

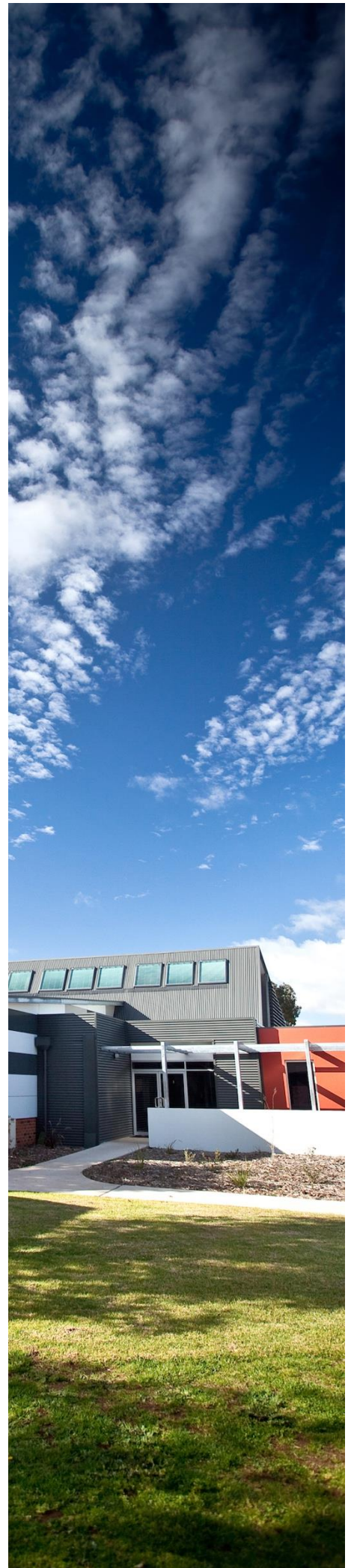


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**Statement of  
Environmental Effects**  
Proposed Industrial Development  
38 Hill End Road,  
Caerleon Mudgee NSW 2850

(Our Reference: 36551-PR01\_A)  
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## LIST OF CONTENTS

1	INTRODUCTION .....	1
1.1	Background .....	1
1.2	Proponent .....	1
1.3	Consultant .....	1
2	EXISTING ENVIRONMENT .....	2
2.1	Location and Title .....	2
2.2	Land Use .....	2
2.3	Topography .....	3
2.4	Flora and Fauna .....	4
2.5	Noise Environment .....	4
2.6	Natural Hazards .....	4
2.7	Services .....	4
2.8	Access and Traffic .....	4
2.9	Heritage .....	4
3	PROPOSED DEVELOPMENT .....	5
3.1	Overview .....	5
4	LAND USE ZONING .....	7
5	PLANNING CONSIDERATIONS .....	8
5.1	Biodiversity Conservation Act 2016 .....	8
5.1.1	Is the development likely to significantly affect threatened species? .....	8
5.1.1.1	Section 7.3 Test .....	8
5.1.1.2	Section 7.4 Test .....	9
5.1.1.3	Declared Area of Outstanding Biodiversity Value .....	9
5.1.2	Biodiversity Development Assessment Report .....	10
5.2	Fisheries Management Act 1994 .....	10
5.2.1	Applicability .....	10
5.2.2	Is the development likely to significantly affect threatened species, population, or ecological community? .....	11
5.3	Environmental Planning & Assessment Act 1979 .....	12
5.3.1	Evaluation .....	12
5.4	Environmental Planning Instruments .....	13
5.4.1	SEPP No.55 – Remediation of Land .....	13
5.4.2	State Environmental Planning Policy No. 64 – Advertising and Signage .....	13
5.4.3	Mid-Western Regional Local Environmental Plan 2012 .....	15
5.4.3.1	Land Use Table .....	15
5.4.3.2	Clause 6.3 Earthworks .....	15
5.4.3.3	Clause 6.4 Groundwater Vulnerability .....	16
5.4.3.4	Clause 6.9 Essential services .....	17
5.5	Draft Environmental Planning Instruments .....	17
5.6	Mid-Western Regional Council Development Control Plan 2013 .....	17

5.6.1	Introduction .....	17
5.6.2	Industrial Development.....	18
5.6.3	Environmental Controls .....	21
5.7	Any Planning Agreement entered into .....	23
5.8	Any Matters Prescribed by the Regulations .....	23
5.8.1	Introduction .....	23
5.9	Any Likely Impacts of the Development .....	23
5.9.1	Context & Setting .....	23
5.9.2	Access, Transport & Traffic .....	23
5.9.3	Utilities .....	24
5.9.4	Air & Microclimate .....	24
5.9.5	Noise & Vibration .....	24
5.9.6	Safety, Security & Crime Prevention .....	24
5.9.7	Construction .....	24
5.9.8	Social & Economic Impacts in the Locality .....	25
5.10	Suitability of the Site for the Proposed Development .....	25
5.11	The Public Interest .....	25
6	CONCLUSION .....	26
7	REFERENCES .....	27

## APPENDICES

- Appendix A – Development Plans
- Appendix B – AHIMS Report
- Appendix C – Preliminary Civils

## LIST OF TABLES

Table 1 – Section 4.6 Industrial Development .....	18
Table 2 – Car parking & Signage.....	22

## LIST OF FIGURES

Figure 1 – Site Location .....	2
Figure 2 – Aerial Photograph showing the subject site. ....	3
Figure 3 – Biodiversity Values Map .....	10

## 1 INTRODUCTION

### 1.1 Background

Barnson Pty Ltd has been engaged by Lynch Building Group to prepare information in support of a Development Application (DA) regarding the development of an industrial building with four (4) separate tenancies to be strata subdivided at 38 Hill End Road, Caerleon Mudgee, 2850.

The subject site is identified as proposed Lot 3, which forms part of a new industrial subdivision being on Lot 16 & Lot 17 DP 756987. The subject site has an approximate area of 3,600m<sup>2</sup>. The subject site is located on the northern side of Hill End Road, approximately 5km from Mudgee's town centre.

The proposed development shall consist of the construction of a building used for general industry. It includes car spacing, concrete outdoor seating, associated landscaping, and fencing.

The site is zoned IN1 General Industrial under *Mid-Western Regional Local Environmental Plan 2012*. The proposed development is defined as 'General Industry' which is permissible with consent in the IN1 zone.

This application consists of:

- A completed development application form; and
- An electronic copy of this written statement, including plans.

### 1.2 Proponent

The proponent for the DA is Lynch Building Group (Rep. Anthony Lynch)

### 1.3 Consultant

Barnson Pty Ltd

Jim Sarantzouklis

'Riverview Business Park'

Unit 1, 36 Darling Street

Dubbo 2830







Figure 2 – Aerial Photograph showing the subject site.

Source: <https://maps.six.nsw.gov.au/>



Plate 1: Photo of subject site

## 2.3 Topography

The subject site is relatively flat throughout. There is a general slope towards the north with the surrounding locality generally falling towards Sallarges Creek.



## 2.4 Flora and Fauna

Vegetation within the site boundaries is largely limited to mixed groundcovers and grasses with some trees and shrubs along the fringes of boundaries.

The lack of vegetation has likely been caused by the historical and current agricultural use of land and indicates that the site has little potential to support a significant range of fauna species.

The subject site is not mapped as having terrestrial biodiversity protection within its boundaries pursuant to the ePlanning Spatial Viewer.

## 2.5 Noise Environment

Background noise levels on site and in the surrounds have not been recorded.

The subject land is located within an area dominated by greenfield land exploited for agricultural land uses. The major noise producing activity that can be identified is traffic movements on Hill End Road.

The proposed development is unlikely to result in significant increases in current noise levels.

## 2.6 Natural Hazards

The subject site (proposed Lot 3) has not been identified as being bushfire prone land or within a flood planning area according to the ePlanning Spatial Viewer and the *Mid-Western Regional Local Environmental Plan 2012* (LEP).

## 2.7 Services

All services including reticulated water supply, sewerage, electricity, and telecommunications will be made available to the site.

## 2.8 Access and Traffic

The subject site will have vehicular access via a road network that forms part of the new industrial subdivision. The proposed road will be connected to Hill End Road, which is a two-lane, two-way sealed road.

The type of traffic accessing the subject site and estate are expected to be of a light industrial nature.

## 2.9 Heritage

The subject site has not been listed as containing a heritage item under Schedule 5 of the *Mid-Western Regional Local Environmental Plan 2012* (the LEP). There were also no heritage items listed as being within proximity of the locality in question.

After conducting an online search on the *Aboriginal Heritage Information Management System* (AHIMS), it was conducted that there are zero Aboriginal items nor places within a 200m radius of the subject site.

Refer to **Appendix B** for the AHIMS Report.

## 3 PROPOSED DEVELOPMENT

### 3.1 Overview

The proposed development includes the erection of an industrial building to be primarily used for general industries (such as tradesmen workshops and storage). It includes associated car parking; hardstand areas for vehicle manoeuvring; fencing, landscaping, and a concreted outdoor seating area on proposed Lot 3 in subdivision of Lot 16 & Lot 17 DP 756987 at 38 Hill End Road, Caerleon, Mudgee.

The proposed building shall have four (4) units/tenancies with an overall area of approximately 1,218m<sup>2</sup>. The building will have an external finish of primarily brick and colourbond wall cladding. A rear loading area is made available on the western side of the property which also houses unit specific waste storage.

The approximate floor area for the four (4) units, plus mezzanine floors, and overall is as follows:

Unit	Size
1	284.75m <sup>2</sup>
Unit 1 Mezzanine	15.1m <sup>2</sup>
2	281.6m <sup>2</sup>
Unit 2 Mezzanine	10.6m <sup>2</sup>
3	274.7m <sup>2</sup>
Unit 3 Mezzanine	27.75m <sup>2</sup>
4	274.6m <sup>2</sup>
Unit 4 Mezzanine	49.8m <sup>2</sup>
<b>Total</b>	<b>1,218.9m<sup>2</sup></b>

It is intended to strata subdivide each unit and allocate parking to each entitlement.

Additional features of the proposed development include:

- Reception/ Office Space;
- Stairwell access to the mezzanine floor;
- Privacy screens;
- Nine (9) - 4500mm (h) x 3600mm (w) roller doors. Each unit is improved with two (2) roller doors, except for Unit 1 which is enhanced with three (3);
- Commercial windows to allow maximum solar;
- Twenty-two (22) car spaces which includes one (1) accessible car space;

- Two (2) crossovers that are large enough for an 8.8m service vehicle to manoeuvre and enter/exit the site in a forward direction;
- Bin/waste areas screened off with 1800mm (h) aluminium slats;
- Concrete outdoor seating area;
- Diplomatic fencing;
- Associated landscaping which has incorporated the following Australian native vegetation:

Convolvulus Mauritanicus, Lomandra Longifolia 'Tanika', Westringia Fruiticose 'Jervis Gem', and Callistemon Viminalis 'Little John'.

- Amenities for each individual unit;
- Automatic double swing gate on the southern boundary (1800mm (h) x 5000mm (w), and on the northern façade (1800mm (h) x 6500mm (w));
- Concreted footpaths and kerb ramping to allow accessible path of travel from disabled parking to units entry;
- Provision for signage for each individual unit on the eastern façade of the development;
- Eleven (11) PA doors allowing foot traffic to access units;
- Installation of stormwater control infrastructure attached to Council's infrastructure; and
- Erosion and sediment control measures are to be implemented during construction.

Refer to Development Plans provided in **Appendix A** and Preliminary Civil Drawings in **Appendix C** of this report.

## 4 LAND USE ZONING

The subject site is zoned IN1 General Industrial pursuant to *Mid-Western Regional Local Environmental Plan 2012* (LEP). The proposed development seeks approval to construct a building used for 'General Industries' which is defined as:

*"...means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.*

**Note-** *General industries are a type of **industry**- see the definition of that term in this dictionary"*

'Industry' is defined as:

*"...means any of the following-*

- (a) General industry,*
- (b) Heavy industry,*
- (c) Light industry,*

*But does not include-*

- (d) Rural industry, or*
- (e) Extractive industry, or*
- (f) Mining.*

General industry is permissible with development consent in the IN1 Zone.

The permissibility of the proposed development is assessed in terms of the heads of consideration in Section 4.15 of the *Environmental Planning & Assessment Act 1979*, which incorporates consideration of the LEP, and the objectives and permissible uses outlined in the IN1 Zone, as outlined in **Section 5** of this report.

## 5 PLANNING CONSIDERATIONS

### 5.1 Biodiversity Conservation Act 2016

#### 5.1.1 Is the development likely to significantly affect threatened species?

Clause 7.2 of the *Biodiversity Conservation Act 2016* (BC Act) identifies the following circumstances where a development is likely to significantly affect threatened species:

- (a) *Is it likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) *The development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) *It is carried out in a declared area of outstanding biodiversity value.*

Each of these is addressed below.

##### 5.1.1.1 Section 7.3 Test

To determine whether a development is likely to significantly affect threatened species or ecological communities, or their habitats, the following is to be taken into account in accordance with Section 7.3 of the BC Act:

- (a) *In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
  - (i) *Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
  - (ii) *Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (c) *In relation to the habitat of a threatened species or ecological community:*
  - (i) *The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*



- (ii) *Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
- (iii) *The importance of the habitat to be removed, modified or fragmented or isolated to the long-term survival of the species or ecological community in the locality,*
- (d) *Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*
- (e) *Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

**Comment:** The site is located within an area that was used for agricultural purposes for an extended period of time, and is now being developed into an industrial estate. There is limited onsite vegetation and is not considered endangered or threatened species, nor do they support any ecological communities or their habitats.

Therefore, the proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats.

### 5.1.1.2 Section 7.4 Test

Section 7.4 of the BC Act States:

- (1) *Proposed development exceeds the biodiversity offsets scheme threshold for the purposes of this Part if it is development of an extent or kind that the regulations declare to be development that exceeds the threshold.*
- (2) *In determining whether proposed development exceeds the biodiversity offsets threshold for the purposes of this Part, any part of the proposed development that involves the clearing of native vegetation on category 1-exempt land (within the meaning of Part 5A of the Local Land Services Act 2013) is to be disregarded.*

**Comment:** The subject site is cleared and shall not exceed the biodiversity offsets scheme threshold for the purposes of this part.

### 5.1.1.3 Declared Area of Outstanding Biodiversity Value

The site is not mapped on the Biodiversity Value Map as being land with a high biodiversity value as defined by the BC Act.

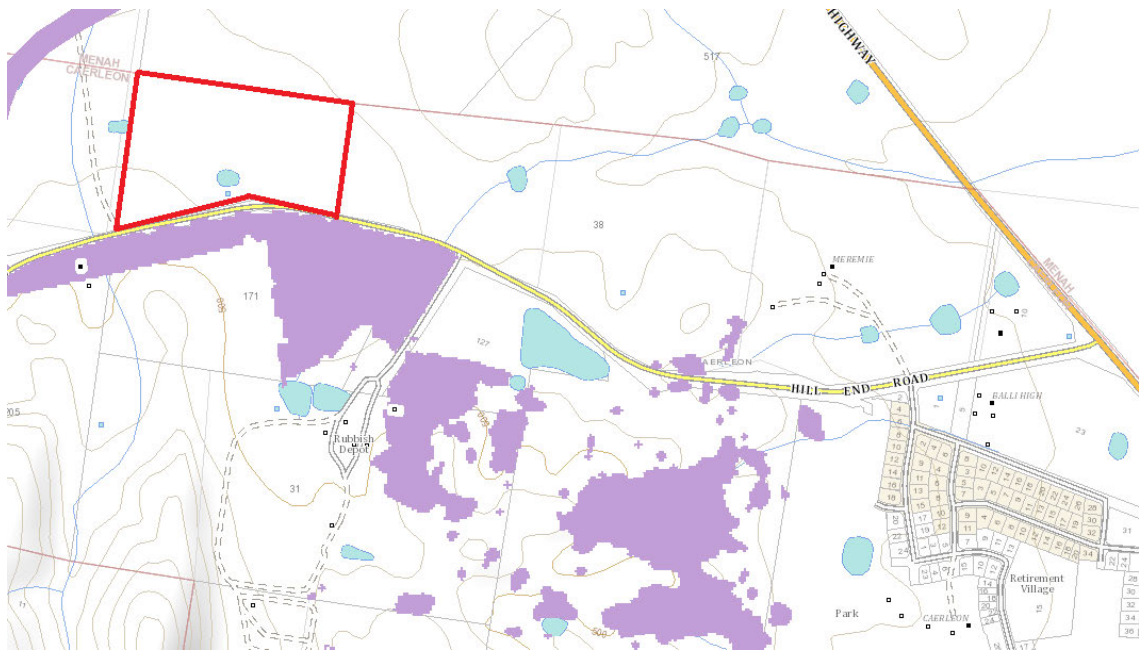


Figure 3 – Biodiversity Values Map

## 5.1.2 Biodiversity Development Assessment Report

As outlined in **Section 5.1.1**, the proposed development is not likely to significantly affect threatened species as defined by Section 7.2 of the BC Act. Therefore, a Biodiversity Development Assessment Report is not required to accompany the application for development consent.

## 5.2 Fisheries Management Act 1994

### 5.2.1 Applicability

The Fisheries Management Act 1994 (FM Act) applies to:

- (a) *In relation to all waters that are within the limits of the State, and*
- (b) *Except for purposes relating to a fishery, or a part of a fishery, that is to be managed in accordance with the law of the Commonwealth pursuant to an arrangement under Division 3 of Part 5 and except for purposes prescribed by paragraph (d)- in relation to any waters of the sea not within the limits of the State that are on the landward side of waters adjacent to the State that are within the Australian Fishing zone, and*
- (c) *For purposes relating to a fishery, or a part of a fishery, that is managed in accordance with the law of the State pursuant to an arrangement under Division 3 of Part 5- in relation to any waters to which the legislative powers of the State extend with respect to that fishery, whether pursuant to Section 5 of the Coastal Waters (State Powers) Act 1980 of the Commonwealth or otherwise, and*
- (d) *For purposes relating to recreational fishing activities engaged in otherwise than by use of a foreign boat (other than recreational activities prohibited or regulated under*

*a plan of management determined under section 17 of the Commonwealth Act)- in relation to any waters to which the legislative powers of the State extend with respect to such activities.*

**Comment:** The Fisheries Management Act 1994 does not apply to the subject proposal.

### **5.2.2 Is the development likely to significantly affect threatened species, population, or ecological community?**

Section 221VZ of the FM Act requires the following matters to be taken into consideration to determine whether a proposed development or activity is likely to significantly affect threatened species, populations, or ecological communities (unless it is carried out in critical habitat):

- (a) In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) In the case of an endangered population, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species that constitutes the endangered population such that a viable local population of the species is likely to be placed at risk of extinction,*
- (c) In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
  - (i) Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
  - (ii) Is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*
- (d) In relation to the habitat of a threatened species, population or ecological community:*
  - (i) The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
  - (ii) Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
  - (iii) The importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the threatened species, population or ecological community in the locality,*

- (e) *Whether the proposed development or activity is likely to have an adverse effect on any critical habitat (either directly or indirectly),*
- (f) *Whether the proposed development or activity is consistent with a Priorities Action Statement,*
- (g) *Whether the proposed development constitutes or is part of a key threatening process or is likely to result in the operation of, or increase the impact of, a key threatening process.*

*The assessment guidelines under section 220ZZA apply to the determination of whether any such proposed development or activity is likely to significantly affect threatened species.*

**Comment:** The Fisheries Management Act 1994 does not apply to the subject proposal.

## 5.3 Environmental Planning & Assessment Act 1979

### 5.3.1 Evaluation

Section 4.15 of the EP&A Act (as amended) requires the Council to consider various matters in regard to the determination of the Development Application.

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

- (a) *The provisions of:*
  - (i) *any environmental planning instrument, and*
  - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) *any development control plan, and*
  - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (v) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
  - (v) *(Repealed)*

*that apply to the land to which the development application relates,*
- (b) *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;*
- (c) *The suitability of the site for the development,*
- (d) *Any submissions made in accordance with this act or the regulations,*
- (e) *The public interest.*

The proposed development has been designed with consideration to the following matters, as outlined below.

## 5.4 Environmental Planning Instruments

### 5.4.1 SEPP No.55 - Remediation of Land

Clause 7 of *State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55) requires Council to consider the following before granting consent to a DA:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

**Comment:** The subject site appears to have been utilised for grazing purposes in the past. It is assumed that the site does not appear to be subject to any of the materials listed in Appendix A of the *Managing Land Contamination: Planning Guidelines SEPP 55- Remediation of Land* (NSW Department of Urban Affairs and Planning and Environment Protection Authority, 1998). Consequently, there is no reason to expect the site to be contaminated in any way which may make it unsuitable for the proposed development. Therefore, the provisions under SEPP 55 are not required to be investigated as part of this application.

### 5.4.2 State Environmental Planning Policy No. 64 - Advertising and Signage

It is proposed for each unit to have identification signage on the eastern elevation. The signage shall be partially visible from Hill End Road and directly from the new road of the subdivision, as such SEPP 64- Advertising and Signage is addressed below:

The aims and objectives of SEPP No.64 are set out in Clause 3(1)(a) as follows:

(1) *This Policy aims:*

- (a) *To ensure that signage (including advertising):*
  - (i) *Is compatible with the desired amenity and visual character of an area, and*
  - (ii) *Provides effective communication in suitable locations, and*
  - (iii) *Is of high-quality design and finish,*



## **Part 2- Signage Generally**

Clause 8 states that:

*A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that:*

- (a) That the signage is consistent with the objectives of this Policy as set out in Clause 3 (1)(a), and*
- (b) That the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.*

**Comment:** The proposed signage meets the aims and objectives of SEPP No. 64 as set out in Clause (3)(1)(a). The proposed signage will be compatible with the desired character of the locality, contributing to the effective services of the industries. The proposed signage has several location options to provide effective communication to vehicles in the surrounding streetscape. The proposed signage will be of high-quality design, having been designed to integrate with the existing locality and employ quality finishes.

The proposed signage has been assessed against the criteria set out in Schedule 1 of SEPP No.64 as follows:

### **1. Character of the area**

The proposed signage will be compatible with the character of the emerging Industrial subdivision. The proposed signage is appropriate within the context of the locality, enabling the identification of the future businesses that use the units. The direction of the signage is towards the new road of the subdivision and partially towards Hill End Road.

### **2. Special Areas**

The subject site is not located within any special areas that are sensitive to alterations of visual quality. The site is not located within an environmentally sensitive context and the signage has been designed to face an existing road.

### **3. Views and Vistas**

The proposed new signage does not obstruct any significant views or vistas. The signage is appropriately integrated within the context of the site and is not expected to dominate the skyline.

### **4. Streetscape, setting or landscape**

The scale of the new signage will set the norm for following developments within the industrial subdivision. The signage is in scale with the associated building size. It is well integrated within the building and the context of the site and does not protrude beyond the site's property boundary.

### **5. Site and Building**

The signage will be appropriately located on the eastern elevation of the proposed development and is to be positioned primarily for the passing of vehicles.

#### **6. Associated devices and logos with advertisement and advertising structures**

The signage locations have been appropriately designed to ensure safety measures are an important part of the design.

#### **7. Illumination**

N/A the proposed signage will not be illuminated.

#### **8. Safety.**

The proposed signage will not in any way reduce the safety of the public road and is appropriately located on-site to be visible for vehicles in the locality.

### **5.4.3 Mid-Western Regional Local Environmental Plan 2012**

#### **5.4.3.1 Land Use Table**

The subject site is zoned IN1 General Industrial pursuant to the *Mid-Western Regional Local Environmental Plan 2012* (LEP). The objectives of the IN1 zone are:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To promote a safe and efficient network for the movement of heavy vehicles and to minimise the intrusion of heavy vehicles into nearby residential areas.*

**Comment:** The proposed development is supportive of the IN1 Zone's Objectives through encouraging employment opportunities and providing a range of industrial and warehouse land uses. The proposed development is permissible with consent in the IN1 Zone.

#### **5.4.3.2 Clause 6.3 Earthworks**

Clause 6.3 of the LEP requires the consent authority to consider the following matters before granting consent for earthworks:

- The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,*
- The effect of the development on the likely future use or redevelopment of the land,*
- The quality of the fill or the soil to be excavated or both,*
- The effect of the development on the existing and likely amenity of adjoining properties,*
- The source of any fill material and the destination of any excavated material,*
- The likelihood of disturbing relics,*

- (g) The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,*
- (h) Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

**Comment:** The development is not expected to result in the disruption of or cause detrimental effects on the existing drainage patterns or soil stability.

The development is not expected to impact on any watercourse, drinking water catchment or environmentally sensitive area.

It is recommended that appropriate erosion and sediment control measures be installed and maintained during the construction period.

### 5.4.3.3 Clause 6.4 Groundwater Vulnerability

The subject site is mapped as being groundwater vulnerable. Clause 6.4 of the LEP requires council to consider the following matters prior to determining a DA that is located on groundwater vulnerable land.

- (a) The likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
- (b) Any adverse impacts the development may have on groundwater dependent ecosystems,*
- (c) The cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply),*
- (d) Any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.*

**Comment:** All waste from the construction of the proposed development will be stored in waste storage bins appropriate to the waste type generated and will be periodically collected and disposed of by licensed contractors.

Once completed, the proposed development will be connected to the reticulated sewerage system, thus not requiring any on-site effluent disposal. Additionally, once completed, the proposed development is unlikely to necessitate the storage or disposal of any solid or liquid waste chemicals or the extraction of any groundwater. Whilst stormwater management design will incorporate pollution control measures to ensure pollutants do not enter the stormwater system.

#### 5.4.3.4 Clause 6.9 Essential services

*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:*

- (a) The supply of water,*
- (b) The supply of electricity,*
- (c) The disposal and management of sewerage,*
- (d) Stormwater drainage or on-site conservation,*
- (e) Suitable road access.*

**Comment:** The proposed development will be serviced by essential services including electricity, telecommunications and reticulated water and sewer. Suitable vehicular access will be provided by a proposed road network that connects to Hill End Road.

Please refer to **Appendix A** for the Development Plans and **Appendix C** for Preliminary Civils.

### 5.5 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments are known to be applicable to the subject site or development.

### 5.6 Mid-Western Regional Council Development Control Plan 2013

#### 5.6.1 Introduction

*Mid-Western Regional Council Development Control Plan 2013* (DCP) outlines the detailed requirements for the development in the Mid-Western Regional LGA. Each of the sections of the DCP relevant to the proposed development are addressed below.

Council's *Development Control Plan 2013* (DCP) is the key non-statutory instrument that sets prescriptive controls and performance objectives for development. 'Section 4.6 Industrial Development' of the DCP and any other relevant provisions will be identified and addressed below.

## 5.6.2 Industrial Development

Table 1 – Section 4.6 Industrial Development		
Criteria	Acceptable Solutions	Comment
<b>4.6 Industrial Development</b>		
<b>Setbacks</b>	<p>Sites with an area of 2,001 to 5,000m<sup>2</sup> require the following setbacks:</p> <ul style="list-style-type: none"> <li>• Street- 12m</li> <li>• Side/Rear- nil</li> <li>• Secondary frontage for corner lots- 10m</li> <li>• Site coverage- 55%</li> </ul>	<p>The proposed development is setback approximately 16.5 metres from the northern street frontage, and approximately 18 metres from the eastern street frontage, generally complying with the required setback criteria.</p>
<b>Landscaping</b>	<p>(a) In the front 5m where the site adjoins Sydney Road and in the front 3m on other sites.</p> <p>(b) Landscaping should be provided in front of the building line to increase the visual presentation of the development to the street.</p> <p>(c) In the side and rear setbacks where it provides visual relief from a public street or area.</p> <p>(d) Landscaping to consist of mature trees and lawn which are low maintenance, drought, and frost tolerant in nature.</p> <p>(e) Landscaping shall be provided in outdoor car parking areas where &gt;10 spaces are required to provide shading and soften the visual impact of large hardstand areas.</p>	<p>The proposed development includes landscaping along the northern and eastern boundaries, with small tracts of vegetation also found on the western boundary. There is also additional landscaping near the outdoor seating area and scattered throughout the car park.</p> <p>The landscaping will help soften the visual impact of the vast hardstand areas and large development.</p> <p>On both street frontages the landscaping has a width of 3.16m (Northern) and 3.01m (eastern) complying with the relevant provision.</p> <p>The plant schedule for the proposed development includes:</p> <ul style="list-style-type: none"> <li>• Convolvulus Mauritanicus</li> <li>• Lomandra Longifolia</li> <li>• Westringia Fruticose</li> <li>• Callistemon Viminalis</li> </ul>

Table 1 – Section 4.6 Industrial Development		
<b>Design</b>	<ul style="list-style-type: none"> <li>(a) Low scale building elements such as display areas, offices, staff amenities are to be located at the front of the premises and constructed in brick or finished concrete.</li> <li>(b) Roof materials are to be non-reflective.</li> </ul>	<p>The Development Plans depict the office/ staff amenities, and reception are located on the eastern frontage of the building, which is the frontage that vehicles will have first point of contact with.</p> <p>The building materials that have been utilised include concrete tilt up panel walls with 'PHG- InBrick' system inlaid into the external face. For roofing and some wall panels, 'colorbond' steel cladding will be used which can be considered as a non-reflective building material.</p>
<b>Fencing</b>	<ul style="list-style-type: none"> <li>(a) All security fencing is to be pre-coloured or power coated.</li> <li>(b) Open work areas or storage areas visible from a public place or street must be fenced by masonry material or pre-coloured metal cladding of minimum 2m height. This fencing is to be only located behind the front setback.</li> <li>(c) Where perimeter fencing is proposed, any access gates are to be setback from the boundary by the length of the largest vehicle accessing the site.</li> </ul>	<p>It is proposed to have 1800mm high gates and diplomatic fencing.</p> <p>Two access gates have been proposed, one entrance is from the eastern boundary, it is setback 15.72m, the second access gate is located on the northern boundary, the secondary gate is setback 14m. An 8.8m service vehicle's swept path is shown on the plans, noting this as the largest size vehicle which will fit comfortably within the site prior to approaching the gates.</p>
<b>Utilities</b>	<ul style="list-style-type: none"> <li>(a) Statement of servicing to be provided to demonstrate the availability and feasibility of providing water, sewer, and stormwater appropriate for the scale of the development.</li> <li>(b) Applications must demonstrate adequate provision for storage and handling of solid waste.</li> <li>(c) Liquid Trade Waste Application and facilities are required where liquid wastes (excluding domestic waste form a hand basin, shower, bath or toilet) are to be discharged to council's sewer system.</li> <li>(d) No building can be located within an easement for the purposes of utility infrastructure.</li> </ul>	<p>The proposed development shall be connected to available services in the locality. Please refer to <b>Appendix A</b> for water and sewer, and <b>Appendix C</b> for stormwater.</p> <p>Solid waste will be stored in a designated area on the western boundary and collected by authorised personnel on a weekly basis.</p>



Table 1 – Section 4.6 Industrial Development		
	(e) For water and sewer mains structures are to be located 1500mm for the centre line of the main.	
Traffic and Access	<p>(a) A traffic assessment report to be submitted that demonstrates:</p> <ul style="list-style-type: none"> <li>(i) Site access,</li> <li>(ii) Loading and unloading facilities (to be contained within the site and to be able to cater for the largest design vehicle),</li> <li>(iii) Safe on-site manoeuvring area for the largest design vehicle,</li> </ul> <p>(b) Unsealed vehicle movement areas are not acceptable due to environmental impacts.</p> <p>(c) All vehicles must be able to enter and leave in a forward direction.</p> <p>(d) The number of access points from a site to any one street frontage is limited to one ingress and 1 egress.</p> <p>(e) No vehicular access will be permitted to a main road where there is an alternate access point.</p> <p>(f) Driveways must be provided in accordance with AS2890.1 Parking Facilities.</p> <p>(g) A separate sealed hardstand loading area which is capable of accommodating trucks that service the site.</p> <p>(h) The loading area is to be provided behind the building line at the side or rear of the building.</p>	<p>Site access is gained from one eastern boundary crossover (ingress), and one northern boundary crossover (egress), both crossovers are approximately 8m wide.</p> <p>The Development Plans (<b>Appendix A</b>) provide the swept path of an 8.8m service vehicle which is considered as the largest vehicle that will access the site, it is shown to be able to enter and exit the site in a forward direction.</p> <p>All hardstand areas of the site will be sealed and have been designed to allow safe and easy manoeuvring of vehicles accessing the site.</p> <p>The driveways have been designed in accordance with <i>AS2890.1 Parking Facilities</i>.</p> <p>The loading/unloading area located on the western side of the proposed development is situated behind the building line at the rear of the building.</p> <p>The loading/unloading area of the site is located on the western portion of the site, which is well behind the building line.</p>
Outdoor Lighting and Noise	(a) Must comply with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i> .	The proposed lighting schedule generally complies with <i>AS4282 Control of Obtrusive Effects of Outdoor Lighting</i> .

Table 1 – Section 4.6 Industrial Development		
	<p>(b) Windows, doors and other wall openings shall be arranged to minimise noise impacts on residences where proposed within 400m of a residential zone.</p> <p>(c) External plant (generators, air conditioning plant etc.) shall be enclosed to minimise noise nuisance where adjoining residential area.</p>	The proposed development is not occurring within 400m of a residential area.
Subdivision	<p>(a) Minimum 30m frontage for lots,</p> <p>(b) Roads to be designed to AusRoads standards for B-Doubles.</p> <p>(c) Lots are to be provided with reticulated water and sewer.</p> <p>(d) Stormwater drainage and water quality standards are to be implemented.</p> <p>(e) All lots are to be provided with services for telecommunications and underground electricity.</p> <p>(f) Lots are to be designed to be B-Double Accessible.</p> <p>(g) All roads with new subdivisions are to be constructed with bitumen.</p>	N/A- Subdivision works are not a part of this particular Development Application (DA).

### 5.6.3 Environmental Controls

The DCP outlines controls relating to the environment. The relevant controls are outlined in the following table with comments as to how the development addresses each.

**Table 2 – Car parking & Signage**

**4.4 Signage**

<p>Industrial Area Signage Requirements:</p> <ul style="list-style-type: none"> <li>(a) Non-illuminated pole/pylon signs and directory boards shall be limited to a maximum of 6m<sup>2</sup> advertising area and a maximum overall height of 5m. In general the bottom of a pole or pylon sign should be at least 3m above ground level.</li> <li>(b) Illuminated pole or pylon signs must have a maximum area of 4m<sup>2</sup>.</li> <li>(c) A maximum of one pole or pylon sign can be erected without council approval if the above requirements are met.</li> <li>(d) A maximum of two (1) pole or pylon signs shall be permitted per site frontage.</li> <li>(e) In the case of an industrial multi-unit complex, one (1) directory sign board of up to 8m<sup>2</sup> in any area may be permitted with approval. Each industrial unit may have a sign at the entrance of each unit having the maximum dimensions of 2000mm by 600mm without approval.</li> <li>(f) One sandwich board sign per site is permitted without approval however must be located inside the property boundaries and weighted and securely fixed so that it will not blow over. A maximum area of 2m<sup>2</sup> per side applies.</li> <li>(g) Council will not approve the use of flashing lights, bunting and other devices to attract attention to a business.</li> <li>(h) Individual directional signage will not be permitted.</li> </ul>	<p>The proposed development includes possible signage locations on the eastern frontage, which will face the proposed road network of the subdivision.</p> <p>Units 1 and 2 have signage availability 6m above ground level, sizing of the signage is 1800mm x 1800mm</p> <p>Unit 3 has signage available on the roller door and is 2000mm x 1350mm</p> <p>Unit 4 has signage available on the wall that is below the ceiling level of 2.7m, the sign size is 1800mm x 1800mm.</p> <p>The signage will not be illuminated</p>
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**5.1 Car Parking**

<p>Car Parking Requirements: Manufacturing= One space per 75m<sup>2</sup></p>	<p>The proposed development has approximately 1218.9m<sup>2</sup> of Gross Floor Area (GFA), Thus, the proposed development requires 1218.9/75, or 16.25 car spaces (17) The development has proposed twenty-two (22) car spaces including one (1) accessible car space. Compliant= YES</p>
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## 5.7 Any Planning Agreement entered into

No Planning Agreements entered into are known to exist in relation to the development or site.

## 5.8 Any Matters Prescribed by the Regulations

### 5.8.1 Introduction

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 92 of the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations) specified the additional matters a consent authority must take into consideration when determining a DA. In this instance there are no matters prescribed by the regulations that are applicable to this application.

## 5.9 Any Likely Impacts of the Development

A review of other likely impacts associated with the proposed development that have not previously addressed are provided below.

### 5.9.1 Context & Setting

The subject site is situated approximately 4km from the Mudgee Central Business District and will be the first development of a new industrial subdivision. It is considered to be a budding land development for the Hill End Road and surrounding area. It is considered that the proposal will be in context with surrounding development as the area continues to expand. The proposed development has been appropriately designed to complement the area and not negatively impact the visual amenity. In this regard, it is considered that the proposed works will fit in with the context and setting.

### 5.9.2 Access, Transport & Traffic

The subject site will be connected to a proposed road network that will be part of the industrial subdivision connecting with Hill End Road. The road network will be sealed and improved with kerb and guttering. There will be two (2) crossovers to the site, the first point of entrance coming from the eastern boundary, it will provide vehicle access for customer parking and larger vehicles to gain access to the back loading/unloading area. The second point of access will provide an exit, allowing all vehicles to exit the site in a forward direction. Two (2) automatic double swing gates are proposed to provide security.

The proposed development has plans to enable an 8.8m service vehicle to comfortably navigate around the development and leave in a forward direction. This size vehicle is considered the largest that will enter the site. Refer to **Appendix A**.

### 5.9.3 Utilities

All services including reticulated water supply, sewerage, electricity, and telecommunications will be made available to the site.

### 5.9.4 Air & Microclimate

Temporary and localised air quality impacts including dust, smoke, grit, odours, and fumes could arise during the earthworks and construction of the proposed development.

Alleviation measures proposed to mitigate any potential impacts in this regard include the following:

- No fires to be lit, or waste materials burnt on the site;
- No washing of concrete forms or trucks is to occur on the site;
- Dust generation during demolition/ construction shall be controlled using regular control measures such as on-site watering or damp cloth fences or other measures as required by AS2601;
- All vehicles transporting loose materials and travelling on public roads must be secured (i.e. closed tail gate and covered) to minimise dust generation;
- Spraying of paint and other materials with the potential to become air borne particulates must only be undertaken in light wind conditions.

### 5.9.5 Noise & Vibration

The proposed construction works shall generate some noise impacts in the locality. The likelihood of noise becoming offensive can be minimised by adopting good work practice and adhering to construction hours as required by council. Being located outside the town centre of Mudgee, and away from sensitive receptors there is less chance of the proposed development causing noise impact.

### 5.9.6 Safety, Security & Crime Prevention

The proposed development has been designed to ensure that essential safety, security, and crime prevention measures are in place during construction and operation. The development shall be afforded with low landscaping, fencing, CCTV, and passive surveillance to detract any break-ins or vandalism on the site. It is considered that the proposed facility shall adequately provide safety and security for the proposed ongoing operations that would be carried out on the site.

### 5.9.7 Construction

A site establishment area will be set up on the subject site to ensure site safety and to reduce any environmental impacts. Erosion and sediment control measures shall be carried out on the site during development works.

### **5.9.8 Social & Economic Impacts in the Locality**

The proposed development, being the first new industrial development in the Caerleon Industrial subdivision will provide for employment opportunities during construction and then in its operation. The proposed development is anticipated to provide a positive social and economic impact in the locality and surrounding region by offering Mudgee a new area to boost its economy.

### **5.10 Suitability of the Site for the Proposed Development**

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There does not appear to be any significant planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive for the development.

### **5.11 The Public Interest**

The proposed development is considered to be in the public interest as it will assist in meeting the needs within the Mudgee LGA for local tradesman/s and will make the best use of the land and infrastructure. As outlined throughout this report, the development is consistent with the applicable development standards and is not expected to have any adverse off-site impacts.



## 6 CONCLUSION

It is recommended that the industrial unit development on proposed Lot 3 in the subdivision of Lot 16 & Lot 17 DP 756987 known as 38 Hill End Road, Caerleon Mudgee be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is permissible with consent and consistent with the relevant development standards and provisions of the *Mid-Western Regional Local Environmental Plan 2012*;
- The proposal complies with the relevant provisions of the *Mid-Western Regional Development Control Plan 2013*;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and its surrounds.

## 7 REFERENCES

Mid-Western Regional LEP 2012

Mid-Western Regional DCP 2013

NSW Department of Urban Affairs and Planning & Environment Protection Authority. (1998).  
*Managing Land Contamination: Planning Guidelines SEPP 55 - Remediation of Land*.  
Sydney: DUAP.

NSW Government Spatial Services. (2021). *Six Maps*. Retrieved from <http://maps.six.nsw.gov.au/>

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 – Advertising and Signage

## Appendix A - Development Plans





# PROPOSED INDUSTRIAL DEVELOPMENT

38 HILL END RD, CAERLEON, NSW

## drawing schedule

A 00	COVER SHEET	REV C	DATED 8 10 2021
A 01	OVERALL SITE LAYOUT	REV A	DATED 8 10 2021
A 02	STEP PLAN	REV C	DATED 8 10 2021
A 03	FLOOR PLAN	REV C	DATED 8 10 2021
A 04	MEZZANINE FLOOR PLAN	REV A	DATED 8 10 2021
A 05	ELEVATIONS	REV C	DATED 8 10 2021
A 06	SECTIONS	REV C	DATED 8 10 2021
A 07	SUBDIVISION PLAN	REV C	DATED 8 10 2021

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2019, the Plumbing Code of Australia, 2019 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

- AS1668 – Mechanical ventilation & air conditioning in Buildings
- AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
- AS1428.1 – General requirements for access – buildings
- AS2890.6 – Off-street parking; mandatory requirements
- AS1680.0 – Interior lighting – safe movement

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

For the purpose of the Building Code of Australia, Vol. 1, 2019, the development may be described as follows:

- classification - BCA 'part A6'
- The building has been classified as a 'Class 7b' building - storage
- rise in stories - BCA 'part C1.2'
- The building has a rise in stories of one.
- effective height - BCA 'schedule 3 definitions'
- The building has an effective height of zero, ie less than 25.0m.
- type of construction required - BCA 'part A6, part C1.1 - table C1.1'
- Class 7b building - Type 'C' construction. The building has been deemed 'conditioned' excluding the toilets & airlocks.
- climate zone - BCA 'schedule 3 definitions'
- The building is located within climate zone 4.

proposed area of works  
38 hill end road, lot 21,  
NSW



PROPOSED INDUSTRIAL DEVELOPMENT

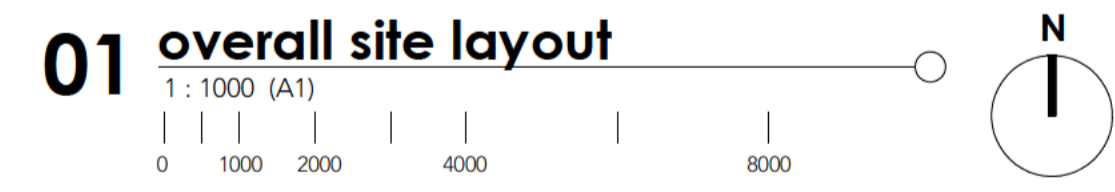
ISSUED FOR DA, 8.10.2021



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Client: LYNCH BUILDING GROUP  
Project: PROPOSED INDUSTRIAL DEVELOPMENT @ 38 HILL END RD, CAERLEON, NSW  
Title: COVER SHEET  
Drawing Number  
36551 - A00  
Revision  
C





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Client: LYNCH BUILDING GROUP  
 Project: PROPOSED INDUSTRIAL DEVELOPMENT @ 38 HILL END RD, CAERLEON, NSW  
 Drawing Title: OVERALL SITE LAYOUT

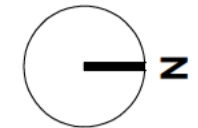
Rev	Date	Amendment
A	8.10.2021	ISSUED FOR DA

Design	Drawn	Check
	TP	KG
Sheet 02 of 08		
Drawing Number		Revision
36551- A01		A



## 02 site layout

1 : 200 (A1)



### areas

unit 1 ground floor	284.75m <sup>2</sup>
unit 1 mezzanine	15.1m <sup>2</sup>
unit 2 ground floor	281.6m <sup>2</sup>
unit 2 mezzanine	10.6m <sup>2</sup>
unit 3 ground floor	274.7m <sup>2</sup>
unit 3 mezzanine	27.75m <sup>2</sup>
unit 4 ground floor	274.6
unit 4 mezzanine	49.8m <sup>2</sup>
overall	1218.9m <sup>2</sup>

### austroad notes:

- Denotes austroads service vehicle - 8.8m (no trailer) with 9m radius & turning speed of 0-5km/h
- Design vehicle turning path templates should be applied to ensure that:
- Locate face of kerbs at least 0.6 m clear of wheel paths.
  - Allow 0.6 m clearance outside path of overhang and ensure that this area is kept free of road furniture.
  - The outside edge of the swept path remains within the paved area

### legend:

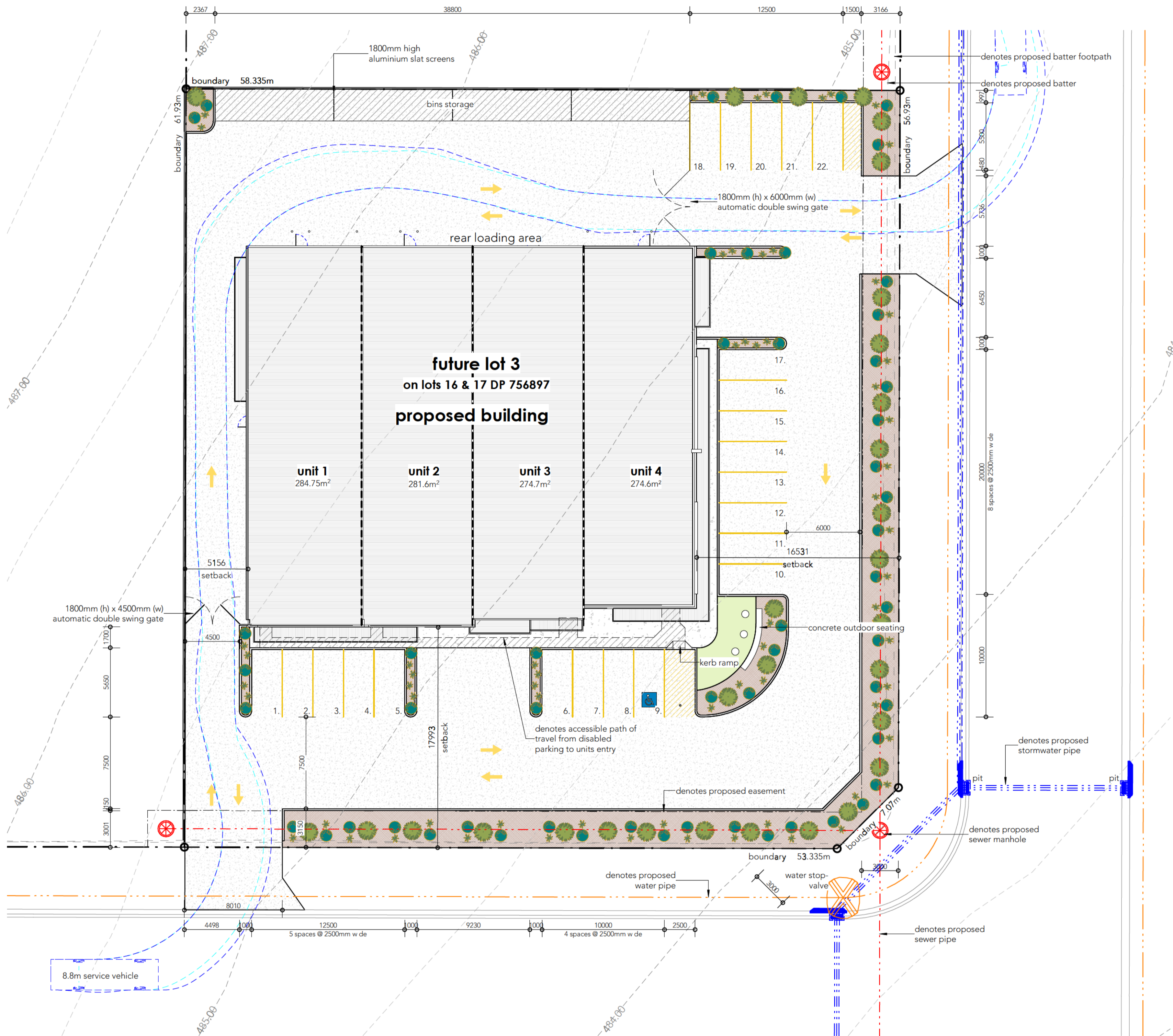
- new asphaltic concrete carpark area  
for more information refer to civil drawings by 'Barnson Pty Ltd'
- new concrete footpaths  
for more information refer to civil design drawings by 'Barnson Pty Ltd'
- carpark markings - arrows to be applied using paint in accordance with Newport City Council's Development Control Plan & AS2890.6-2009
- 1800mm high colorbond fencing installed along boundary
- new concrete kerb & gutter  
for more information refer to preliminary civil design by 'Barnson Pty Ltd'
- existing contour lines  
for more information refer to survey plan by 'Barnson Pty Ltd'

### plant schedule:

symbol	botanical name	common name	no.	spacing	min. pot size	mature size
	convolvulus mauritanicus	ground morning glory	-	600mm o.c. triangular grid	140mm	400mm
	lomandra longifolia 'Tanika'	lomandra tanika	as shown	as shown	140mm	0.7m x 0.7m
	westringia fruticosa 'jervis gem'	dwarf coastal rosemary	as shown	as shown	200mm	1.0m x 1.0m
	callistemon viminalis 'little john'	dwarf bottlebrush	as shown	as shown	200mm	1.5m x 1.5m

### plant material notes:

- general**  
All dimensions shown in millimeters unless noted otherwise.  
Do not scale from drawing, request confirmation of dimensions from Consultant.  
All dimensions and levels are to be confirmed on site prior to works commencing.  
Unless stated otherwise work shall comply with the current and relevant Australian Standards.  
Before commencing earthworks, locate and mark existing underground services in the areas which will be affected by the earthworks operations including clearing, excavating and trenching.  
Dispose of building waste material off site to the requirements of the relevant authorities.
- soil**  
Soil Type 1 - Ameliorated site soil or imported top soil in compliance with AS4419-2003.  
Soil Type 2 - Ameliorated site soil or imported subsoil in compliance with AS4419-2003.
- cultivation**  
Excavate to bring the subsoil levels to those shown in planting details. Shape the subsoil to fall to subsoil drains where required as shown in documentation (if applicable). Cultivate the subsoil to a further depth of 150 mm. Mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.
- mulch**  
Apply min. 75mm deep Forest Fines as supplied by Australian Native Landscapes p/l or similarly approved.
- plants & trees**  
Plants are to be vigorous, well established, free from disease and pests and of good form consistent with the species or variety. Root systems are to be large and healthy, with no evidence of restriction or damage. Plants are to be hardened off and suitable for planting in the natural conditions at the site.  
Trees are to have a single leading shoot, unless required to be multi-stemmed.  
Plants not consistent with the above may be rejected with replacement stock subject to the approval of the superintendent.  
No species shall be substituted without the approval of the superintendent. No variegated strain shall be used unless nominated.  
Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.  
Use suitable fertiliser around plants at time of planting.
- irrigation**  
Install automatically controlled, fixed irrigation system to ensure proper watering with economical water usage in all garden bed areas.
- maintenance**  
Throughout the planting and establishment period carry out maintenance works including watering, mowing, rubbish removal, fertilising, pest and disease control, staking and tying, pruning, topping up mulch and top dressing. Failed, damaged or stolen plants to be replaced.



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Client: LYNCH BUILDING GROUP

Project: PROPOSED INDUSTRIAL DEVELOPMENT @ 38 HILL END RD, CAERLEON, NSW

Drawing Title: SITE PLAN

Rev	Date	Amendment
A	18.06.2021	PRELIMINARY
B	26.07.2021	ISSUED FOR PRE-LODGE
C	8.10.2021	ISSUED FOR DA

Design Drawn Check  
TP KG

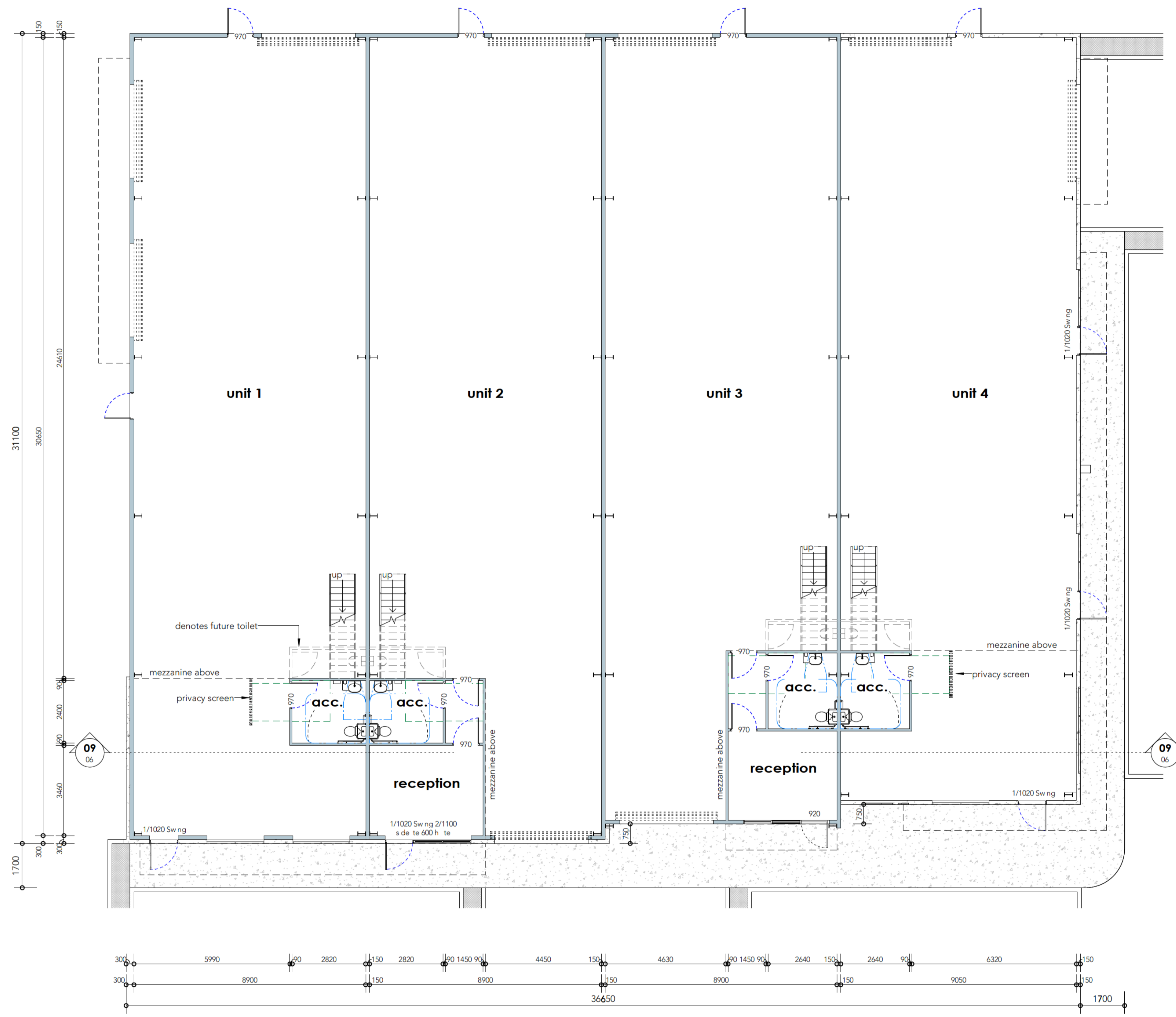
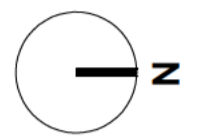
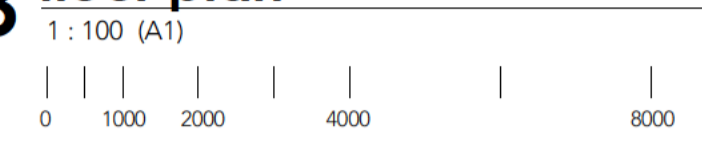
Sheet 03 of 08

Drawing Number Revision

36551- A02 C



**03 floor plan**



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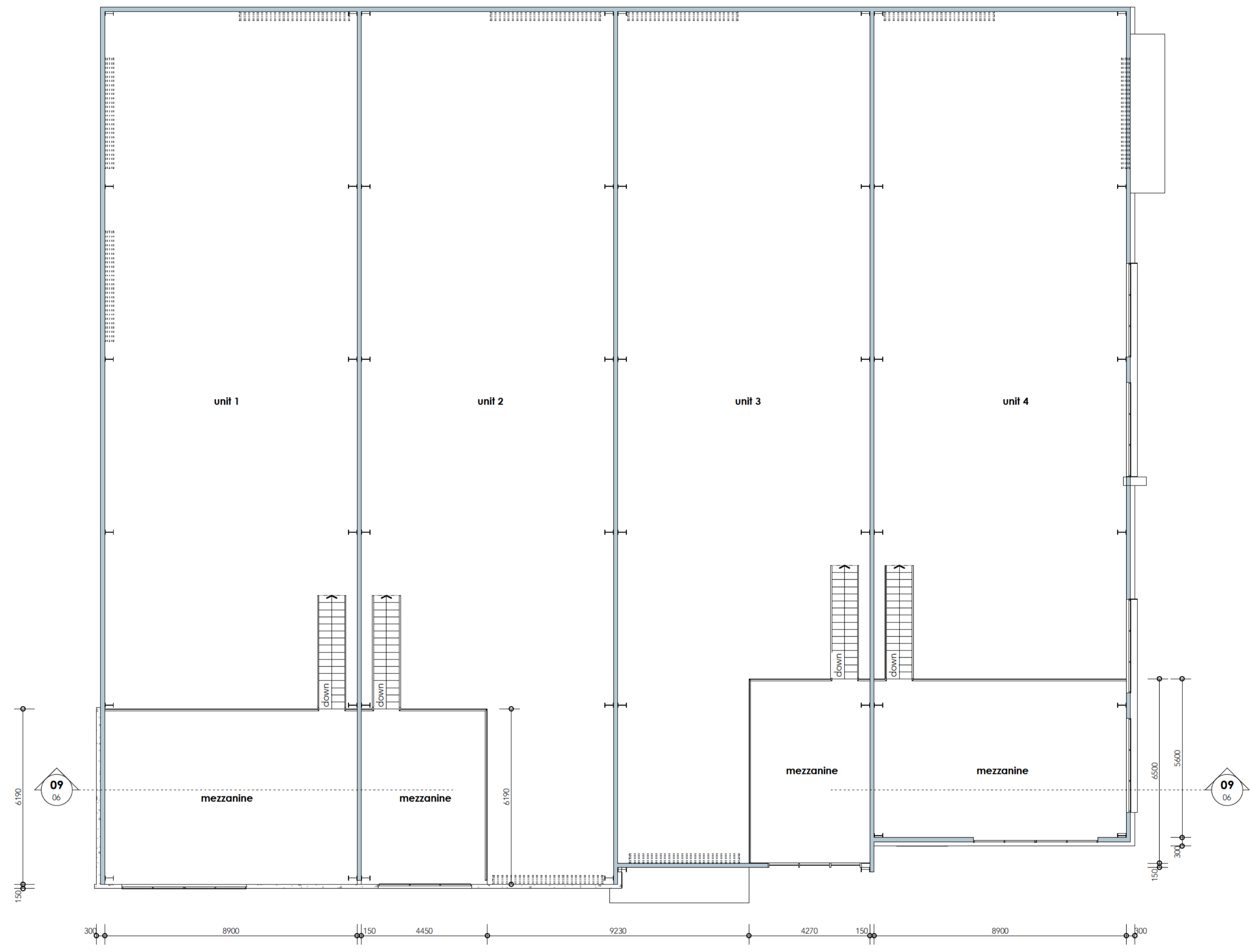
Client: **LYNCH BUILDING GROUP**  
 Project: **PROPOSED INDUSTRIAL DEVELOPMENT @ 38 HILL END RD, CAERLEON, NSW**  
 Drawing Title: **FLOOR PLAN**

Rev	Date	Amendment
A	18.06.2021	PRELIMINARY
B	26.07.2021	ISSUED FOR PRE-LODGE
C	8.10.2021	ISSUED FOR DA

Design	Drawn	Check
	TP	KG
Sheet <b>04</b> of <b>08</b>		
Drawing Number		Revision
<b>36551- A03</b>		<b>C</b>

**04 mezzanine floor level**  
 1 : 100 (A1)





**ISSUED FOR DA**



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 Dubbo NSW 2830  
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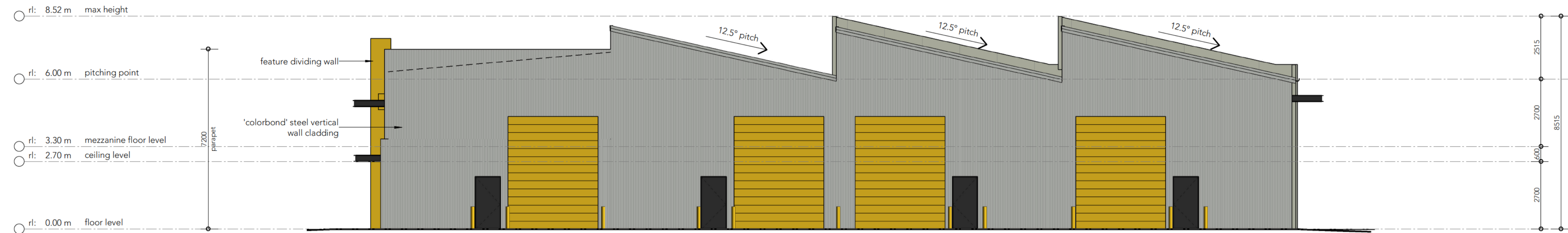
Client: **LYNCH BUILDING GROUP**  
 Project: **PROPOSED INDUSTRIAL DEVELOPMENT @ 38 HILL END RD, CAERLEON, NSW**  
 Drawing Title: **MEZZANINE FLOOR PLANS**

Rev	Date	Amendment
A	8.10.2021	ISSUED FOR DA

Design	Drawn	Check
	TP	KG

Sheet **05** of **08**  
 Drawing Number **36551- A04**  
 Revision **A**

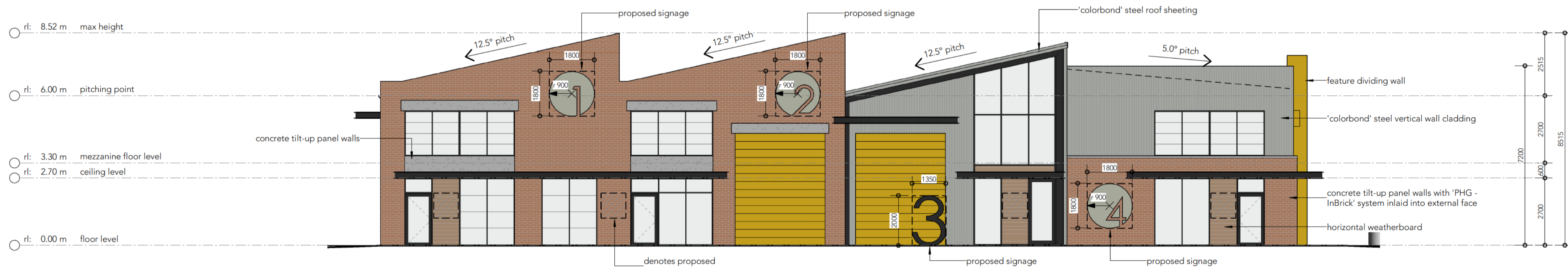




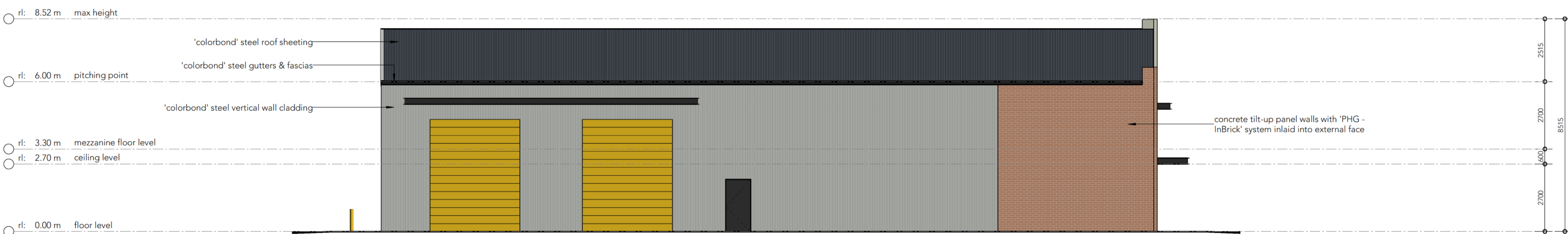
**05 elevation:** west facade  
1 : 100 (A1)



**06 elevation:** north facade  
1 : 100 (A1)



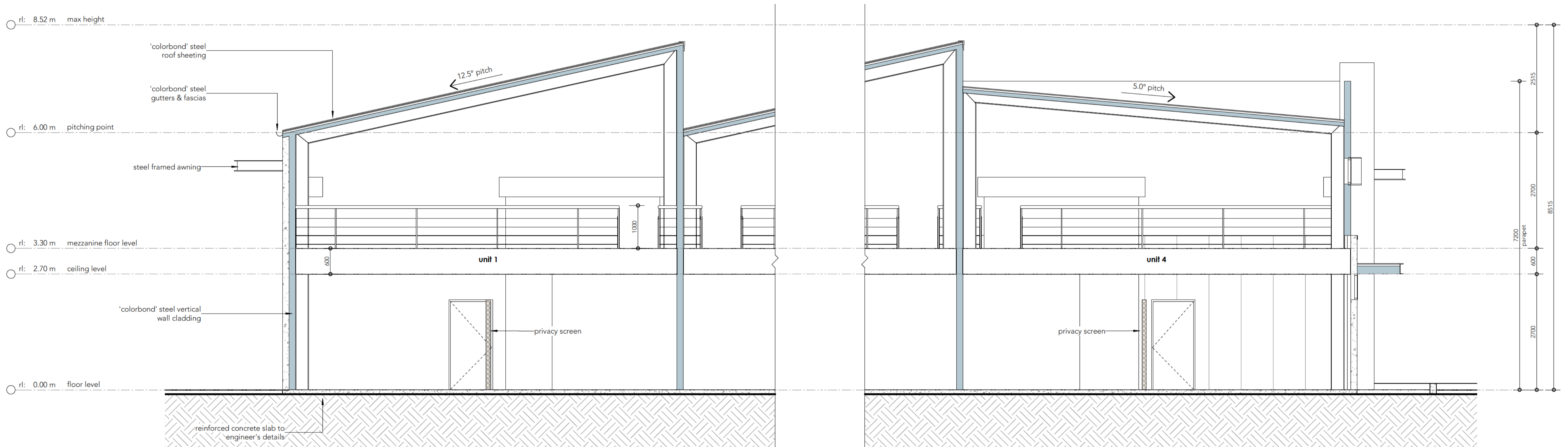
**07 elevation:** east facade  
1 : 100 (A1)



**08 elevation:** south facade  
1 : 100 (A1)

**ISSUED FOR DA**



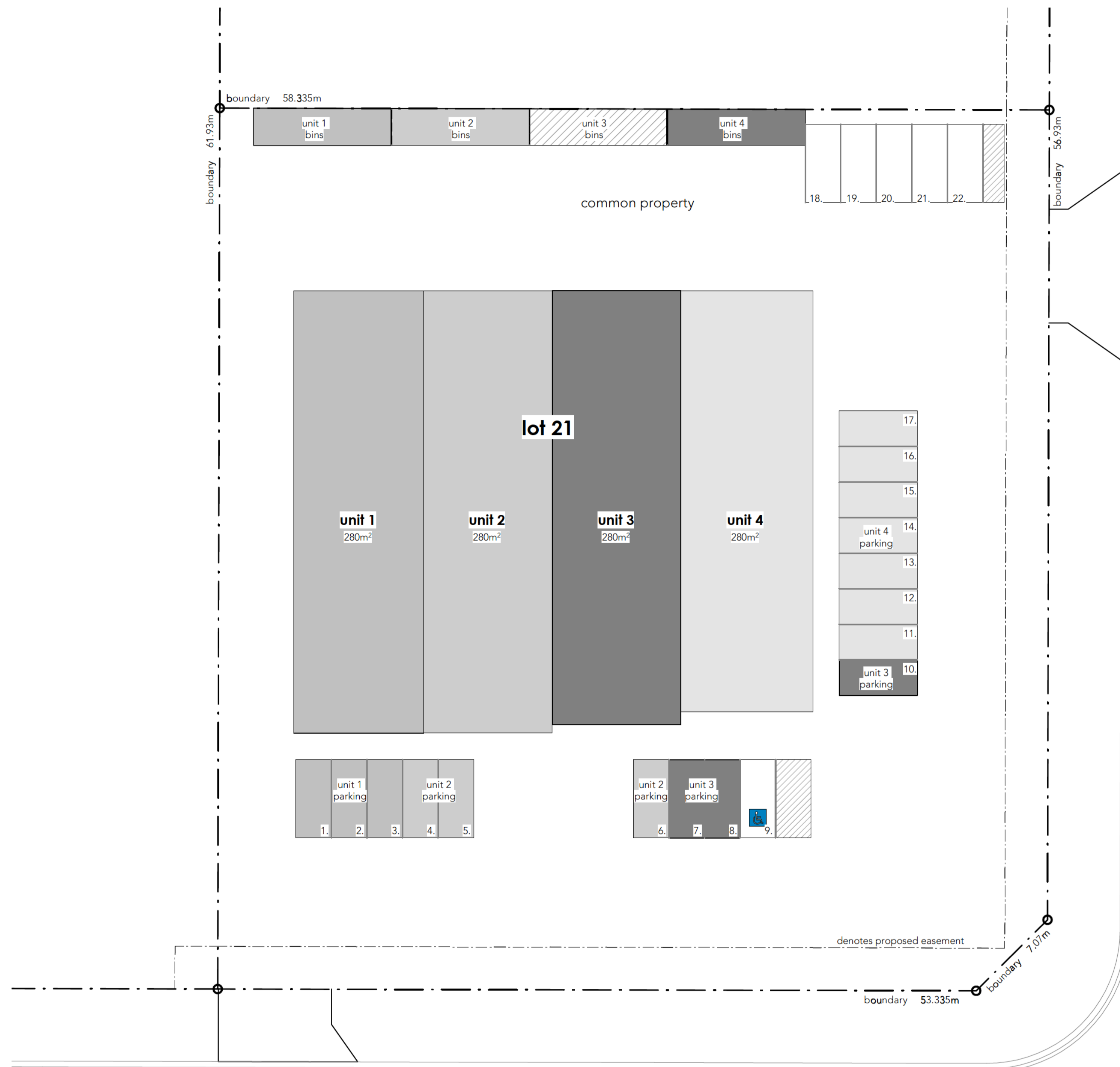
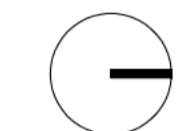


**09 section:** unit 1-unit 4  
 1:50 (A1)

**ISSUED FOR DA**

# 10 subdivision plan

1:200 (A1)  
0 2000 4000 8000 16000



**ISSUED FOR DA**



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Client: LYNCH BUILDING GROUP  
Project: PROPOSED INDUSTRIAL DEVELOPMENT @ 38 HILL END RD, CAERLEON, NSW  
Drawing Title: SUBDIVISION PLAN

Rev	Date	Amendment
A	18.06.2021	PRELIMINARY
B	26.07.2021	ISSUED FOR PRE-LODGE
C	8.10.2021	ISSUED FOR DA

Design	Drawn	Check
	TP	KG
Sheet 08 of 08		
Drawing Number		Revision
36551- A07		C

## Appendix B - AHIMS Report



Barnson  
Unit 1/36 Darling Street  
Dubbo New South Wales 2830  
Attention: Sebastian Minehan  
Email: sminehan@barnson.com.au

Date: 30 June 2021

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 16, DP:DP756897 with a Buffer of 200 meters, conducted by Sebastian Minehan on 30 June 2021.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

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



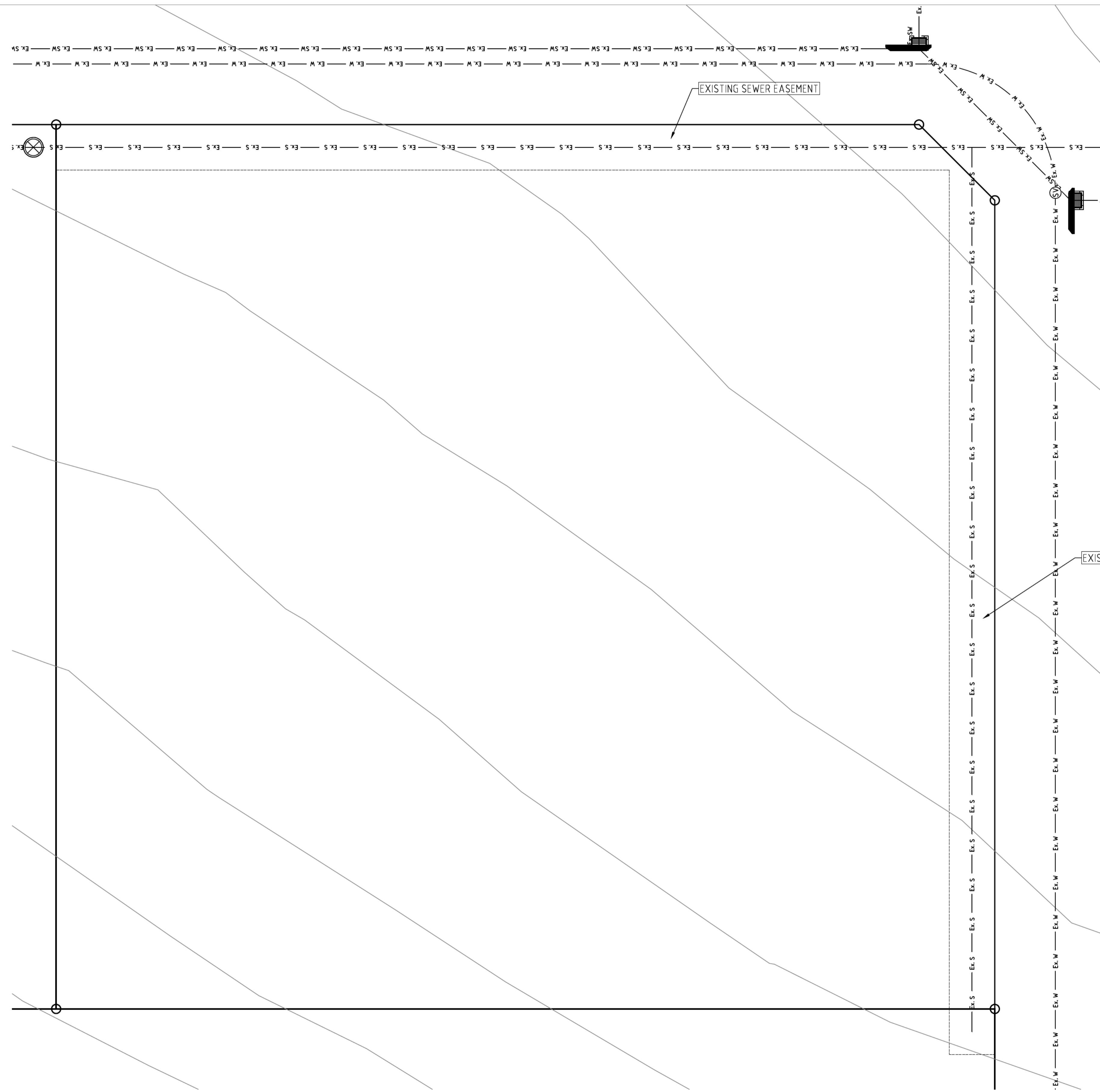
### **If your search shows Aboriginal sites or places what should you do?**

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

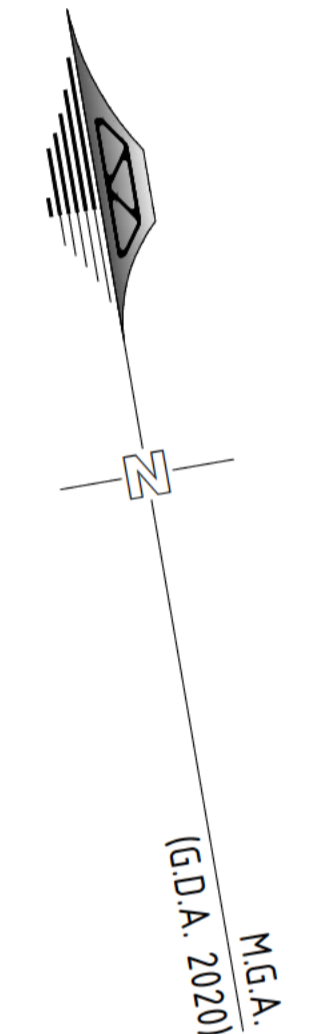
### **Important information about your AHIMS search**

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

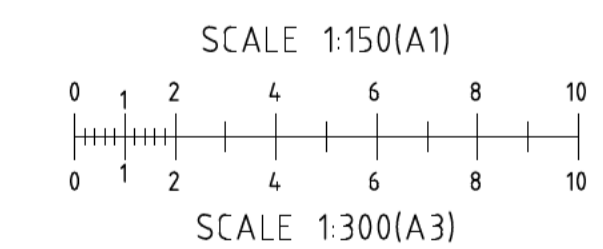
## Appendix C - Preliminary Civils



LEGEND	
	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING ADJOINING CADASTRAL BOUNDARIES
	EXISTING FENCE
	EXISTING UNDERGROUND SEWER MAIN
	EXISTING SEWER MANHOLE
	EXISTING SEWER INSPECTION OPENING
	EXISTING UNDERGROUND WATER LINE
	EXISTING HYDRANT
	EXISTING WATER METER
	EXISTING STOP VALVE
	EXISTING STORMWATER PIPE
	EXISTING GRATED PIT
	EXISTING OVERHEAD POWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING POWER POLE
	EXISTING UNDERGROUND LINE
	EXISTING TELECOMMUNICATIONS PIT

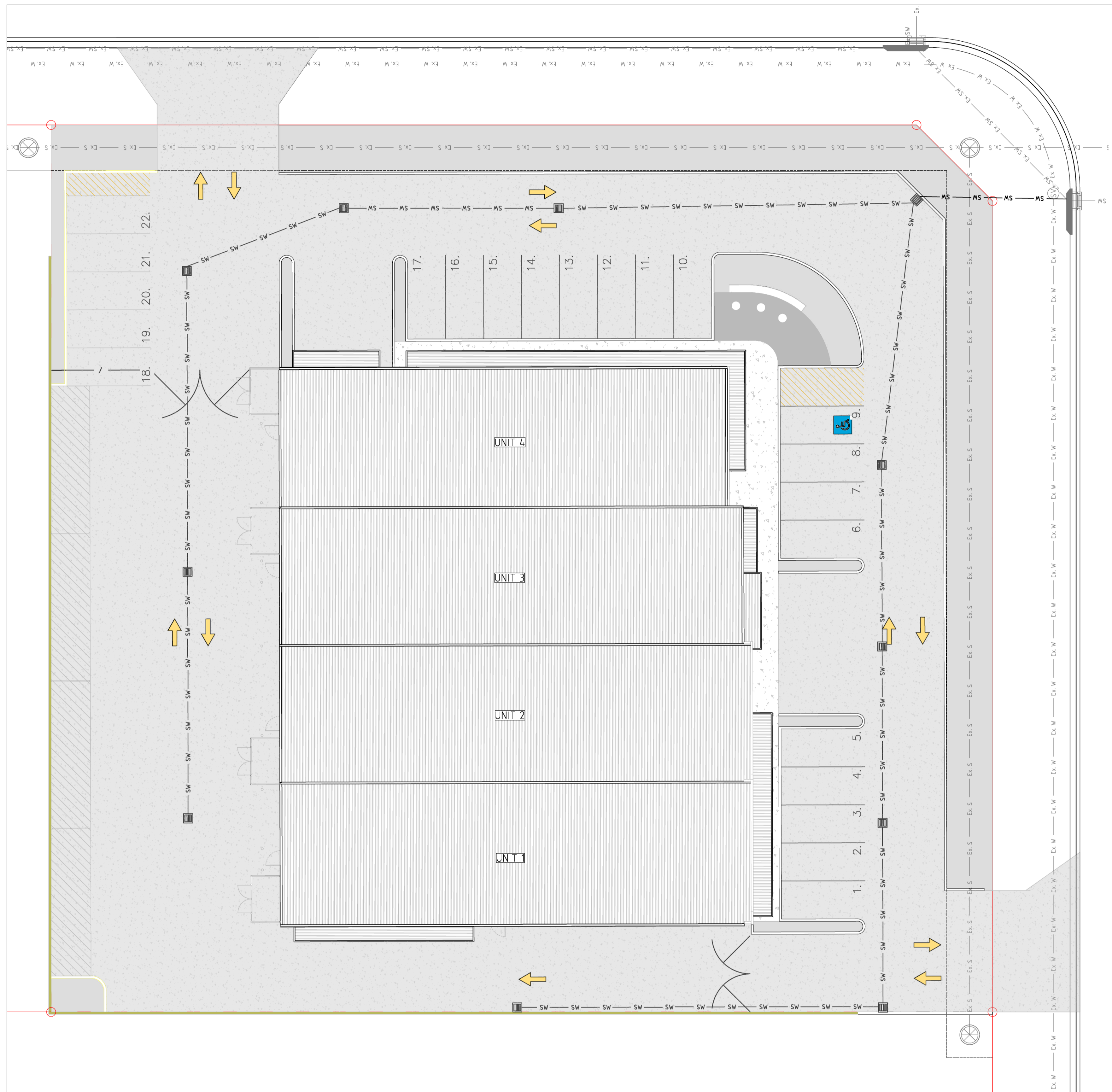


**EXISTING SITE PLAN**  
REDUCTION RATIO 1:150 @ A1  
1:300 @ A3



**SUBMISSION FOR DA**



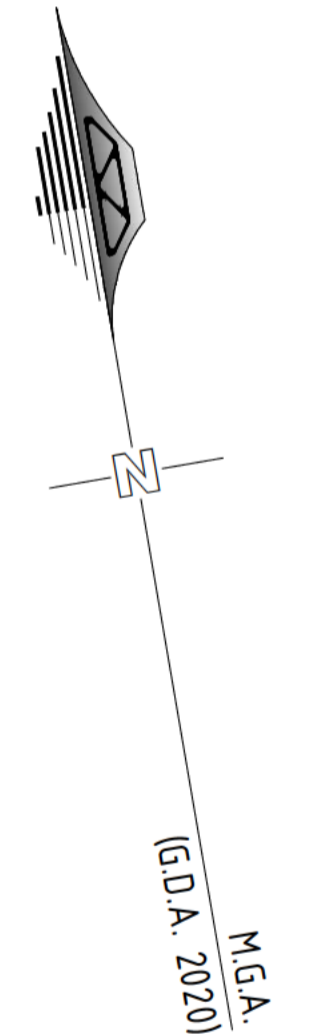


**LEGEND**

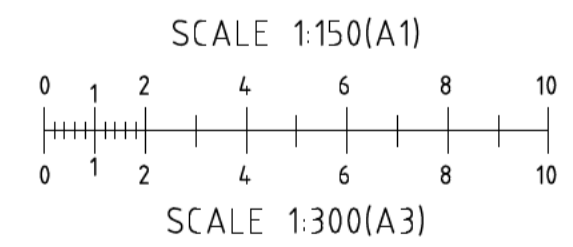
—	EXISTING SUBJECT CADASTRAL BOUNDARIES
— / —	EXISTING ADJOINING CADASTRAL BOUNDARIES
—	EXISTING FENCE
— Ex. S — Ex. S —	EXISTING UNDERGROUND SEWER MAIN
⊙ SMH	EXISTING SEWER MANHOLE
⊙ IO	EXISTING SEWER INSPECTION OPENING
— Ex. W — Ex. W —	EXISTING UNDERGROUND WATER LINE
⊙ HYD	EXISTING HYDRANT
⊙ WM	EXISTING WATER METER
⊙ SV	EXISTING STOP VALVE
— Ex. SW — Ex. SW —	EXISTING STORMWATER PIPE
⊙	EXISTING GRATED PIT
— Ex. OE — Ex. OE —	EXISTING OVERHEAD POWER LINE
— Ex. E — Ex. E —	EXISTING UNDERGROUND POWER LINE
⊙ PP	EXISTING POWER POLE
— Ex. T — Ex. T —	EXISTING UNDERGROUND LINE
⊙ TPIT	EXISTING TELECOMMUNICATIONS PIT

**LEGEND (proposed)**

▨	EXTENT OF PROPOSED AC CARPARK
▨	EXTENT OF PROPOSED CONCRETE PATH/SLAB
— SW — SW —	PROPOSED STORMWATER DRAINAGE PIPE
— TD — TD —	PROPOSED TABLE DRAIN
— DD — DD —	PROPOSED DISH DRAIN
■	PROPOSED SW PIT
⊙	PROPOSED KERB INLET PIT
— S — S —	PROPOSED SEWER PIPE
⊙ SMH	PROPOSED SEWER MANHOLE
— W — W —	PROPOSED WATER MAIN EXTENSION
⊙ HYD	PROPOSED HYDRANT



**PROPOSED SITE PLAN**  
REDUCTION RATIO 1:150 @ A1  
1:300 @ A3



**SUBMISSION FOR DA**



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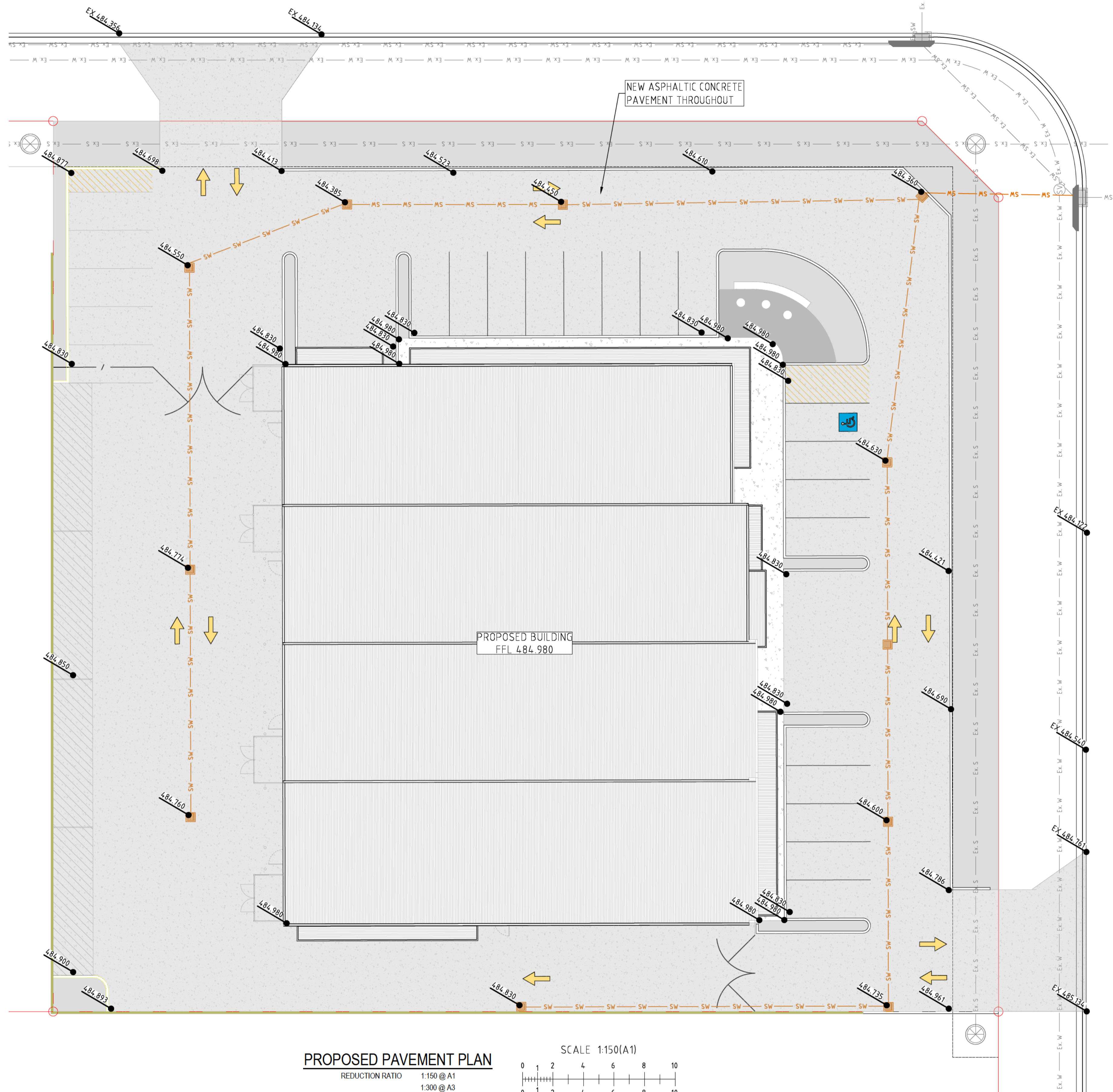
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Client: **LYNCH BUILDING GROUP**  
Project: **PROPOSED COMMERCIAL BUILDING  
38 HILL END ROAD, CAERLEON NSW**  
Drawing Title: **PROPOSED SITE PLAN**

Rev	Date	Amendment
0	27.07.2021	ISSUED FOR DA
1	10.08.2021	UNIT NUMBERS
2	11.10.2021	REVISIONS TO LAYOUT

Design	EG	Certification	
Drawn	EG		
Check	LM	Drawing Number	Revision
Original Sheet Size = A1		<b>36551 - C02</b>	<b>2</b>





**LEGEND**

	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING ADJOINING CADASTRAL BOUNDARIES
	EXISTING FENCE
	EXISTING UNDERGROUND SEWER MAIN
	EXISTING SEWER MANHOLE
	EXISTING SEWER INSPECTION OPENING
	EXISTING UNDERGROUND WATER LINE
	EXISTING HYDRANT
	EXISTING WATER METER
	EXISTING STOP VALVE
	EXISTING STORMWATER PIPE
	EXISTING GRATED PIT
	EXISTING OVERHEAD POWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING POWER POLE
	EXISTING UNDERGROUND LINE
	EXISTING TELECOMMUNICATIONS PIT
	EXISTING LEVEL

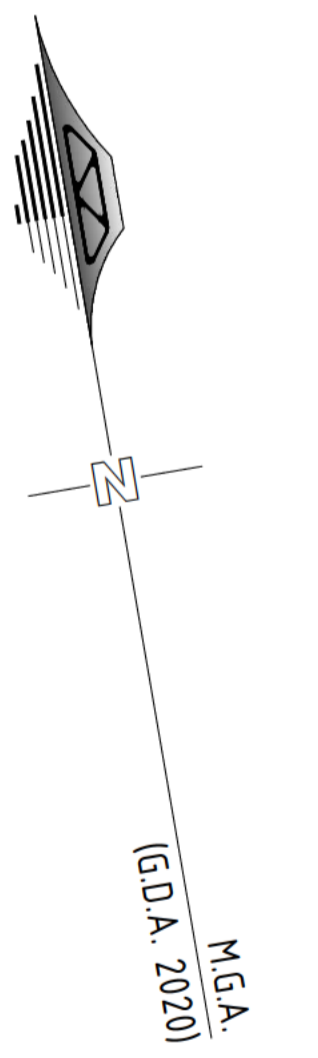
**LEGEND (proposed)**

	PROPOSED BARRIER KERB AND GUTTER
	PROPOSED KERB ONLY
	EXTENT OF PROPOSED AC CARPARK
	EXTENT OF PROPOSED CONCRETE PATH/SLAB
	PROPOSED STORMWATER DRAINAGE PIPE
	PROPOSED TABLE DRAIN
	PROPOSED DISH DRAIN
	PROPOSED SW PIT
	PROPOSED KERB INLET PIT
	PROPOSED SURFACE FALL DIRECTION
	PROPOSED SEWER PIPE
	PROPOSED SEWER MANHOLE
	PROPOSED WATER MAIN EXTENSION
	PROPOSED HYDRANT
	PROPOSED LEVEL

**PROPOSED PAVEMENT PLAN**  
REDUCTION RATIO 1:150 @ A1  
1:300 @ A3

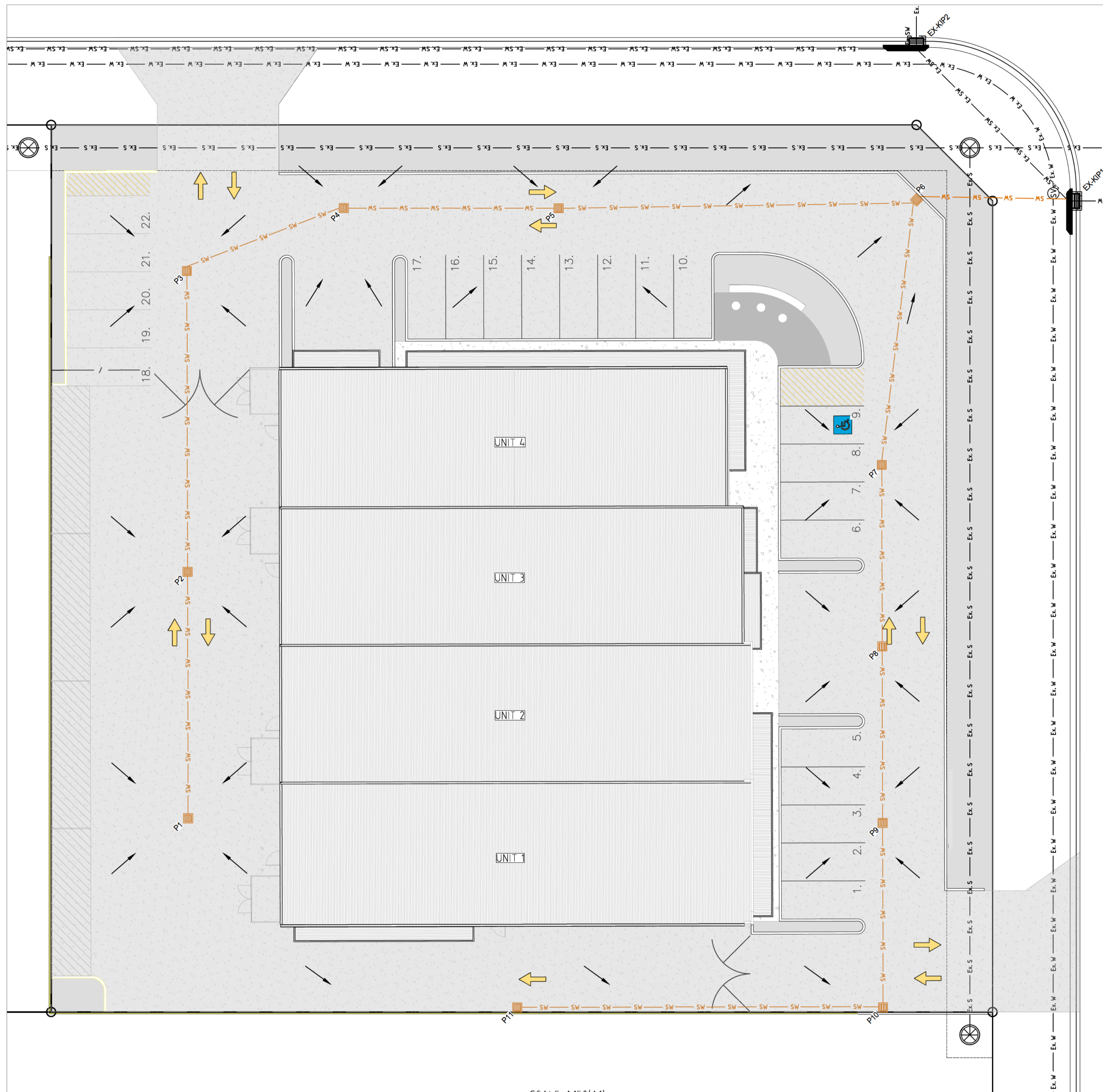
SCALE 1:150(A1)  
0 1 2 4 6 8 10

SCALE 1:300(A3)  
0 1 2 4 6 8 10



**SUBMISSION FOR DA**





**LEGEND**

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING ADJOINING CADASTRAL BOUNDARIES
- EXISTING FENCE
- EXISTING UNDERGROUND SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER INSPECTION OPENING
- EXISTING UNDERGROUND WATER LINE
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING STOP VALVE
- EXISTING STORMWATER PIPE
- EXISTING GRATED PIT
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING POWER POLE
- EXISTING UNDERGROUND LINE
- EXISTING TELECOMMUNICATIONS PIT
- EXISTING LEVEL

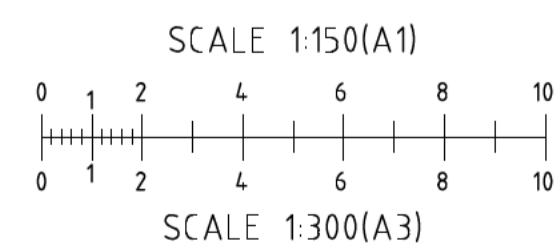
**LEGEND (proposed)**

- PROPOSED BARRIER KERB AND GUTTER
- PROPOSED KERB ONLY
- EXTENT OF PROPOSED AC CARPARK
- EXTENT OF PROPOSED CONCRETE PATH/SLAB
- PROPOSED STORMWATER DRAINAGE PIPE
- PROPOSED TABLE DRAIN
- PROPOSED DISH DRAIN
- PROPOSED SW PIT
- PROPOSED KERB INLET PIT
- PROPOSED SURFACE FALL DIRECTION
- PROPOSED SEWER PIPE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER MAIN EXTENSION
- PROPOSED HYDRANT
- PROPOSED LEVEL

**STORMWATER PIT SCHEDULE**

PIT ID	TOP RL (m)	INLET RL (m)	OUTLET RL (m)	DEPTH (m)	LID TYPE
EX-KIP1	483.71	-	482.33	1.38	EXISTING
EX-KIP2	483.62	-	482.41	1.21	EXISTING
P1	484.760	-	483.69	1.1	HD GRATED
P2	484.774	483.54	483.52	1.3	HD GRATED
P3	484.550	483.33	483.31	1.2	HD GRATED
P4	484.385	483.20	483.18	1.2	HD GRATED
P5	484.450	483.04	483.02	1.4	HD GRATED
P6	484.360	482.53	482.51	1.8	HD GRATED
P7	484.630	482.90	482.88	1.7	HD GRATED
P8	484.630	483.15	483.13	1.5	HD GRATED
P9	484.600	483.39	483.37	1.2	HD GRATED
P10	484.735	483.52	483.50	1.2	HD GRATED
P11	484.830	-	483.76	1.1	HD GRATED

**STORMWATER MANAGEMENT PLAN**  
REDUCTION RATIO 1:150 @ A1  
1:300 @ A3



**SUBMISSION FOR DA**



**SITWORKS NOTES**

- ORIGIN OF LEVELS :- AHD
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT.
- EXISTING SERVICES HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A QUALIFIED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- ON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
- MAKE SMOOTH TRANSITION TO EXISTING AREAS.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND MOUNDS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS. ALL WORK TO BE UNDERTAKEN WITH ADHERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

**STORMWATER NOTES**

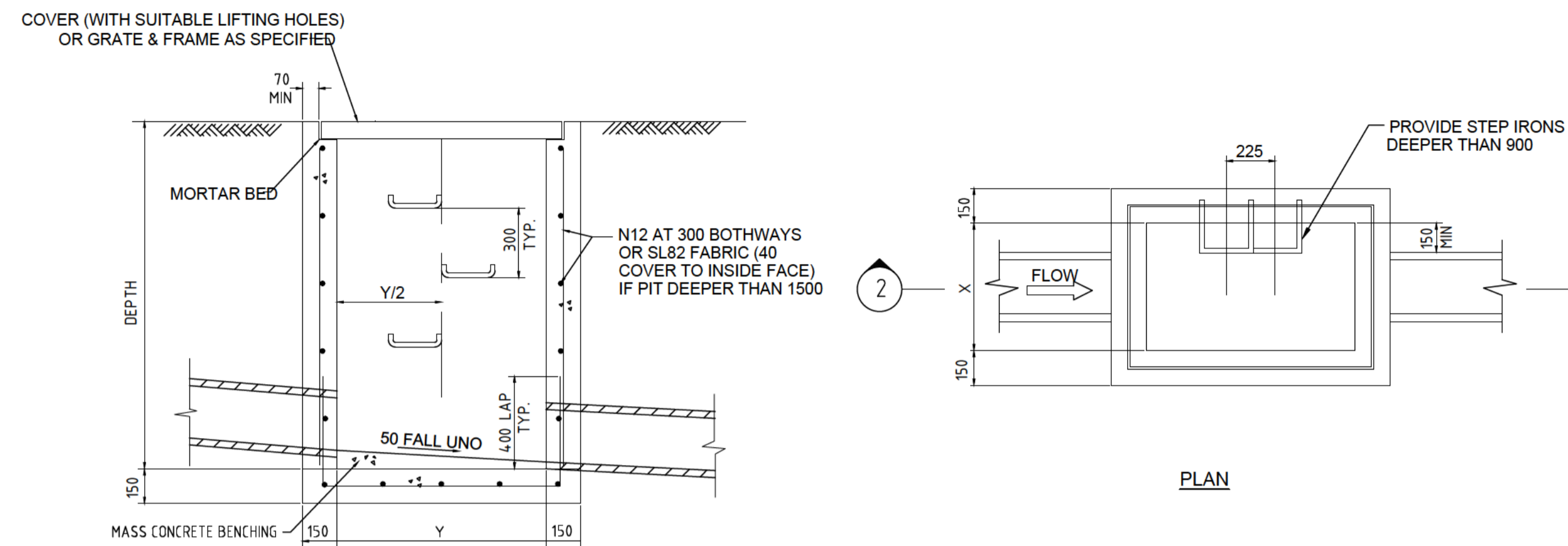
- ALL DOWNPIPE LINES SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS (U.N.O)
- EQUIVALENT STRENGTH VCP OR FCP PIPES MAY BE USED.
- MINIMUM GRADE TO STORMWATER LINES TO BE 0.5% MINIMUM (U.N.O)
- CONTRACTORS TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
- ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
- APPROVED PRECAST PITS MAY BE USED.
- WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES, BACKFILL THE TRENCH WITH THE SAND TO 200mm ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS, BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% MAX. DRY DENSITY.
- WHERE STORMWATER LINES PASS UNDER FLOOR SLABS, SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.
- ALL PIPES IN THE ROADWAY AND FOOTPATH AREAS, WHERE THE DEPTH OF PIPE IS LESS THAN 500mm FROM THE FINISHED SURFACE LEVEL ARE TO BE CONCRETE ENCASED.

**SURVEY NOTES**

- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
- SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE AND ARE INDICATIVE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

**PIPE TRENCH - FILL NOTES:**

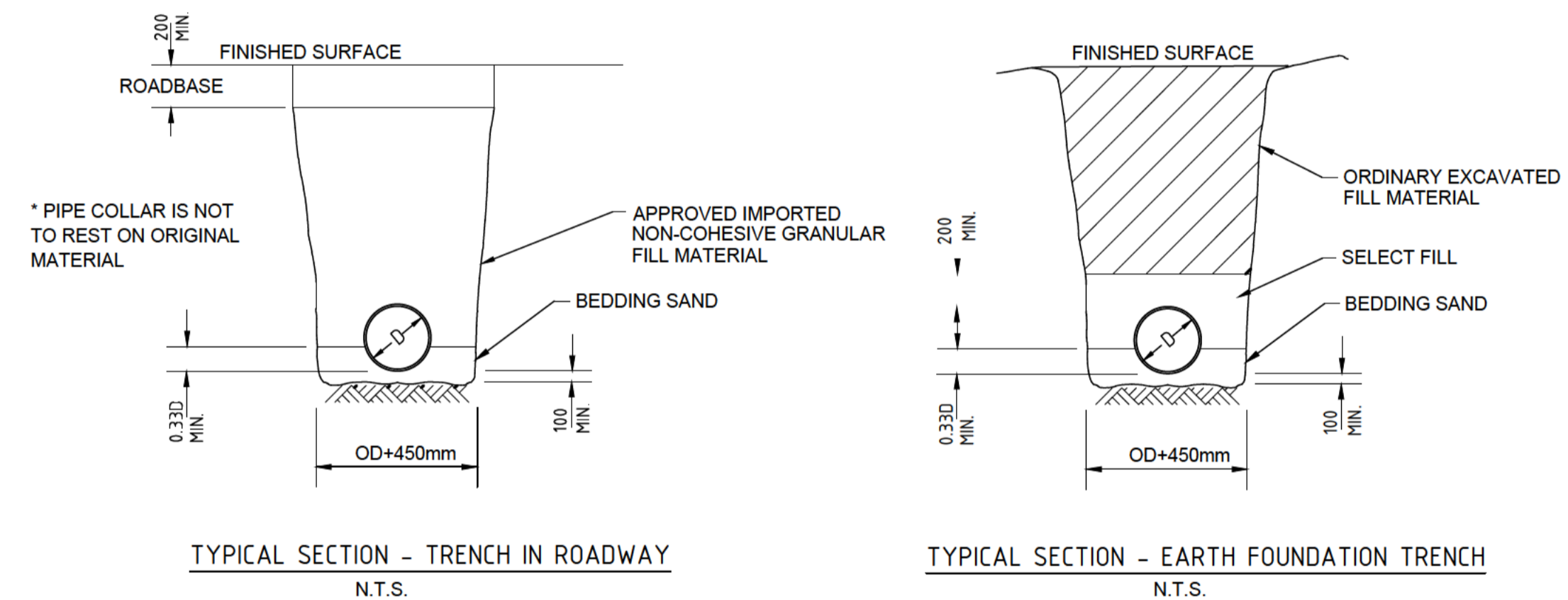
- BEDDING SAND**  
BEDDING SAND SHALL BE GRANULAR MATERIAL HAVING A LOW PERMEABILITY AND HIGH STABILITY WHEN SATURATED, CONFORMING TO THE GRADING LIMITS FOR BEDDING SAND AS INDICATED IN THE CONTRACT DOCUMENTS. BEDDING SAND SHALL BE COMPACTED TO A DENSITY INDEX OF 95% AS DETERMINED IN ACCORDANCE WITH AS1289.
- APPROVED IMPORTED GRANULAR FILL**  
ONLY IMPORTED GRANULAR FILL MATERIAL APPROVED BY THE SUPERINTENDENT SHALL BE USED. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK TO A DRY DENSITY OF 100% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL AND WITH A MOISTURE CONTENT NO MORE THAN 1% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.
- ORDINARY EXCAVATED FILL MATERIAL**  
ORDINARY EXCAVATED FILL MATERIAL IS EXCAVATED TRENCH MATERIAL THAT IS FREE OF VEGETABLE MATTER, HUMUS, LARGE CLAY LUMPS AND ROCK BOULDERS. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK, TO A DENSITY OF 95% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL WITH A MOISTURE CONTENT OF NOT MORE THAN 1% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.



SECTION ②

GRADED INLET PIT  
N.T.S.

PIT DIMENSIONS		
DEPTH	X	Y
D<600	450	450
D<1000	600	600
D<1500	600	900
1500<D<2400	900	900
D>2400	750	1200



TYPICAL SECTION - TRENCH IN ROADWAY  
N.T.S.

TYPICAL SECTION - EARTH FOUNDATION TRENCH  
N.T.S.

**SUBMISSION FOR DA**