Legislation**

#### ***Environmental Planning and Assessment Act 1979***

Part 4 of the EP&A Act applies to the Proposal, and pursuant to sections 4.10 and 4.46 of the EP&A Act the Proposal is not respectively identified as “designated development” or “integrated development”.

#### ***State Environmental Planning Policy***

The Proposal is affected by *State Environmental Planning Policy (Resilience and Hazards) 2021*.

#### ***Local Environmental Plan***

The Site is affected by considerations within the *Corowa Local Environmental Plan 2012* (LEP).

### **1.5.2 Policy and guidelines**

#### ***State Environmental Planning Policy***

*State Environmental Planning Policy (Resilience and Hazards) 2021* (and *Managing Land Contamination: Planning Guidelines* (DUAP & EPA, 1998)) generally requires that consideration be given to whether land proposed to be developed is contaminated and fit for use for its intended purpose. The Proposal is considered to comply with relevant considerations including in relation to relevant considerations under Part 8 of the *Corowa Development Control Plan 2013* (DCP).

#### ***Local Environmental Plan***

The Site is zoned “E4 General Industrial Zone” (E4 zone) under the LEP, which is shown in the Land Zoning Map excerpt detailed below in **Figure 3**.

The existing land use and development within the Site and the development comprising the Proposal, having regard to the information comprising the DA, is considered best characterised<sup>2</sup> as “livestock processing industry” defined in the Dictionary of the LEP as follows, with ~~striketrough~~ shown for context to assist understanding about definitions or matters which are considered not relevant to the Proposal –

---

<sup>2</sup> *Planning Circular: PS 21-008– How to characterise development* (Department of Planning, Industry and Environment, 2 December 2021).



**rural industry** means the handling, treating, production, processing, storage or packing of animal ~~or plant~~ agricultural products for commercial purposes, and includes any of the following—

- (a) ~~agricultural produce industries,~~
- (b) ~~livestock processing industries,~~
- (c) ~~composting facilities and works (including the production of mushroom substrate);~~
- (d) ~~sawmill or log processing works,~~
- (e) ~~stock and sale yards,~~
- (f) ~~the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.~~

**livestock processing industry** means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) ~~or the processing of skins or wool of animals~~ and includes ~~abattoirs, knackeries, tanneries, woolscours and rendering plants.~~

In the Land Use Table for the E4 zone “livestock processing industry” is ‘permitted with consent’ and the existing “livestock processing industry” use of the Site is not proposed to change under the Proposal. The following provisions of the LEP are considered relevant to assessment of the Proposal –

- Land Use Table – Zone E4 General Industrial: *Objectives of zone,*
- Clause 7.3: *Stormwater management,*
- Clause 7.9: *Essential services,* and
- Clause 7.11: *Development within buffer areas.*

Whilst the Site is located within an “urban release area” within the meaning of Part 6 of the LEP, no subdivision is proposed as part of the Proposal and the Site is connected to all required reticulated services.

An assessment table which lists the relevant content of these provisions and detailed responses are provided below at **Table 3**.

### ***Heritage conservation and Aboriginal cultural heritage***

The Site is not located within a heritage conservation area or known to be affected by a heritage item or a building, work, relic or tree within the meaning of clause 5.10 of the LEP.

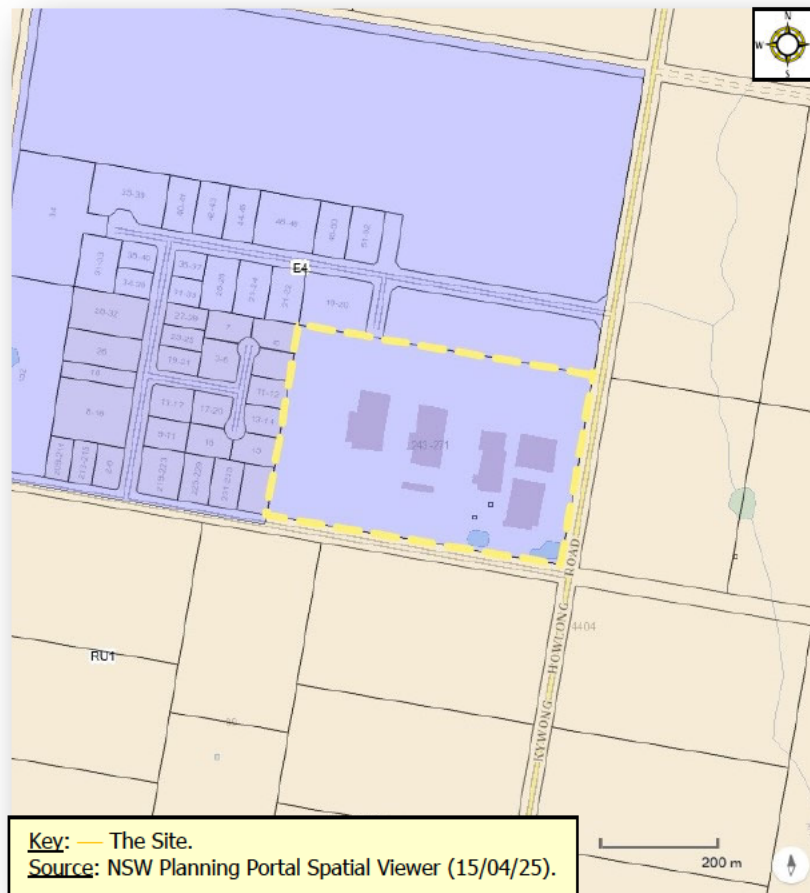
### ***Flood prone land***

The Site is not located within a “flood planning area” within the meaning of clause 5.21 of the LEP.

### ***Terrestrial biodiversity***

The Site is not located within a “biodiversity” area within the meaning of clause 7.4 of the LEP.

**Figure 3: Excerpt of Land Use Zoning Map from the LEP**



### ***Wetlands***

The Site is not located within a “wetland” area within the meaning of clause 7.5 of the LEP.

### ***River front areas***

The Site is not located within a “river front area” within the meaning of clause 7.6 and the Dictionary of the LEP.

### ***Airspace operations***

The Proposal does not penetrate the “limitation or operations surface” within the meaning of clause 7.8 of the LEP.

***Landfill buffer***

The Site is not located within a “buffer area” within the meaning of clause 7.11 of the LEP.

***Bush fire prone land***

The Site is not identified as “bush fire prone land” within the meaning of the EP&A Act.

***Development Control Plan***

The Site is affected by the DCP and the following provisions are considered relevant to assessment of the Proposal –

- Part 3.0: *Industrial Development*, and
- Part 6.0: *Strategic Land Use Plan*.

Similarly for provisions of the LEP, an assessment table which lists relevant content of these provisions and detailed responses is provided below at **Table 4**.

## 2.0 SITE CONTEXT

### 2.1 Site location, surrounding development, built form, and existing character

The location of the Site was briefly described in **Section 1.3** and graphically in the location plan in **Figure 1**, the aerial photograph in **Figure 2**, and in photographs at **Appendix B** (Site context descriptions provided); however, more specifically, the Site is located in an existing industrial area in Howlong, with occupied industrial land to the west of the Site and vacant industrial land to the north of the Site (however partly used for wastewater disposal associated with the Site). Vacant rural zone land currently used for agricultural livestock grazing adjoins the Site to the east and south.

Built form in the vicinity of the Site comprises generally one to two-storey industrial buildings consisting of detached development.

Generally, the streetscape character of Jude Road can be regarded as industrial with one and two-storey industrial buildings with car parking and landscaping areas in a partly established and partly developing industrial area.

### 2.2 Future character

Given the location of the Site and adjoining land and their uses and development, it is expected that the future character of the area will change more towards an industrial area in the immediate foreseeable future as the estate surrounding the Site to the west and north becomes more developed over time.

### 2.3 Site description

#### 2.3.1 Cadastre and topography

The Site is shown graphically in the Title survey plan at **Appendix A** and in the feature and level survey information in the **attached** DA plan set.

The Site has a general rectangular shape, an east-west axis, and has dimensions of approximately 503 metres along its south lot boundary with Jude Road, approximately 322 metres along its east lot boundary with Kywong-Howlong Road, approximately 503 metres along its north lot boundary with adjoining vacant industrial land, and approximately 321 metres along its west lot boundary with adjoining occupied industrial land, with an area of 16.17 hectares.

The Site is generally flat with a slight southerly aspect. Overall drainage influences are varied. All lot boundaries are currently fenced.

### **2.3.2 Vehicle and pedestrian access**

The Site has vehicle and pedestrian access from Jude Road and Oolong Road.

### **2.3.3 Easements, covenants and restrictions**

The Title survey plan at **Appendix A** shows that the Site has an infrastructure easement along the Site's west lot boundary (sewer) but no covenants or a right-of-way within the meaning of the *Conveyancing Act 1919*.

### **2.3.4 Reticulated services**

Reticulated water, sewer, stormwater, electricity, natural gas, and telecommunications services are connected to the Site.

### **2.3.5 Vegetation**

The Site contains existing vegetation as shown in the **attached** DA plan set.

### **2.3.6 Site analysis**

Site analysis has been informed by feature and level survey information details in the **attached** DA plan set.

## **2.4 The design response and concept**

The design response and concept for the Proposal has generated following a thorough site analysis and investigation process: A process which has assisted design principals to comprehensively understand the nature of the Site and the general area, and to provide a design response which responds to the land use and development policies and guidelines detailed in this report.

For context, recent Complying Development Certificate (CDC) building and work approvals under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* are shown in the Proposed Floor Plan in the **attached** DA plan set (some building work yet to be constructed).

This DA is the result of proposed buildings and works which could not fit in with CDC provisions.

## 3.0 THE PROPOSAL

### 3.1 Development description

The DA is for alterations and additions to the existing "Plant 3" factory/warehouse, as shown in the **attached** DA plan set. The development is more specifically described below.

#### 3.1.1 Site preparation works

Site preparation works comprise topsoil stripping and stockpiling, site levelling and grading, installation of underground services, and building, footpath, and fire access road vehicle manoeuvring area sub-grade material placement and reticulated services works.

#### 3.1.2 Building demolition works

Building demolition works include demolishing part of the existing one-storey amenities/lunchroom building on the southeast side of the "Plant 3" building.

#### 3.1.3 Building construction works

Building construction works include constructing one-storey industrial factory/warehouse building additions with service, utility, plant room, walkway awning, and amenity components, with 690m<sup>2</sup> total gross floor area (GFA)(including plant room and toilet facilities).

All building works would match and integrate with existing conditions in terms of the use of same external cladding materials and colours.

Retrospective approval is sought for the following building works only –

- "MSB Room",
- "Service Shed", and
- "Maintenance",

as shown and described in **Appendix B**.

Building Information Certificates (BICs) will be sought for these works, whereas all remaining works will be the subject of a Construction Certificate (CC).

### **3.1.4 Services**

All building and driveway works would match and integrate with existing conditions in terms of connections to existing internal services and access roads.

## **3.2 Operational parameters**

**Table 1** provides a summary of the operational parameters of the Proposal during construction of the Proposal.

**Table 2** provides a summary of the operational parameters of the Proposal during operation of the Proposal.



**Table 1: Operational parameters of the Proposal during construction**

<i><b>Parameter</b></i>	<i><b>Response</b></i>
<ul style="list-style-type: none"> <li>Days and hours of construction:</li> </ul>	in accordance with <i>AS 2436:2010–Guide to noise control on construction, maintenance and demolition sites</i> , namely 7:00am to 7:00pm, Monday to Saturday (excluding public holidays)
<ul style="list-style-type: none"> <li>Traffic management:</li> </ul>	in accordance with a Traffic Management Plan (TMP) for each stage of construction as relevant
<ul style="list-style-type: none"> <li>Car parking:</li> </ul>	some onsite car parking provided in the ‘construction zone’; temporary displacement of Site car parking during the various stages of construction
<ul style="list-style-type: none"> <li>Loading/unloading:</li> </ul>	onsite loading/unloading provided in the ‘construction zone’ and within Site car parking in accordance with the relevant TMP
<ul style="list-style-type: none"> <li>Waste management:</li> </ul>	waste is stored in dedicated containers within the ‘construction zone’ and collected by licensed contractors for offsite disposal
<ul style="list-style-type: none"> <li>Safety and security:</li> </ul>	relevant WH&S and WorkCover standards and guidelines; hoardings designed to facilitate safe pedestrian movement
<ul style="list-style-type: none"> <li>Lighting:</li> </ul>	standard security lighting
<ul style="list-style-type: none"> <li>Plant and machinery:</li> </ul>	standard building industry construction equipment
<ul style="list-style-type: none"> <li>Noise, dust, and vibration:</li> </ul>	standard building industry construction equipment; construction carried out in accordance with <i>AS2436:2010–Guide to noise control on construction, maintenance and demolition sites</i>
<ul style="list-style-type: none"> <li>Stormwater:</li> </ul>	construction carried out in accordance with <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 1</i> (Landcom, 2004) and <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 2</i> (DECC, 2008)
<ul style="list-style-type: none"> <li>Visual:</li> </ul>	hoardings and security fencing erected along all construction area boundaries where lot boundaries are not already fenced

**Table 2: Operational parameters of the Proposal during operation**

<i><b>Parameter</b></i>	<i><b>Response</b></i>
• Days and hours of operation:	No change to existing days/hours
• Employee numbers (FTE):	No change to existing employee FTE numbers
• Car parking:	No change to existing onsite carpark numbers.
• Loading/unloading:	No change to existing onsite loading/unloading
• Safety and security:	No change to existing standard industrial fencing
• Lighting:	Safety and security lighting would be extended around proposed new building work
• Plant and machinery:	No change to existing standard industrial equipment (heavy vehicles and forklifts etc)
• Noise and vibration:	No change to existing standard industrial equipment (heavy vehicles and forklifts etc)
• Services and easements:	All reticulated services are available
• Signage:	No new signage
• Visual:	All building works would match and integrate with existing conditions in terms of the use of same external cladding materials and colours

## 4.0 PLANNING ASSESSMENT MATTERS

### 4.1 Land use zone objectives and essential services

**Table 3: Assessment Matters – Local environmental plan**

	Response
<b><i>LEP Land Use Table – Zone E4 General Industrial: Objectives of zone</i></b>	
<ul style="list-style-type: none"> <li><i>To provide a range of industrial, warehouse, logistics and related land uses.</i></li> </ul>	Complies – The Proposal provides for alterations and additions to an industrial factory/warehouse.
<ul style="list-style-type: none"> <li><i>To ensure the efficient and viable use of land for industrial uses.</i></li> </ul>	
<ul style="list-style-type: none"> <li><i>To minimise any adverse effect of industry on other land uses.</i></li> </ul>	Complies – It is noted that significant separation distances exist from the Site to residential development, and the Site and its operations are protected by a “buffer area” under clause 7.11 of the LEP.
<ul style="list-style-type: none"> <li><i>To encourage employment opportunities.</i></li> </ul>	Complies – Although FTE employee numbers will not change from the Proposal, the Proposal facilitates strengthened employment opportunities through customised industrial development and processes.



<ul style="list-style-type: none"> <li>To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.</li> </ul>	Not relevant to the Proposal.
<b>LEP Clause 7.3: Stormwater management</b>	
(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.	Complies – The Proposal will connect to existing onsite reticulated stormwater drainage services.
(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—	
(a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and	Complies – The Proposal provides non-permeable surfaces to the minimum extent necessary.
(b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and	Complies – The Proposal will connect to existing onsite reticulated stormwater drainage services.
(c) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.	
<b>LEP Clause 7.9: Essential services</b>	
(2) Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required— <ul style="list-style-type: none"> <li>(a) the supply of water,</li> <li>(b) the supply of electricity,</li> </ul>	Complies – All services are currently connected to the Site and the Site has sealed road access. The Proposal will connect to existing internal services and roads.



- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable road access.

**LEP Clause 7.11: Development within buffer areas**

- (1) The objectives of this clause are as follows—
  - (a) to protect the operational environment of certain industrial areas,
  - (b) to control development near certain industrial areas to minimise land use conflict.
- (2) This clause applies to land identified as "Buffer Area" on the Local Clauses Map.
- (3) Before granting development consent to development on land to which this clause applies, the consent authority must consider the following—
  - (a) the likely adverse impact that any noise or other emissions associated with existing land uses may have on the development,
  - (b) any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing land use,
  - (c) the likely adverse impact of the development on the operations of relevant industry,
  - (d) whether the development has been sited to maximise the distance between the development and relevant industry and minimise any land use conflict.

Complies – This clause is aimed at minimising land use conflict on land surrounding the Site, and so this clause is not relevant to the Proposal but is nonetheless mentioned here for context. Construction and operational land use conflict issues are considered in **Table 5**.

## 4.2 Development guidelines

**Table 4: Assessment Matters – Development guidelines**

	Response
<b><i>DCP Section 3.0: Industrial Development</i></b>	
<i>The specific objectives are to:</i>	
<ul style="list-style-type: none"> <li>• <i>Provide for a range of industrial activities in industrial precincts.</i></li> </ul>	Complies – The Proposal provides for alterations and additions to an industrial factory/warehouse.
<ul style="list-style-type: none"> <li>• <i>Provide a level of amenity in industrial areas for those that visit and work there.</i></li> </ul>	Complies – The Proposal includes amenity and weather protection awning facilities.
<ul style="list-style-type: none"> <li>• <i>Ensure that development incorporates safe and functional movement of vehicles on and off site.</i></li> </ul>	Complies – The Proposal includes vehicle and pedestrian accessway work which link with existing internal Site facilities.
<ul style="list-style-type: none"> <li>• <i>Encourage a high standard of design in industrial areas.</i></li> </ul>	Complies – All building works would match and integrate with existing conditions in





		terms of the use of same external cladding materials and colours.
<b>DCP Section 3.1: Appearance</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li><i>Buildings and sites to make a positive contribution to the streetscape.</i></li> </ul>	1. <i>Buildings are to have their main building facade and entries addressing the primary street frontage.</i>	Not relevant to the Proposal – The Proposal is for alterations and additions to an existing building which is well setback and visually shielded from all adjoining public roads.
	2. <i>High quality materials and finishes should be used for building exteriors as well as any fences.</i>	Complies – All building works would match and integrate with existing conditions in terms of the use of same external cladding materials and colours. No fencing works are proposed.
	3. <i>Sites are to be maintained in a neat and tidy condition at all times.</i>	Complies.
	4. <i>For buildings facing the highway, front facades must provide visual interest through articulation and use of varied building materials and colours.</i>	Not relevant to the Site.



	5. <i>Office components shall be located at the street frontage of the structure to enable the placement of windows and doors to 'break up' the façade.</i>	Not relevant to the Proposal.
<b>DCP Section 3.2: Landscaping</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li>• <i>Front landscaping that contributes to an attractive streetscape.</i></li> <li>• <i>Landscaping as a means of screening outdoor areas from adjoining properties and from public places (including roads).</i></li> </ul>	1. <i>All industrial sites are to be appropriately landscaped.</i>	Complies – No change to existing conditions.
	2. <i>Proposed landscaping elements are to be clearly identified on development application plans submitted to Council with a comprehensive landscape plan required to show all areas of vegetation, pathways and vehicles access areas.</i>	Complies – No change to existing conditions.
	3. <i>All landscaping is to be maintained in good condition at all times. Dead plants should be removed and replaced at the earliest opportunity.</i>	Complies.
	4. <i>A range of species types are to be used in the landscaping and these should be various heights to create interest and help screen storage and car parking areas.</i>	Complies.
	5. <i>Landscaping areas are to be protected from vehicle activity areas by a minimum 100mm high kerb, wheel stops or other similar barrier devices to prevent the damage to these vegetated areas.</i>	Complies.
	6. <i>The landscaping must have an irrigation system installed.</i>	Complies.



	7. <i>Existing mature trees should be incorporated in the development where possible.</i>	Complies.
	8. <i>Where ever possible native plant species are to be utilised in landscaping with preference given to drought tolerant species.</i>	Complies.
<b>DCP Section 3.3: Building setbacks</b>		
<b>Objectives</b>	<b>Standards</b>	
<ul style="list-style-type: none"> <li><i>Opportunities to embellish the front of industrial sites to present an attractive streetscape.</i></li> </ul>	1. <i>All buildings shall be setback a minimum of:</i>	
	– 9m from the street alignment of a main road; and	Complies.
	– 4.5m from the street alignment of any other road.	Complies.
	2. <i>In the case of corner allotment, the minimum setback required for the secondary frontage is 5 metres, provided that this frontage does not address a main road.</i>	Complies.
	3. <i>Side and rear setbacks from adjoining properties should comply with the standards detailed in the Building Code of Australia.</i>	Complies.
	4. <i>Where a development occurs on land adjoining a residential property, the minimum setback to the common boundary is 3m.</i>	Not relevant to the Site.
	5. <i>A minimum 1m strip along the front boundary area shall be landscaped, incorporating use of native vegetation wherever possible.</i>	Complies – No change to existing conditions.



	<p>6. <i>Fencing is permissible within the front setback if it is:</i></p> <ul style="list-style-type: none"> <li>– <i>open type fencing (e.g. green coloured open mesh security fencing), provided that it is not closer than 5m to a road; and/or</i></li> <li>– <i>low solid fencing (less than 500mm high) which does not obstruct the view of landscaping from the street and the driver's view from driveway to road.</i></li> </ul>	Complies – No change to existing conditions. No fencing works are proposed.
<b>DCP Section 3.4: Parking &amp; access</b>		
<b>Objectives</b>	<b>Parking</b>	
<ul style="list-style-type: none"> <li>• <i>Sufficient on-site parking for employees and visitors.</i></li> <li>• <i>Safe movement of vehicles and pedestrians within a site.</i></li> <li>• <i>High standard of construction areas associated with vehicle movement and parking.</i></li> </ul>	<p>1. <i>Parking is to be provided on-site at the rates contained in the following table.</i></p>	Whilst there is a small increase in GFA in the proposal, there is no increase in FTE employees.
	<p>2. <i>Council may consider a reduction in these standards if it can be demonstrated the proposed use of the premises does not warrant such provision. However applicants must demonstrate there is sufficient space on the site to provide parking in accordance with the standards should the use of the premises change.</i></p>	Not relevant to the Proposal.
	<p>3. <i>Council may require on-site parking at a rate in excess of the above if the proposed use of the premises warrants such an outcome.</i></p>	Not relevant to the Proposal.
	<p>4. <i>The parking area, if possible should be located immediately behind the minimum setback area and in front of the industrial activity on the site.</i></p>	Complies – No change to existing conditions.



	5. <i>Parking spaces must be physically separated from access ways, loading and unloading areas, and manoeuvring areas.</i>	Complies.
	6. <i>All parking areas are to be constructed so as to allow for the catchment and disposal of stormwater to a point of discharge agreed to by Council.</i>	Complies – No change to existing conditions.
	<b>Access</b>	
	7. <i>Driveways should generally comprise a width of at least 8m, allowing two-way 'in' and 'out' movements.</i>	Complies – No change to existing conditions.
	<b>Standards</b>	
	8. <i>Internal layout must ensure all vehicles (including trucks) are able to enter and exit the site in a forward direction without interfering with parked vehicles, buildings, landscaping or outdoor storage and work areas.</i>	Complies – No change to existing conditions.
	9. <i>Development shall be designed to accommodate the largest vehicle expected to access the site. If the development is likely to be accessed by larger vehicles, the appropriate access and manoeuvring areas are to be shown on plans provided with the development application.</i>	Complies – No change to existing conditions.
	10. <i>All parking, loading or unloading of vehicles is to be carried out on the development site.</i>	Complies – No change to existing conditions.
<b>DCP Section 3.5: Outdoor areas</b>		
<b>Objectives</b>	<b>Standards</b>	



<ul style="list-style-type: none"><li>Outdoor areas that don't have a detrimental impact on the amenity of the area.</li></ul>	General	
	1. Outdoor storage areas are to be substantially screened from public roads and adjoining lots by dense landscaping.	Complies – No change to existing conditions.
	2. Outdoor storage areas are not to encroach within 3m of any boundary for fire safety reasons.	
	3. Outdoor storage areas must be surfaced to prevent dust raising from vehicle movements or wind.	
DCP Section 3.6: Amenity		
Objectives	Standards	
<ul style="list-style-type: none"><li>Placing industrial activities in locations that minimise detrimental offsite impacts.</li><li>Ensuring the Industrial areas provide a high level of amenity.</li></ul>	General	
	1. All development is required to comply with the requirements of the Protection of the Environment Operations Act 1997 (as amended) and it's Regulation.	Complies.
	2. Applications for potentially hazardous or offensive development are to submit information demonstrating compliance with SEPP 33- Hazardous and Offensive Development.	Not relevant to the Proposal/Site.
	3. All stormwater is to be contained within the site and discharged to the point and facility nominated by Council.	Complies – No change to existing conditions.



	4. <i>A trade waste agreement with Council for disposal of liquid waste to the sewerage system may be required.</i>	Complies – No change to existing conditions.
	5. <i>Exterior light sources shall be directed away from adjoining properties.</i>	Complies.
	6. <i>Land uses or development considered by Council to potentially have a detrimental impact on adjoining properties through noise or air emissions (e.g. dust or odour) are to provide information in respect to the likely impacts and proposed mitigation measures of these impacts.</i>	The Proposal includes one-storey industrial factory/warehouse building additions with service, utility, plant room, walkway awning, and amenity components – all of which (individually or cumulatively) will not adversely affect the amenity of the area.
	7. <i>Activities that have the potential to create noise levels that are in excess of the relevant standards when measured at the nearest residence or future residential land will not be supported without the submission of an Noise Impact Statement (NIS) by the applicant demonstrating otherwise. Compliance with the NIS will then become a condition of consent.</i>	
	8. <i>Buildings shall comply with the Disability (Access to Premises—Buildings) Standards 2010 to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with disability.</i>	Complies.
<b>DCP Section 3.7: Signage</b>		Not relevant to the Proposal.
<b>DCP Section: 3.8 Non-industrial activities</b>		Not relevant to the Proposal.
<b>DCP Section 3.9: Subdivision</b>		Not relevant to the Proposal.



<b><i>DCP Section 5.0: Township Structure Plans</i></b>		
<ul style="list-style-type: none"><li><i>Howlong</i></li></ul>	Complies – The Proposal is consistent with the Holbrook Structure Plan.	

### 4.3 Suitability of the Site for the Proposal

The Site is suitable for the Proposal as Site attributes are conducive for development and the Proposal would fit in with existing development onsite, specifically –

- The Site is zoned E4 General Industrial Zone and the Proposal complies with the 'objectives' of the zone (**Table 3**).
- There are no constraints posed by adjacent developments which are unresolvable.
- There are adequate transport facilities in the area.
- Utilities and services are available to the Site and are adequate for the Proposal.
- There are no hazardous land uses or activities nearby which would prevent or limit the Proposal.
- The Site is not subject to unresolvable natural hazards or known land contamination, including flooding, subsidence, slip, mass movement, or bushfire constraints.
- Soil characteristics on the Site are appropriate for development.

The Site is also suitable for the Proposal due to the Site being located in an established E4 zone area. The Site also has adequate setbacks to sensitive land uses (residential).

Visual impacts from proposed one-storey industrial development to adjoining public domain and land is also acceptable in the circumstances assessed.

### 4.4 Public interest

The Proposal is considered to be in the public interest as the Proposal will not compromise the effective and ongoing operation and function of adjoining or nearby classified or local roads or detrimentally impact traffic safety or road congestion. Adequate onsite car parking and heavy vehicle loading/unloading is provided.

The Proposal also complies with ecological sustainable (ESD) principles including stormwater drainage.

The Proposal will provide up to 10 temporary employment opportunities during the estimated 10-week construction period, with building and construction works estimated at approximately \$1.6M.



## 5.0 STATEMENT OF ENVIRONMENTAL EFFECTS

Table 5 provides a summary of the environmental effects of the Proposal.

**Table 5: Statement of Environmental Effects**

What are the considered environmental impacts of the development?	How have the environmental impacts of the development been identified?	What are the steps to be taken to protect the environment or to lessen the expected harm to the environment?	Are there any matters required to be indicated by any guidelines issued by the Planning Secretary for the purposes of section 24 of the <i>Environmental Planning and Assessment Regulation 2021</i> ?
<i>Building construction works (i.e. potential for the generation of dust, noise, vibration, construction traffic, water quality issues, sedimentation, litter etc).</i>	Site analysis; review of design documentation	<ul style="list-style-type: none"> <li>Temporary amenity impacts<sup>3</sup> but only on and during acceptable days and hours in accordance with <i>AS 2436:2010–Guide to noise control on construction, maintenance and demolition sites</i>.</li> <li>Construction works carried out in accordance with – <ul style="list-style-type: none"> <li>➢ <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 1</i> (Landcom, 2004),</li> <li>➢ <i>Managing Urban Stormwater, Soils &amp; Construction, Volume 2</i> (DECC, 2008), and</li> <li>➢ <i>AS2436:2010–Guide to noise control on construction, maintenance and demolition sites</i>.</li> </ul> </li> <li>A Soil and Water Management Plan will be implemented during construction works.</li> <li>Construction waste management in accordance with the <i>Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes</i> (EPA, 1999).</li> </ul>	No
<i>Building visual aesthetic and streetscape impacts (i.e. bulk and scale, visual integration with adjoining/nearby development and streetscape and public domain) in terms of proposed development.</i>	Site analysis; review of design documentation.	<ul style="list-style-type: none"> <li>All building works would match and integrate with existing conditions in terms of the use of same external cladding materials and colours.</li> </ul>	No
<i>Stormwater quality and discharge (i.e. potential impacts to water quality and/or downstream flooding).</i>	Site analysis; desktop civil engineering assessment; review of design documentation	<ul style="list-style-type: none"> <li>A Soil and Water Management Plan will be implemented during construction works.</li> <li>Concept stormwater drainage plan prepared.</li> </ul>	No
<i>Traffic safety of driveway ingress/egress and traffic generation (i.e. potential impacts to traffic safety).</i>	Site analysis; review of design documentation; desktop traffic assessment.	<ul style="list-style-type: none"> <li>Adequate car and heavy vehicle parking and loading areas provided onsite (surplus spaces).</li> </ul>	No

<sup>3</sup> Which would not be out of character for an E4 zone industrial area.



## 6.0 CONCLUSIONS

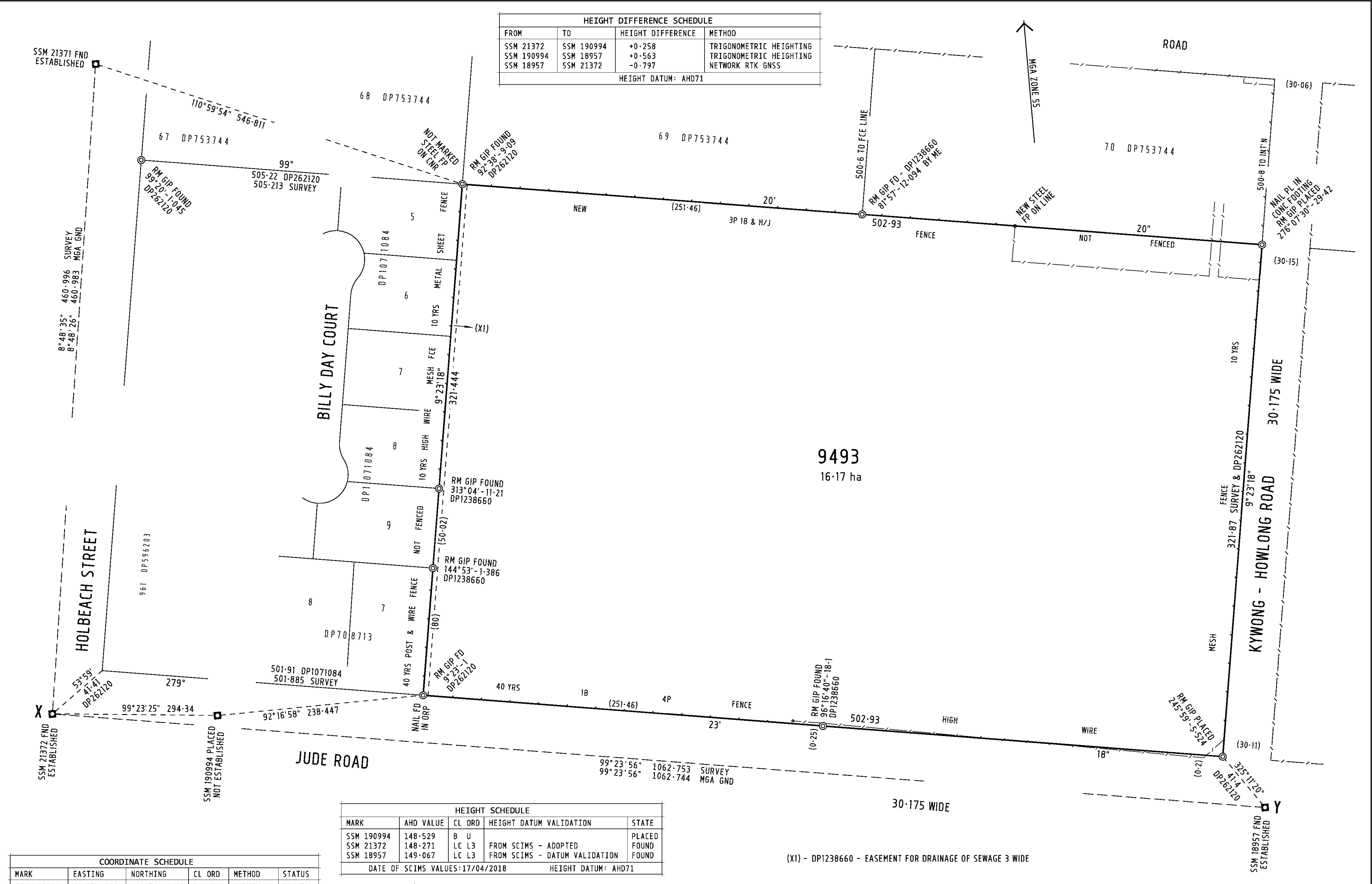
This report concludes that the environmental impacts generated by the Proposal, whether considered individually or cumulatively in the context of the Site and the broader area, are not significant and therefore the Proposal warrants the support of Council and the issue of development consent.

Approval of the Proposal is therefore considered justified and warranted.

\*\*\*\*\*

## **APPENDIX A:**

### **Title details of the Site**



HEIGHT DIFFERENCE SCHEDULE			
FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 21372	SSM 190994	+0.258	TRIGONOMETRIC HEIGHTING
SSM 190994	SSM 18957	+0.563	TRIGONOMETRIC HEIGHTING
SSM 18957	SSM 21372	-0.797	NETWORK RTK GNSS
HEIGHT DATUM: AHD71			

HEIGHT SCHEDULE				
MARK	AHD VALUE	CL ORD	HEIGHT DATUM VALIDATION	STATE
SSM 190994	148.529	B U	FROM SCIMS - ADOPTED FROM SCIMS - DATUM VALIDATION	PLACED
SSM 21372	148.271	LC L3		FOUND
SSM 18957	149.067	LC L3		FOUND
DATE OF SCIMS VALUES:17/04/2018			HEIGHT DATUM: AHD71	

COORDINATE SCHEDULE					
MARK	EASTING	NORTHING	CL ORD	METHOD	STATUS
SSM 190994	468350.004	6018512.999	D U	SURVEY	PLACED
SSM 21371	468130.280	6019016.362	B 2	SCIMS	FOUND
SSM 21372	468059.728	6018561.003	B 2	SCIMS	FOUND
SSM 18957	469107.772	6018387.519	B 2	SCIMS	FOUND
MGA DATUM:GDA94 MGA ZONE:55 COMBINED SCALE FACTOR:0.999587					
DATE OF SCIMS COORDINATES: 17/04/2018					

SURVEYOR

Name: Bruce Walpole

Date: 17/04/2018

Reference: 18041

PLAN OF CONSOLIDATION OF

LOT 94 IN DP1238660 AND

LOT 93 IN DP753744


L.G.A.: FEDERATION

Locality: HOWLONG


Reduction Ratio: 1:1500

Lengths are in metres

REGISTERED

 11.7.2018

DP1244723

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)	
Registered:  11.7.2018		Office Use Only		Office Use Only	
Title System: TORRENS		DP1244723			
<b>PLAN OF CONSOLIDATION OF LOT 94 IN DP1238660 AND LOT 93 IN DP753744</b>		LGA: FEDERATION Locality: HOWLONG Parish: HOWLONG County: HUME			
<b>Survey Certificate</b> I, Bruce Walpole ..... of Walpole Surveying Pty Ltd ..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that:  *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 17/04/2018....., or  *(b) The part of the land shown in the plan (*being/*excluding **.....) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or  <del>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</del>  Datum Line: X-Y..... Type: *Urban The terrain is *Level-Undulating..... Signature: ..... Dated: 17/5/18 Surveyor Identification No: 7915..... Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		<b>Crown Lands NSW/Western Lands Office Approval</b> I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.  Signature: ..... Date: ..... File Number: ..... Office: .....			
		<b>Subdivision Certificate</b> I, ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.  Signature: ..... Accreditation number: ..... Consent Authority: ..... Date of endorsement: ..... Subdivision Certificate number: ..... File number: .....  *Strike through if inapplicable.			
Plans used in the preparation of survey/compilation. DP1238660, DP262120, <sup>H</sup> DP2-1591		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.			
Surveyor's Reference: 18041		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Registered:



11.7.2018

Office Use Only

Office Use Only

DP1244723

PLAN OF CONSOLIDATION OF LOT 94 IN  
DP1238660 AND LOT 93 IN DP753744

Subdivision Certificate number: N/A

Date of Endorsement: N/A

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
9493	271	Jude	Road	Howlong

Executed by HOTON ASSET COMPANY PTY LTD, ACN 159 076 669, by

Signature

*Simon*

S STAUGHTON

Full name (Block letters)

DIRECTOR

Position held

Signature

EDWARD STAUGHTON

Full name (Block letters)

MANAGING DIRECTOR

Position held

Signed on behalf of:

Australia and New Zealand Banking Group

Limited by it's attorney ERIN LAYTON SACAR

under power of attorney registered Book

4320 No 80 who has L... no revocation of

the power of attorney in presence of:

Erin Layton  
Dentons  
77 Castlereagh Street  
SYDNEY NSW 2000

If space is insufficient use additional annexure sheet

Surveyor's Reference: 18041

## **APPENDIX B:**

### **Photographs of the Site and surrounding area**





Photograph 1:

The Jude Road frontage of the Site and the location of the proposed south crossover (looking northwest from Jude Road adjacent the Site).



Photograph 2:

Jude Road and adjoining land to the south of the Site (looking southwest from Jude Road adjacent the Site).



Photograph 3:

Jude Road and adjoining land to the north of the Site (looking north from Jude Road adjacent the Site).



Photograph 4:

The location of the existing "MSB Building" for which retrospective approval is sought (looking east-southeast from within the Site).



Photograph 5:

The location of the proposed "Solar Inverter Room" (looking east-northeast from within the Site).



Photograph 6:

The location of the "Service Shed" for which retrospective approval is sought (looking west from within the Site).



Photograph 7:

The location of the proposed "Awning" structure (looking west from within the Site).



Photograph 8:

The location of the proposed "Awning" structure (looking southwest from within the Site).



Photograph 9:

The location of the existing "Maintenance" building for which retrospective approval is sought (looking west from within the Site).



Photograph 10:

The location of the proposed  
“Amenities” building complex  
(looking south from within the  
Site).

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