



**SNOWY MONARO**  
REGIONAL COUNCIL

# **ATTACHMENTS TO REPORTS**

(Under Separate Cover)

**Ordinary Council Meeting**

**19 September 2019**



**ATTACHMENTS TO REPORTS  
FOR  
ORDINARY COUNCIL MEETING  
THURSDAY 19 SEPTEMBER 2019**

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## Draft Conditions of Consent and Reasons for Decision DA4201/2019

### Draft - Reasons for Decision

Pursuant to Schedule 1 cl 20(1)(c)

The reasons for the decision were:

1. The proposal adequately satisfies the application provisions and objectives of the Snowy River LEP 2013 and the Snowy River DCP 2013
2. Council has considered the Applicant's request to vary a development standard (4.1(3) and 4.1A(2)) and has considered that compliance with the standard is unreasonable and unnecessary in the circumstances of this case as that variation will not generate unacceptable impacts on nearby premises, and remains consistent with the objectives of the standard.
3. The proposed development adequately satisfies the relevant State Environment Planning Policies including SEPP (Building Sustainability Index: BASIX) 2004.
4. The proposed development, subject to the conditions below, will have no unacceptable adverse impacts on the natural or built environments including the local waterways or drainage systems or the operation of the local road system. Further it is considered that developments of the subject site does not prevent future reasonable development of adjoining allotments
5. The application was notified to adjoining landowners in accordance with the Snowy River DCP 2013 and the relevant statutory regulations. The proposal received zero (0) submissions.
6. In consideration of conclusions 1 – 5 above it is considered the proposed development is a suitable and planned use of the site and approval of the proposal is in the public interest.

### Draft - Conditions

#### ADMINISTRATIVE CONDITIONS

##### Approved Plans and Documentation

1. The developer is to ensure that the development complies fully with DA4201/2019 as submitted to Council on the 13/06/2019 11:28:02 AM with supporting documentation including, but not limited to the development plans being:

Reference/Dwg No	Title/Description	Prepared By	Date/s
A1.1	Location Map	Dovetail Constructions	01/09/2019
A1.2	Existing Site Plan	Dovetail Constructions	01/09/2019



A1.3	Subdivision Location Shot	Dovetail Constructions	01/09/2019
A1.4	Subdivision Details	Dovetail Constructions	01/09/2019
A1.5	Site Plan	Dovetail Constructions	01/09/2019
A1.6	Northern Setout Detail	Dovetail Constructions	01/09/2019
A1.7	Landscape Plan	Dovetail Constructions	01/09/2019
A1.8	First Floor Plan	Dovetail Constructions	01/09/2019
A1.9	Second Floor Plan	Dovetail Constructions	01/09/2019
A1.10	Roof Plan	Dovetail Constructions	01/09/2019
A1.11	Elevations	Dovetail Constructions	01/09/2019
A1.12	Elevations	Dovetail Constructions	01/09/2019
A1.13	Cladding Schedule	Dovetail Constructions	01/09/2019
A1.14	Building Sections A & B	Dovetail Constructions	01/09/2019
A1.15	Building Sections C & D	Dovetail Constructions	01/09/2019
A1.16	Building Sections E & F	Dovetail Constructions	01/09/2019
A1.17	Building Sections G & H	Dovetail Constructions	01/09/2019
BASIX	Report Number:1020273S	Dovetail Constructions	04/06/2019
SK1-DA4201/2019	4.6 Variation	Daniel Kroenert	17/05/2019

as stamped by the Snowy Monaro Regional Council and attached to this Notice, except where amended by the following conditions of consent (and as amended in red by Council):

Inconsistency between documents

2. In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

Prescribed Conditions

3. The developer shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 4.17(11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for

development that involves any building work:

- The work must be carried out in accordance with the requirements of the Building Code of Australia
- Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

In the case of work for which a **principal contractor** is required to be appointed:

- (i) the name and licence number of the principal contractor, and
- (ii) the name of the insurer by which the work is insured under Part 6 of that Act,

In the case of work to be done by an **owner-builder**:

- (i) the name of the owner-builder, and
- (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified above becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information:

- A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

## OTHER APPROVALS

Separate Section 138 Permit - Roads Act 1993

4. Notwithstanding the issue of this development consent, separate consent from Council under Section 138 of the Roads Act 1993, must be obtained prior to any works taking place on a public road including the construction of a new driveway access (or modification of access) and prior to the issue of either an interim occupation certificate or a final occupation certificate. Applications for consent under Section 138 must be submitted on Council's standard application form and be accompanied by the required attachments and prescribed fee.

Internal Plumbing and Drainage - Approval to Carry Out Stormwater, Water Supply and Sewerage Works

5. Notwithstanding the issue of this development consent, separate approval from council under Section 68 of the Local Government Act 1993 must be obtained prior to commencement of internal plumbing and drainage works relating to stormwater, water supply or sewerage works within the property boundary. In this regard, a S68 Application to Carry Out Stormwater, Water Supply and Sewerage Works must be submitted on councils standard application form and be accompanied by the required attachments and prescribed fee, prior to release of the Construction Certificate.

#### PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

##### Monetary Contributions

6. Pursuant to Section 7.11 of the Environmental Planning and Assessment Act, 1979 and Council's adopted Contributions plans, the following contributions apply to the development: The developer must, pursuant to Section 7.11 of the Environmental Planning and Assessment Act, 1979 and Council's Contributions Plans, pay to Council the above monetary contributions. The contributions are to be paid prior to release of the Construction Certificate.

Community Services and Facilities	\$ 622
Regional Waste	\$ 747
Bushfire Services	\$ 181
Open Space and Public Art	\$ 188
Sports-field and Recreation Facilities	\$ 103
Jindabyne Area Shared Trails	\$ 660
Jindabyne Area Shared Pathways	\$ 34
<b>Total</b>	<b>\$ 2535</b>

Note: The above-specified Contribution Plans may be inspected at Council offices. The contributions stated in this consent are calculated on the basis of the s7.11 contribution rates determined in accordance with plan in force on the date of this consent. If the contributions are not paid within the quarter in which the consent is granted, they may be subject to an increase by CPI. The above contributions are based on an additional one (1) residential allotments. Where the development is to be connected to Councils water and/or sewage system a certificate of compliance under Section 64 of the Local Government Act (1993) must be obtained from the Council. This may involve payment of a charge authorised under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 to recover costs of works constructed to serve the development.

##### Heating Appliances

7. The developer shall submit to the Certifying Authority (i.e. Council or Accredited Certifier) full details on the heating appliance/s to be installed within the development prior to the release of the Construction Certificate. The details are include the location and type of appliance and the manufactures installation specifications.

Certificate of Compliance under the s307 of the Water Management Act 2000

8. A construction certificate must not be issued until the developer obtains a certificate of compliance under s307 of the Water Management Act 2000 from the Council (the Water Supply Authority). Note - This condition relates to the payment of Sewer and Water Contributions for information regarding the certificate of compliance please contact Councils Department of Water and Waste Services.

**PRIOR TO THE COMMENCEMENT OF WORKS**

Construction Certificate

9. The developer is to ensure no site works, construction or building works are to commence without first obtaining a Construction Certificate.

Appointment of Principal Certifying Authority and Notice of Commencement

10. At least 48 hours prior to the commencement of any works on the site, a "Notice of Commencement of Work and Appointment of PCA Form" will be submitted to Council. This includes that prior to the commencement of works the Applicant will submit to Council:

- (a) A construction certificate for the building work which has been issued by the Certifying Authority (i.e. Council or Accredited Certifier); and,
- (b) Evidence that the person having the benefit of the development consent has:
  - (i) Appointed a Principal Certifying Authority (PCA) and notified Council in writing of the appointment, irrespective of whether Council or an accredited private certifier is appointed;
  - (ii) notified the PCA that the person will carry out the building work as an owner-builder, if that is the case; and,
- (c) Evidence that the principal PCA has, no later than 2 days before the building work commences:
  - (i) notified the consent authority and the Council of his or her appointment, and;
  - (ii) notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work; and,
- (d) Evidence that the person having the benefit of the development consent, if not carrying out the work as an owner-builder has:
  - (i) notified the Certifying Authority (i.e. Council or Accredited Certifier) of any such appointment; and,
  - (ii) unless that person is the principal contractor, notified the principal contractor of any critical state inspection and other inspections that are to be carried out in respect of the building work.

Residential Building Work - Compliance with the Requirements of the Home Building Act 1989

11. Building work involving residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates in the case of work to

be done by a licensee under that Act:

- (a) has been informed in writing of the licensee's name, contractor license number and contact address details (in the case of building work undertaken by a contractor under the Home Building Act 1989); and is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989; or
- (b) in the case of work to be done by any other person: has been informed in writing of the persons name, contact address details and owner-builder permit number; and
- (c) has been given a declaration signed by the property owner(s) of the land that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989 and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

**Note:** A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that the specific person or licensed contractor is the holder of an insurance policy issued for the purposes of that Part of the Act is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part of the Act

#### Easements

12. The developer must ensure that the foundations of any structure are so constructed that they do not bear within the 'Zone of Influence' of the soils around Council's services. The applicant must submit detailed Engineering plans for all structures proposed to be constructed adjacent to an easement to verify that the foundation loads are outside the Zone of Influence'.

#### Temporary Benchmark

13. The developer shall ensure that a temporary benchmark is established on-site or adjacent to the site in a position clear of any of the proposed works. All levels for the site including driveway long-sections, building floor levels, and any other level relevant to the project are related back to the benchmark datum.

#### Site Notice

14. Before commencement of any work, a sign must be erected in a prominent, visible position:
- (a) stating that unauthorised entry to the work site is not permitted;
  - (b) showing the name, address and telephone number of the Principal Certifying Authority for the work; and
  - (c) showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

#### Temporary Sanitary Facilities

15. Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided must be:
- (a) a standard flushing toilet; and
  - (b) connected to either: an accredited sewage management facility or an approved chemical closet.
- The toilet facilities shall be provided on-site, prior to the commencement of any works.

#### Termite Control

16. Prior to the commencement of works, the Applicant will submit to the satisfaction of the PCA (i.e. Council or Private Certifier) documentation confirming the building will be protected from termite attack in accordance with the provisions of Australian Standard AS 3660.1. The submitted documentation will include:
- (a) details of the proposed methods to be used; and
  - (b) certification of works performed;
17. A durable notice must be permanently fixed to the building in a prominent location, such as in the electrical meter box indicating:
- (a) the method of protection;
  - (b) the date of installation;
  - (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and.
  - (d) the need to maintain and inspect the system on a regular basis.
- NOTE:** Under slab chemical treatment will not be permitted as the only method of treatment unless the area can be retreated without major disruption to the building.

#### Master Water Meter

18. The developer shall ensure that a master water meter and backflow prevention device is provided to the property prior to commencement of works on-site.

### **DURING WORKS**

#### Approved Plans to be On-site

19. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification will be kept on the site at all times during construction and will be readily available for perusal by any officer of the Council or the PCA.

#### Erosion & Sediment Control

20. The developer is to ensure that where site works are undertaken including all excavations, land clearing and materials storage, all topsoil that is removed is stripped and stockpiled in an appropriate location for future revegetation works. The stockpiled area is to be encircled by a geofabric filter fence.
21. The developer is to ensure that erosion and siltation control measures are installed and maintained on the site for the entire length of the construction project. Erosion control measures are to include the placement of hay bales staked in the ground or the erection of geofabric filter fencing at the bottom of all areas where cut and fill is carried out and within any existing drainage areas from those cut and fill areas. These control measures are to be in accordance with the requirements of the consent authority and best management practices as outlined in the NSW Department of Housing "Soils and Construction, Managing Urban Stormwater 4th Edition, March 2004 - the Blue Book".
22. The developer shall ensure that erosion and siltation control measures shall be undertaken in accordance with the approved *Erosion and Sediment Control Plan* in respect to any part of the land where the natural surface is disturbed or earthworks are carried out.
23. The developer is to ensure that all works proposed must be designed, constructed and operated to minimise sedimentation, erosion and scour of the banks or bed of the watercourse and to minimise adverse impacts on aquatic and riparian environments.

#### All-weather Access

24. An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.

#### Public Property

25. The developer shall ensure that no trees on public property (footpaths, roads, reserves, etc.) are removed or damaged during works including the erection of any fences, hoardings or other temporary works.

#### Site Management

26. The developer is to ensure that all builder' sheds, including temporary sanitary closets, must at all times be: located wholly within the site; properly constructed and maintained to industry standards; securely anchored to the ground, and removed upon completion of the project.

#### Trade Waste

27. The applicant must provide an adequate trade waste service to ensure that all

waste material is contained, and removed from the site for the period of construction

(a) Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve, unless prior approval is obtained from Council.

(b) The burning of builders waste on site by open fire is prohibited.

#### Use of Power Tools - Residential and Village Areas

28. The developer is to ensure that work on the development site by all persons using power tools and equipment is limited to the following hours:

Mon - Fri 7.00am to 6.00pm

Saturday 8.00am to 5.00pm

No work to occur on Sundays or Public Holidays

#### Inspection Notification

29. The Principal Certifying Authority (PCA) (i.e. Council or Private Certifier) is to be given a minimum of 48 hours notice prior to any critical stage inspection or any other inspection nominated by the PCA via the notice under Section 81A of the Environmental Planning and Assessment Act 1979.

#### Public Access and Site Security

30. It is the responsibility of the applicant to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied. In this regard, the developer must ensure that perimeter fencing is provided for all construction sites in accordance with Work Health and Safety Regulation 2011.

#### Excavation

31. The developer is to ensure that at all times all excavations and backfilling associated with the development is executed safely and in accordance with professional standards.

32. The developer is to ensure that all excavations are properly guarded and protected at all times to prevent them from being a danger to life or property.

33. The developer is to ensure that if an excavation associated with the development extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made must:

(a) preserve and protect the adjoining building from damage, and if necessary, underpin and support the building in an approved manner; and

(b) at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

34. The owner of the adjoining allotment of land is not liable for any part of the cost



of the work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. An **allotment of land** includes a public road and any other public place.

35. The developer is to ensure that the toe of any embankment to a site excavation is a minimum 900mm from the external walls and graded to drain all surface water away from the building. The ground level adjacent to the building is to be no less than 150mm below the top of the reinforced concrete floor slab.

#### Plumbing & Draining

36. The developer is to ensure that prior to any plumbing work being commenced the licensed plumber / drainer must lodge with Council a Notice of Work two (2) working days prior to commencement of the work. A sewer service diagram.  
AND

- Prior to covering any new Plumbing & Drainage work arrange for the work to be inspected by Council Officers by phoning the Jindabyne Council Office on 02 64511550 and paying the appropriate inspection fee. (An additional inspection fee will apply for all work required to be re-inspected)

AND

- Within two (2) working days of the final inspection being completed the Licensed Plumber & Drainer is to provide to the Council and the property owner:-

- (a) A Certificate of Compliance to AS3500.
- (b) A dimensioned schematic layout of the sanitary drainage lines.

Notes:-

- The Plumbing and Drainage Act 2011 has substantial fines for non-compliance.
- Documentation submitted will incur an administrative fee for lodgement.  
Eg:- Lodge 1 or more documents together = 1 fee Lodge documents separately = 1 fee for each lodgement

37. All plumbing and drainage work is to be installed by a Licensed Plumber & Drainer in accordance with the Australian Standard 3500 and the provisions of the Plumbing and Drainage Act 2011 and BASIX requirements.

38. The developer shall ensure that a licensed plumber and drainer undertakes the connection to Council sewer system. The sewer riser is to be flush with the finished surface levels of the land and provided with a cap and concrete collar.

#### Hot Water Installation

39. All new heated water installations shall deliver heated water at the outlet of sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding:-

- (a) 45°C for aged, the sick, children or people with disabilities in healthcare or aged care buildings, early childcare centres, primary & secondary schools & nursing homes or similar facilities for the aged, the sick, children or people with

disabilities.

and

(b) 50°C for all other situations.

A certificate certifying compliance with the above is to be submitted by the licensed plumber on completion of the works.

#### Material Storage

40. The surrounding road carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the applicant's expense. (b) Building materials used in the construction of the building are not to be deposited or stored on Council's footpath or road reserve unless prior approval is obtained from Council.

#### Dust Control Measures

41. Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures must be adopted: Physical barriers will be erected at right angles to the prevailing wind direction or will be placed around or over dust sources to prevent wind or activity from generating dust emissions, Earthworks and scheduling activities will be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed, All materials will be stored or stockpiled at the best locations, The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs, All vehicles carrying spoil or rubble to or from the site will at all times be covered to prevent the escape of dust or other material, All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays, Gates will be closed between vehicle movements and will be fitted with shade cloth, and Cleaning of footpaths and roadways will be carried out regularly.

#### Retaining Walls

42. All retaining walls in excess of 1.0 metres in height must be certified by a qualified structural engineer. In this regard, a engineer must also verify the structural integrity of the retaining wall after construction and a copy of this certification is provided to Council prior to release of Occupancy Certificate.

#### Revegetation Works

43. The developer is to ensure that at the completion of site works the following landscaping works are carried out:
- (a) all disturbed areas are to be weed free hay mulched.
  - (b) topsoil is spread over all disturbed areas with priority given to cut and fill batters;
  - (c) all disturbed areas are re-vegetated using drylands grass mix with a complete fertiliser;

#### Protecting Water supply services

44. Council's existing water supply infrastructure including rising mains, trunk and reticulation pipelines which are exposed, accidentally or deliberately during construction shall be protected from damage.

Council must be informed immediately of any damage occasioned to any Council infrastructure. The damage shall be repaired/reinstated to new condition at the applicant's expense following consultation with Council.

Note: Repair work may require a Section 68 Application for water supply works under the *Local Government Act 1993*.

#### Protecting Wastewater supply services

45. Council's existing wastewater infrastructure including rising mains, trunk, drainage pipelines and access chambers (SMH) which are exposed, accidentally or deliberately during construction shall be protected from damage.

Council must be informed immediately of any damage occasioned to any Council infrastructure. The damage shall be repaired/reinstated to new condition at the applicant's expense following consultation with Council.

Note: Repair work may require a Section 68 Application for sewerage works under the Local Government Act 1993.

46. Any alteration to existing water supply and/or wastewater drainage services shall be at the applicant's expense.

### **PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

#### Occupation Certificates

47. An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning and Assessment Act 1997 have been complied with as well as all of the conditions of the Development Consent.

#### BASIX Certificate

48. A BASIX certificate is to be submitted with the application for occupation certificate (For complying development, this is the BASIX Certificate applicable when the complying development certificate was issued. For DA development, this is the BASIX Certificate applicable when the construction certificate was granted). It is noted that the certifying authority must not issue the occupation certificate unless satisfied that specified BASIX commitments have been complied with.

#### Landscaping Plan

49. The developer shall ensure that landscaping of the site is carried out in

accordance with the approved *Landscaping Plan* prior to issue of the Final Occupation Certificate.

## USE OF SITE

### Storm Water Drainage Connection Point

50. All storm water discharging from the development site, shall be connected into Council's existing stormwater network. Existing storm water connection pit is located near the boundary in the north eastern corner.

### Hard Surface Run-off

51. Stormwater run-off from driveways and car parks is to be diverted through landscaped areas to provide pollutant reduction and detention, before being discharged to the street drainage system. Alternatively, porous paving can be used instead of concrete where conditions are appropriate.

### Garbage Disposal - Residential

52. The developer shall ensure that a 240-litre capacity wheeled garbage bin and a 360 litre recycling bin of a type provided by Council must be provided for each dwelling. Note - to arrange for the provision of bins for the development please contact Councils Berridale office on (02) 6451 1195.

### Maintenance of Garbage Bins

53. The developer shall ensure that the garbage bin/s are: maintained in good order and healthy state at all times; and only for the purpose of storage and collection of garbage.

### Hard Surface Driveway

54. The developer shall ensure that to help prevent scouring of the site, the proposed driveway is either paved or sealed.

### Driveway Design

55. The developer shall ensure that the proposed driveway has: a gradient not exceeding 16%; changes in gradient not exceeding 6.7%; and a length per change of gradient of not less than 4 metres.

### Vehicular Entrance (Urban)

56. The developer shall construct a concrete paved vehicular footpath crossing between the kerb and gutter and the property boundary in conformity with Council's standard drawing No. SD2c and SD80a. Formwork and reinforcing for the vehicular footpath crossing shall be inspected by the Council's Development Engineer or his delegate prior to the pouring of concrete. Arrangements for inspections can be made by telephoning (02) 6451 1195 during office hours. Inspection fees are payable for these

inspections.

#### Off-Street Car Parking

57. The developer is to ensure that a minimum of 4 car parking spaces are provided on-site for this development in accordance with the approved Site Plan and Council's DCP Circular C1 - Off-street Car parking.

The car parking spaces must:

- a) each be a minimum of 5.5m long and 2.6m wide;
- b) be clearly marked for use by occupants of each dwelling;
- c) be surfaced; and
- d) be accessible at all times.

#### External Finishes

58. The developer is to ensure that the external type, colour and texture of materials to be used on the project shall be consistent with those of the existing development.

59. Any outbuildings or other ancillary structures are to be finished in colours and materials of natural earthy tones and low reflective quality to blend with the surroundings. The driveway is to be finished in dark earth tones.

60. The developer shall ensure that the materials and colours of external features of any building, driveways, walkways or large paved areas shall be in colours that blend with the surrounding natural materials (e.g. olive or mist green, light or slate grey, light browns) and shall be non-reflective.

61. That the approved colours of the exterior of the building are: Roof: Trim:  
Walls/Cladding: Note: This condition can be amended with the written consent of Council.

#### Amenity

62. The developer shall ensure that lighting of the premises is to be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

#### Mail

63. The developer shall ensure that a clearly marked mailbox (or group of mailboxes) shall be provided within 500mm of the footpath alignment for premises at ground level, or adjacent to the main entrance to the development, where applicable.

#### Property Number

64. The developer shall attach to the front of the development the following house number that is clearly visible from the street frontage of the property:

Rear Lot Ground Floor Dwelling 1 – 1/31B

Rear Lot Upper Floor Dwelling 2 – 2/31B

Front Lot – 31A

#### Degree of Permanency

65. The development is occupied with a degree of permanency. In this regard, separate consent from Council is required to use the development for short term holiday accommodation.

#### Sub-floor Area

66. The developer shall ensure that the sub-floor of the dwelling-house (the area beneath the floor level and above the natural ground level) is fully enclosed. Acceptable materials include masonry, face brick, or the like. Latticework or strips of timber or the like are not acceptable. Details of the materials to be used are to be submitted with the Construction Certificate.

### **SUBDIVISION ENGINEERING**

#### Construction Certificate - Subdivision Works

67. Construction of subdivision works (including clearing, earthworks, demolition or other works) must not commence until a Construction Certificate for those works has been issued in conformity with the relevant provisions of the Environmental Planning and Assessment Act and related Regulations.

#### Pre-commencement Meeting

68. Prior to the commencement of subdivision works, the developer and contractor shall meet on site with Council's representative to review the scope of works, soil and water management control measures and the inspection and testing regime. The developer or his representative shall make arrangements with Council for this meeting not less than seven days in advance.

#### Soil and Water Management

69. The developer shall prepare and implement an effective Soil and Water Management Plan in conformity with Council's Development Design and Construction Specifications prior to the commencement of any works on site and shall maintain the control measures until after the effective stabilisation and revegetation of the site. No Construction Certificate shall be issued for this development until the certifying authority (Council or accredited certifier) is satisfied that the Soil and Water Management Plan satisfies this condition.

#### 70. Stormwater drainage

The plan of subdivision shall include the creation of easements to drain water not less than 3.0 metres wide in favour of Council to provide for stormwater drainage within subdivision and as shown in the Approved Development Plan. Drainage works within these easements shall be designed and constructed in conformity with the standards set out in Council's Development Design and Construction Specifications.

#### Sewer Connection

71. Each lot shall be connected to the Council's sewerage system. An application, pursuant to Section 68 of the Local Government Act 1993, to connect to Council's sewer or carry out plumbing and drainage works, together with any prescribed fees including inspection fees, is to be submitted to and approved by Council prior to the commencement of Works.

#### Water Supply Connection

72. Each lot shall be connected with the Council's water reticulation system. The developer shall make arrangements with Council for the provision of appropriately sized water meter services, gate valve and approved backflow prevention device. A s68 application to connect to Council's water supply network shall be submitted to and approved by Council prior to commencement of Works. All works shall be carried out to the satisfaction of Council and at no cost to Council.

#### Easement to Drain Sewage

73. The plan of subdivision and Section 88B instrument shall establish suitable easements not less than 3.0 metres wide in favour of Council to contain all sewerage mains within lots in the subdivision.

#### Right of Carriageway

74. The plan of subdivision shall include the creation of a right-of-carriageway to provide access to proposed rear lot, from Girvin Place as shown on the Approved Development Plan.

#### Battle-axe driveway

75. The developer shall provide a driveway for the entire length of the access corridor to the battle-axe lot in conformity with Council's Development Design and Construction Specifications, to include the following:
- a) concrete pavement not less than 3.0 metres wide
  - b) minimum concrete thickness 150mm
  - c) minimum concrete strength grade 25MPa
  - d) minimum reinforcement SL72 steel mesh
  - e) concrete footpath crossover between kerblines and the road boundary
- suitable stormwater drainage

#### Maintenance period for subdivision works

76. The developer shall carry out any maintenance works required to the completed subdivision works and shall rectify any defects becoming apparent within a period of twelve months after the date that Council accepts that the works have reached practical completion.
- Prior to the release of the Subdivision Certificate, the developer shall provide Council with financial security (cash bond or unconditional bank guarantee) for compliance with

this condition in an amount of five percent of the value of the subdivision works. The developer shall pay to Council a Bond Administration Fee in accordance with Council's Fees and Charges.

#### Electricity Servicing

77. Each allotment in the proposed subdivision shall be serviced with electricity at no cost to Council. A letter from Essential Energy advising that its requirements have been met shall be sufficient to establish compliance with this condition.

#### Telephone Servicing

78. The developer shall make arrangements for the provision of telecommunication services to the lots in the subdivision. Prior to the endorsement of a subdivision certificate, the developer shall submit to the Council written notification from a recognized telecommunications carrier to confirm that arrangements have been undertaken to satisfy this condition.

#### Easements for Services

79. Suitable easements for services shall be established as necessary to allow each lot to be connected to all normal urban utility services, including water supply, sewerage, electricity and telephone services.

#### Subdivision Certificate Application

80. The developer is to submit to Council a completed Subdivision Certificate application form together with:
- a) The original linen plan/s and six (6) copies;
  - b) The Section 88B instrument under the Conveyancing Act;
  - c) Subdivision Certificate application form fully completed and accompanied with a fee pursuant to Council's Schedule of Fees & Charges;
  - d) Inspection fee pursuant to Council's Schedule of Fees & Charges;
  - e) Certificate from a recognised telecommunications carrier certifying that telephone connection has been provided to the site; and
  - f) Certificate from a recognised power authority certifying that electricity connection has been provided to the site.

#### Property Numbers/House Numbers

81. Prior to the submission of the application for the Subdivision Certificate, the developer shall obtain a property number or house number for each lot from Council's Rates/Property Officer in conformity with Council's numbering system.

### **PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE**

#### Completion of engineering works

82. The developer shall complete all engineering works in accordance with the conditions of this consent together with any necessary work to make the construction effective. The costs of all engineering works shall be fully borne by the applicant/developer and any damage to



Council's assets shall be made good, prior to the issue of the Subdivision Certificate/Occupation Certificate or commencement of the development.

Work-as-executed Plan

83. Upon completion of the subdivision works, the developer shall provide Council with a complete set of plans of the works as constructed, detailing all variations from the approved plans and to the acceptance of the Council's Director of Engineering and Operations or his nominee. These Works-As-Executed plans shall be submitted to Council in hardcopy format (A1), and electronic format (.pdf). These plans must be prepared and certified by a Registered Surveyor or Chartered Professional Engineer. The developer shall also provide to Council a data file suitable for input into Council's Geographic Information System defining the location of all water supply, sewerage and, stormwater infrastructure to the acceptance of the Council's Director of Engineering and Operations or his nominee.

---

**Daniel Kroenert**

PO BOX 1008  
Jindabyne, NSW,  
2627

# Request For Exemption To Development Standard

## LOT 422 DP 1100 352

17th of May 2019

This letter is to request an exemption under Clause 4.6 to Part 2.6 and 4.1 minimum lot size of the Snowy River LEP for LOT 422 DP 1100352 and allow subdivision into two separate torrens title allotments of 539m<sup>2</sup> and 496m<sup>2</sup>

Minimum lot size: 700m<sup>2</sup>

The main reason for seeking exemption being :

- A precedent has been set on Girvin Place with a majority 87% (not including LOT 422 DP 1100352) of the lots below the minimum lot size of 700m<sup>2</sup> and more around 500m<sup>2</sup>

*In clause 4.1(1)(b) "to retain the pattern of subdivision in residential and village zones while allowing infill development of smaller lots in some areas,"*

The current large size of the block is not consistent with the pattern that has been set on Girvin Pl. As so the development can more appropriately fit into the pattern of the current village zone we are requesting exemption to Parts 2.6 and 4.1 of the LEP by Clause 4.6

---

**Addressing Clause 4.1 in LEP**

*(a) to provide for suitable lot sizes that are compatible with, and assist to achieve, the zone objectives,*

*Being:*

- “ To provide for a range of land uses, services and facilities that are associated with a rural village.*
- To protect and conserve the historical significance, character and scenic quality of rural village settings.*
- To encourage and provide opportunities for population and local employment growth.*
- To ensure that development in village areas is compatible with the environmental capability of the land, particularly in terms of the capacity of the land to accommodate on-site effluent disposal.”*

The proposed subdivision of LOT 422 DP 1100 352 will assist and achieve the zone objectives by retaining the character and scenic quality of the rural village zone.

*(b) to retain the pattern of subdivision in residential and village zones while allowing infill development of smaller lots in some areas,*

To retain the current pattern to the subdivision of the rural village that has been set on Girvin Pl we would need to subdivide as proposed by the subdivision of LOT 422 DP 1100352. Not including the current lot 87% of the current lots in Girvin place are below the minimum lot size outlined in *Part 4.1*

*(c) to ensure lots have a minimum size that would be sufficient to provide useable areas for building and landscaping,*

As shown in plan A1.6, there is enough space to provide sufficient space for the required for usable areas and landscaping. In addition, there is access to adjoining reserve and the lake for recreational purposes.

---

*(d) to ensure that lot sizes and dimensions allow dwellings to be sited to protect natural and cultural features, including heritage items, vegetation, views and rural and landscape settings,*

There are no cultural features, including heritage items, vegetation, views and rural landscape settings that will be affected by the proposed development.

*(e) to ensure subdivision does not create unreasonable or uneconomic demands for the provision or extension of services,*

The subdivision will not create unreasonable or uneconomic demands for the provision or extension of services

*(f) to maintain farm sizes to promote continuing agricultural production,*

-

*(g) to prevent the fragmentation of rural land,*

-

*(h) to ensure that areas of high ecological value and significant land sensitivity are preserved and enhanced for future generations.*

There are no areas of high ecological value or significant land sensitivity will be affected by the development.



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31 GIVIN PL, EAST  
JINDABYNE, NSW

MIR & CARLY KROENERT

Document Date:  
May 31, 2019  
Document Phase:  
Development Application

Note:

Location Map

**A1.1**

31 Girvin Pl







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31 Girvin Pl, East  
Jindabyne, NSW

Mel & Cathy Keenan

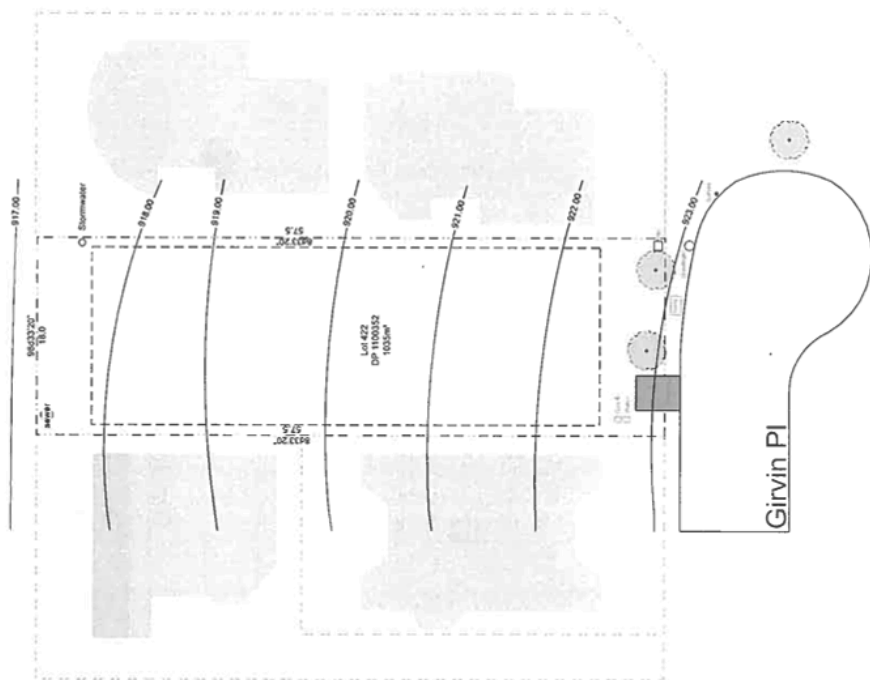
31 Girvin Pl

Document Date:  
May 31, 2019  
Document Phase:  
Development Application

Note:

Existing Site  
Plan

A1.2



1 Existing Site Plan  
A1.2 1:200 MTS



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31 Girvin Pl, East  
 Jindabyne, NSW

Mid S. Dalby Kruiser:

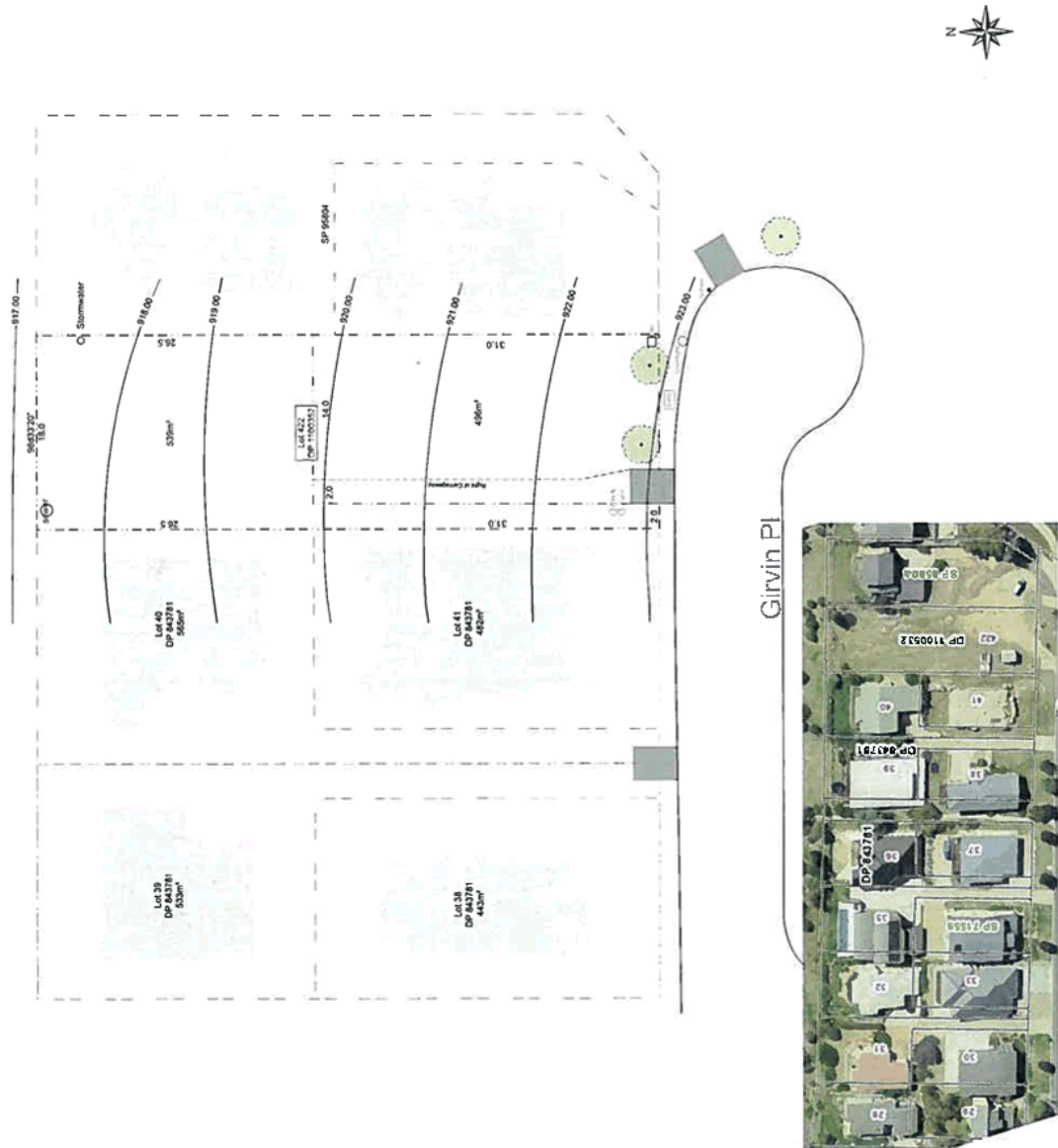
# 31 Girvin Pl

Document Date:  
 May 31, 2019  
 Document Phase:  
 Development Application

Note: Areas are approximate based on GIS map measurements

Proposed  
 Subdivision

## A1.3





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31 Girvin Pl, East  
Jindabyne, NSW

Mel & Gerry Koochert

31 Girvin Pl

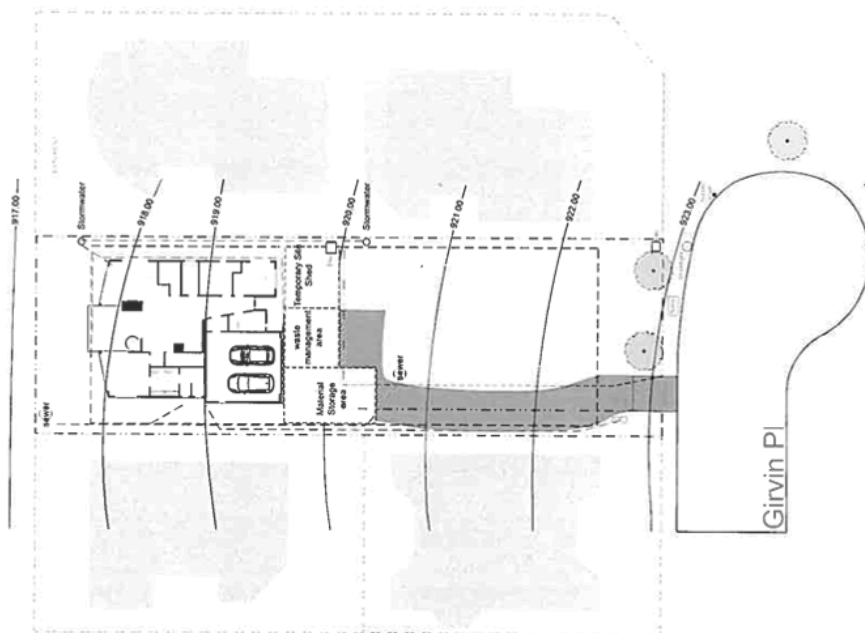
Document Date:  
June 3, 2019  
Document Phase:  
Development Application

Note:

Site Plan

A1.4

Stormwater  
Sewage  
Water  
Power



1 Site Plan  
A1.4/19






# 31 Girvin Pl

LOT 422 DP 1100532

Statement of Environmental Effects

---

Daniel Kroenert  
Dovetail Constructions  
1/33 Girvin Pl,  
East Jindabyne,  
NSW, 2627

	<b>1</b>
	
<b>1 - Proposal</b>	<b>2</b>
Proposal:	2
New Dwelling Dual Occupancy or Secondary Dwelling Residential Flat Building Multi Dwelling Housing Ancillary Outbuilding (ie garages and sheds) Additions and Alterations	2
Number of dwellings/units proposed:	2
Area of dwellings/units proposed:	2
Number of bedrooms proposed:	2
Number of storeys proposed:	2
Proposed parking arrangements:	2
Type and extent of landscaping proposed:	2
Proposed materials:	2
External Wall finishes Roof finishes Internal driveways/parking Fences/privacy screens	3
Others	3
<b>2 - Site and Surrounding Area</b>	<b>4</b>
2.1 - Site Analysis:	4
2.2 - Surrounding Area Analysis:	4
<b>3 - Environmental Impacts</b>	<b>4</b>
3.1 - Traffic & Utility Services	4
4.2 - Neighborhood Amenity:	4
4.3 - Natural Environment:	4
4.4 - Construction Issues:	4
4.5 - Waste Management Plan:	4
<b>4 - Additional Notes</b>	<b>4</b>

## 1 - Proposal

Proposal:

*Dual Key Residence*

Number of dwellings/units proposed:

1

Area of dwellings/units proposed:

220m

Number of bedrooms proposed:

Dual key Residence - 4

Number of storeys proposed:

2

Proposed parking arrangements:

Dual key Residence - 4 on site parking

Type and extent of landscaping proposed:

See drawing A1.6

Planting:

*Acmena Smithii* Minipilli x 7

Grass: Alpine Mix

Paving front and rear of building and at building access points

Proposed materials:

External Wall finishes:

Timber crete blockwork



Cemintel cladding



Roof finishes Internal driveways/parking Fences/privacy screens Others

Colorbond-Basalt



## 2 - Site and Surrounding Area

### 2.1 - Site Analysis:

Property address Lot/DP/SP:

LOT 422 DP 1100532

Site area (m<sup>2</sup> /ha):

1035m<sup>2</sup>

Existing vegetation cover:

grass/ unvegetated

Existing structures:

-

Existing access arrangements:

Access via existing driveway

Describe how water is supplied to the site:

Town water is supplied to southwest corner of site

Describe how effluent is currently managed:

-

Describe how stormwater is currently managed:

-

Describe how electricity and/or gas is supplied to the site:

Electricity and gas are supplied to the southern boundary of the site

Describe any easements or setbacks that are located on site

There is a 5000mm setback from the northern boundary of the block which has a sewer easement running through it. There is also a 5000mm setback of the southern (streetside) of the block.



## 2.2 - Surrounding Area Analysis:

### **Describe the types of development within the surrounding area**

- 2-3 storey residential buildings on 450-650m<sup>2</sup> blocks

### **Outline the distances to neighboring dwellings/structures**

North - no neighbor

South - street

East - 6m

West - 3.6m

### **Describe the existing streetscape (ie landscaping, fences and building facades)**

No fences, minimal landscaping.



### 3 - Environmental Impacts

#### 3.1 - Traffic & Utility Services

**Describe the type/number of vehicles expected to be parked on-site**

4 cars

**Describe how the development will gain legal vehicular access**

Current driveway access from southern side of block of Girvin Pl

**Describe how water will be supplied to the development**

Town water is currently supplied to the southern side of the 31 Girvin Pl

**Describe how effluent associated with the development will be managed**

Effluent will be disposed of via town sewage system that runs through the easement on the northern side of 31 Girvin Pl

**Describe how stormwater associated with the development will be managed**

Will be disposed of through town stormwater as show in drawing A1.3

**Describe how electricity and/or gas will be supplied to the development**

Mains electricity and gas are supplied to the southern boundary of the site and the development will be utilising these for its gas and electricity

7



#### 4.2 - Neighborhood Amenity:

**Describe proposed measures to minimise privacy, noise and security impacts (ie fencing/privacy screens, landscaping, etc)**

Building orientation, everything in the building is directed north away from the neighbors. Minimal windows on easterly and western sides of the building help provide privacy. Existing trees and new trees in the landscape plan provide privacy for the neighbors from the driveway.

**Describe proposed measures to minimise the overshadowing of neighbouring living areas (shadow diagram must be supplied for buildings over two storeys)**

Only 2 stories



#### 4.3 - Natural Environment:

**Describe how the proposed development will impact upon native flora and fauna (including the removal of vegetation for bushfire protection etc)**

Silt runoff during construction could contaminate waterways

**Describe proposed measures to minimise the impacts outlined above (ie Property Vegetation Plan, Biobanking etc)**

Landscape and vegetation plan see drawing A1.5

Silt fencing on the northern side of block

**Outline proposed measures to minimise any impacts on natural waterways (i.e. diversion banks, separation etc)**

Silt fencing on the northern side of block

**Outline proposed measures to minimise any potential contamination (i.e. storage of chemicals, bunded areas etc)**

Waste from site will be stored in the allocated waste management area as seen in plan A1.3 a silt fence will be installed below management zone

**Outline the levels of excavation/fill associated with the development**



#### 4.4 - Construction Issues:

**Describe erosion and sediment control measures proposed (ie silt fences, hay bales etc)**

A silt fence will be set up across the northern boundary of the block

**Outline the expected duration of construction:**

**Total Days:**365

**Hours:** 1800

**Monday - Friday:** 07:00 AM- 06:00 PM

**Saturday - Sunday** 08:00 AM- 05:00 PM

**Outline how the site will be secured during the construction process**

Construction fencing will surround the construction zone throughout the build period

**Outline how building materials will be stored on the site during construction (ie storage sheds/containers etc)**

Temporary site shed seen in drawing A1.3 and allocated storage area within construction fence.

**Describe how waste generated during construction will be managed**

Waste from site will be stored in the allocated waste management area as seen in plan A1.3 a silt fence will be installed below management zone

4.5 - Waste Management Plan:

Type of waste	Estimated Amount/Volume	Where/how it will be stored on site	Where it will be disposed	Method of transportation/disposal
Clean fill	20 cubic meters	-	Jindabyne Tip	truck
concrete	0.2 cubic meter	Waste management zone	Jindabyne Tip	Tip trailer
timber	1 cubic meter	Waste management zone	Jindabyne Tip	Tip trailer
Composite claddin	.2 cubic meter			
metal	.1 cubic meter	Waste management zone	Jindabyne Tip	Tip trailer
gyprock	1 cubic meter	Waste management zone	Jindabyne Tip	Tip trailer
tiles	.5 cubic meter	Waste management zone	Jindabyne Tip	Tip trailer

4 - Additional Notes

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# Statement of Environmental Effects

**A Statement of Environmental Effects must be submitted with all Development Applications in accordance with Schedule 1 of the *Environmental Planning & Assessment Regulations 2000*.**

If an answer requires additional details to be provided on likely impact(s) and the proposed means of mitigating or reducing such impact(s), additional space is provided on the last page. This Statement of Environmental Effects is not exhaustive and should be expanded where appropriate. *If more space is required, attach additional sheets.* In accordance with Section 148B of the *Environmental Planning and Assessment Act*, it is an offence to provide information that is false or misleading.

## 1 Author

Name: Daniel Kroenert
Company (if applicable): Dovetail Constructions

## 2 Proposal

Proposal	<input checked="" type="checkbox"/> Torrens <input type="checkbox"/> Strata
Number of allotments proposed	2
Size of allotments proposed	539m <sup>2</sup> , 436m <sup>2</sup>
Proposed Access Arrangements	battleaxe/right of carriage
Type and extent of Landscaping proposed	concrete shared driveway

## 3 Site & Surrounding Area

### 3.1 Site Analysis

Property Address	31 Girvin Pl
Lot/DP/SP	1100 352
Size of Site (m <sup>2</sup> /Ha)	1035
Existing Vegetation Cover	grass

Statement of Environmental Effects

Existing Structures	-
Existing access arrangements	Road access to Girvin PI
Describe how water is supplied to the site	Mains supplied to southern boundry
Describe how effluent is currently managed	-
Describe how stormwater is currently managed	-
Describe how electricity and/or gas is supplied to the site	Mains supplied to southern boundary

**Note: This information is also to be shown the submitted plans**

3.2 Surrounding Area Analysis

Describe the types of development within the surrounding area	2-3 storey buildings on 430-700m <sup>2</sup> lots
Outline the distances to neighbouring dwellings/structures	3.8m to western neighbor, 2.9m to eastern neighbour,
Describe any Heritage items within the surrounding area	
Describe the existing streetscape (i.e. landscaping, fences and building facades)	no fencing, minimal landscaping
If applicable outline the predominant Heritage style within any conservation areas	-

**Note: This information is also to be shown the submitted plans**

4 Environmental Impacts

4.1 Traffic & Utility Services

Describe how each allotment will gain legal vehicular access	Lot 1 will have a 2m right of carriage over lot 2 with a 2m battle axe
Describe how is water will be supplied to each allotment	an extra meter installed for the reuires block at the streetside
Describe how effluent associated with each allotment will be managed	effluent will be connected as per Drawing 1.4
Describe how stormwater associated with each allotment will be managed	stormwater will be connected as per Drawing 1.4



Statement of Environmental Effects

Describe how electricity and/or gas will be supplied to each allotment	will be connected as per Drawing 1.4
--	--------------------------------------

**Note:** This information is also to be shown the submitted plans

**4.2 Local Amenity**

Describe measures proposed to minimize future privacy and noise impacts (ie location of building envelopes, distances to neighbours, landscaping etc)	building design, with major windows facing north into the reserve so to give the neighbours privacy. All second storey windows are more Than 2000mm from boundaries
---	---

Describe how the proposed development will address the existing allotment pattern (ie shape & size of allotments, location of building envelopes etc)	The proposed subdivision of LOT 422 DP 1100 352 will assist and achieve the zone objectives by retaining the character and scenic quality of the rural village zone.
---	--

If applicable describe how development will complement the existing heritage items or conservation area	
---	--

**Note:** This information is also to be shown the submitted plans

**4.3 Natural Environment**

Describe how the proposed development will impact upon native flora & fauna (ie location of building envelopes & driveways etc)	
---	--

Describe measures proposed to minimise the impacts outlined above (ie Property Vegetation Plan, Biobanking etc)	
---	--

Outline measures proposed to minimise any impacts on natural waterways (ie location of building envelopes & effluent disposal areas etc)	All of the runoff will be captured in stormwater
--	--

Outline measures proposed to minimise any potential contamination (ie storage of chemicals, bunded areas etc)	see drawing A1.4
---	------------------

Outline the levels of excavation/fill associated with the development	
---	--

If applicable/appropriate describe how the development will manage flood waters (levy banks, construction etc)	
--	--

If applicable/appropriate describe how the development will manage bushfire events (asset protection zones, construction etc)	
---	--

**Note:** This information is also to be shown the submitted plans

Statement of Environmental Effects

**4.4 Construction Issues (if applicable)**

Describe erosion and sediment control measures proposed (ie silt fences, hay bales etc)	silt fences will be setup downhill to contain any excavations			
Outline the expected duration of construction	Total Days:	200		
	Hours:	Monday - Friday		Saturday - Sunday
		am07:00	pm5:30	am 08:00 pm5:00
Outline how the site will be secured during the construction process	A site fence will surround the perimeter of the construction zone during construction			
Outline any demolition proposed as part of the development (including the removal of any asbestos materials)	-			
Outline how building materials will be stored on the site during construction (ie storage sheds/containers etc)	see drawing A1.4			
Describe how waste generated during construction will be managed	<b>Waste Management Plan</b> Complete a Waste Disposal Plan for all developments that include construction and/or demolition works. You may attach a Plan or use the table below. Wastes include, but are not limited to: vegetation, trees, soil, construction waste, demolition waste, timber, asbestos, metals			

Note: This information is also to be shown the submitted plans

**Waste Management Plan**

Type of waste	Estimate Amount/Volume	Where/how it will be stored on site	Where it will be disposed	Method of transport/disposal

**PRIVACY INFORMATION:** The information you provide in this Statement will enable your application to be assessed by Council and any relevant state agency. If the information is NOT provided, your application may not be accepted. Your application will be publicly notified in accordance with Clause 8 of Cooma-Monaro Shire Council's Development Control Plan 2013. The application details will also be kept by Council in a register that may be viewed by the public at any time. The Act provides that for the purposes of public notification, specific internal layouts of a dwelling maybe excluded from a plan prepared for such exhibition.





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## Development Application

1 Jul, 2019

Client: [REDACTED]

- A1.1 - Location Map
- A1.2 - Existing Site Plan
- A1.3 - Subdivision Location
- A1.4 - Subdivision Details
- A1.5 - Site Plan
- A1.5 - Northern Setout Detail
- A1.6 - Landscape Plan
- A1.7 - First Floor Plan
- A1.8 - Second Floor Plan
- A1.9 - Roof Plan
- A1.10 - N + E Elevations
- A1.11 - S + W Elevations
- A1.12 - Cladding Schedule
- A1.13 - Sections A,B
- A1.14 - Sections C,D
- A1.15 - Sections E,F
- A1.16 - Sections G,H



**31 Girvin PL**  
**Lot 422 Of**  
**DP 1100352**

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Jindabyne NSW 2627  
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31 Girvin Pl East  
Jindabyne, NSW

# 31 Girvin Pl

Mel & Colby Kroonert

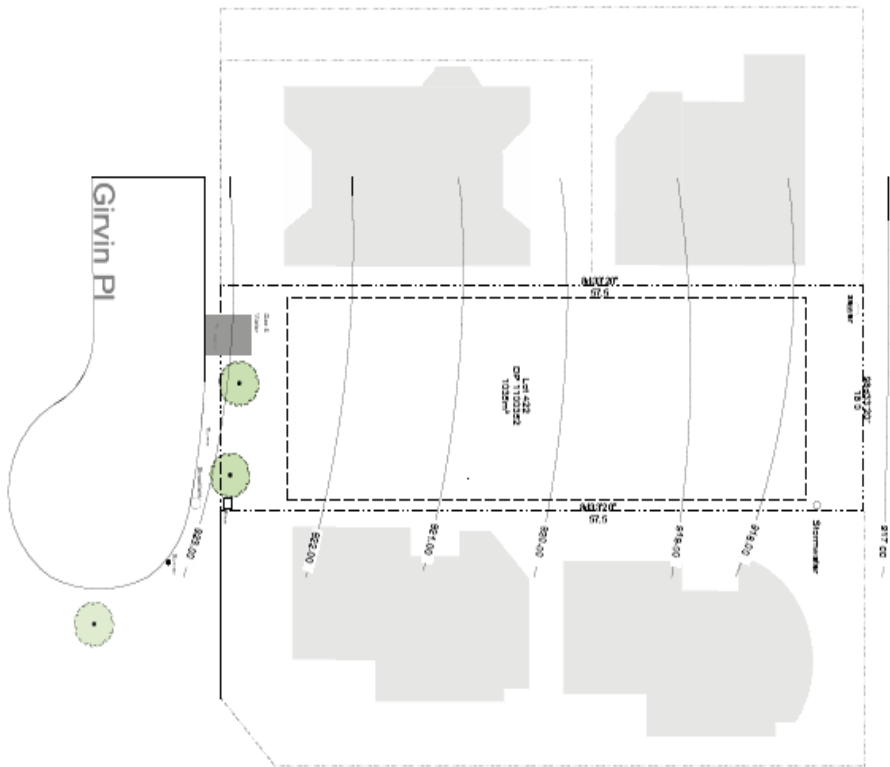
Document Date:  
August 1, 2019  
Document Preparer:  
Development Application

NAB:

Location Map

# A1.1





1 Existing Site Plan  
 A1.2



Dovetail Constructions  
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 address: PO BOX 1008  
 Jindabyne NSW 2827  
 Email: info@dovetail.net.au  
 www.dovetail.net.au

31 Girvin Pl East  
 Jindabyne, NSW

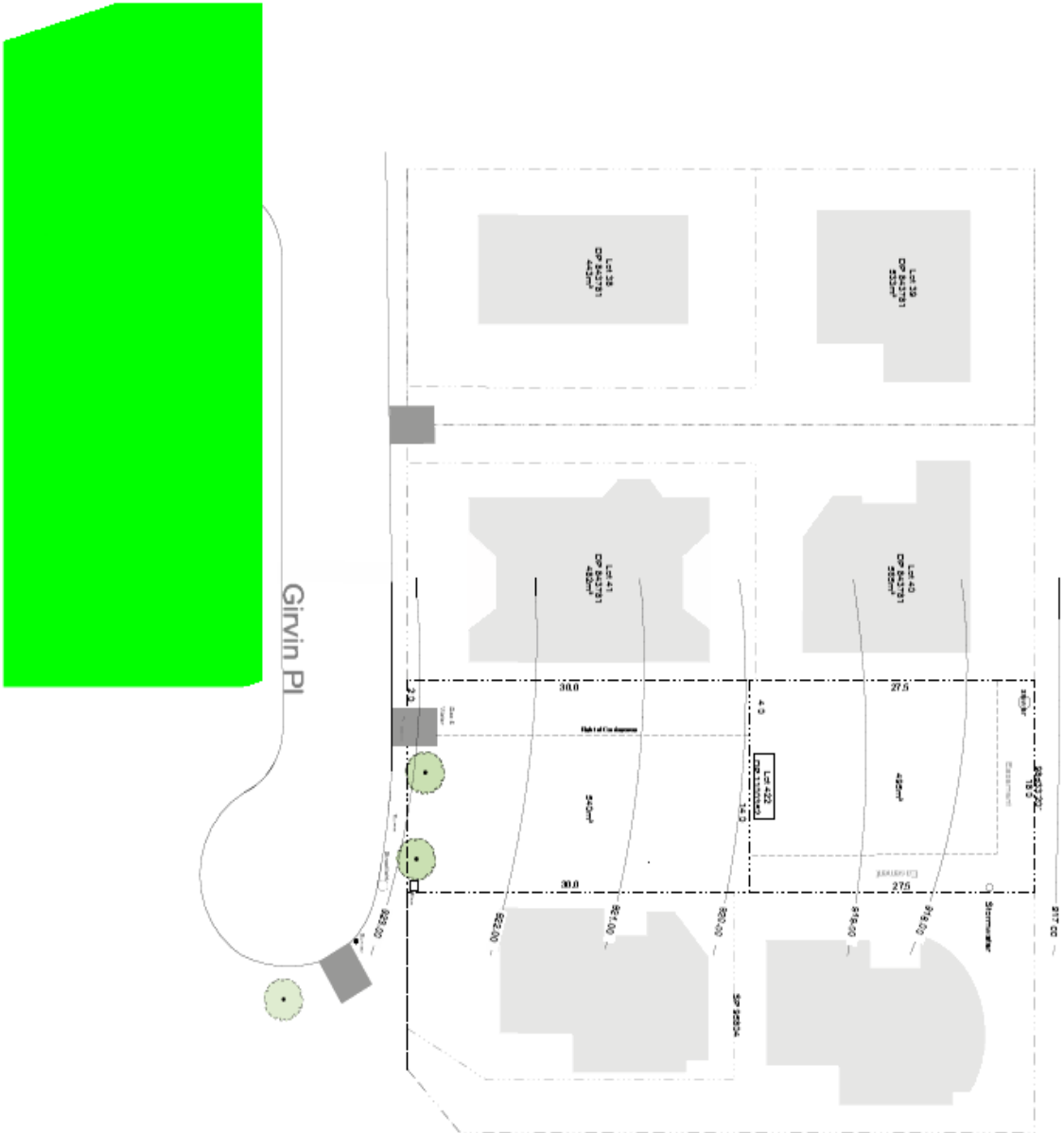
**31 Girvin Pl**  
 Mel & Cathy Kroenert

Document Date:  
 August 1, 2019  
 Document Phase:  
 Development Application

Note:

Existing Site  
 Plan

**A1.2**



DoveTail Constructions  
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 Jindabyne NSW 2627  
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 www.dovetail.net.au

31 Girvin Pl East  
 Jindabyne, NSW

# 31 Girvin Pl

Mol & Colby Kroonart

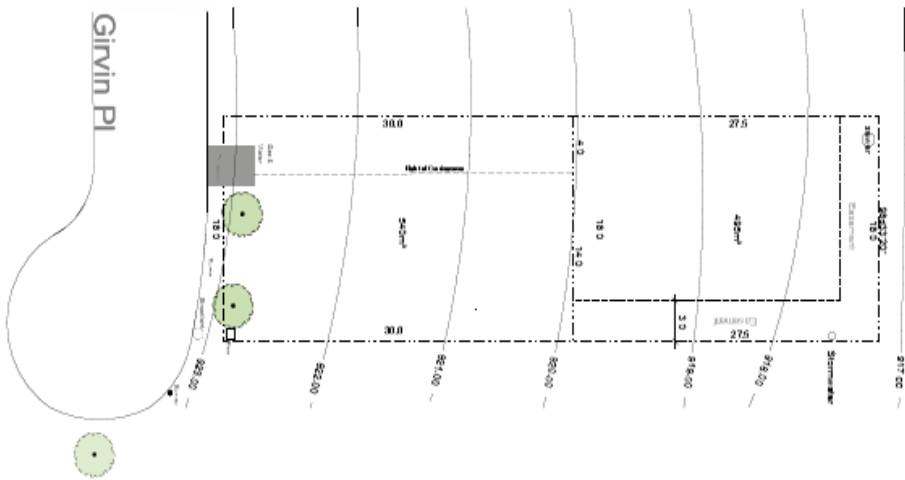
Document Date:  
 August 1, 2019

Document Phase:  
 Development Application

NOTE: CHECK THE APPLICABLE TERMS  
 OF THE FINANCIAL INSTRUMENTS

Subdivision  
 Location shot

## A1.3



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 Jindabyne NSW 2627  
 Email: info@dovetail.net.au  
 www.dovetail.net.au

31 Girvin Pl East  
 Jindabyne, NSW

# 31 Girvin Pl

Mel & Cathy Kroonart

Document Date:  
 August 1, 2019

Document Phase:  
 Development Application

Note:

Subdivision  
 Details

## A1.4





Stormwater  
 Sewage  
 Water  
 Power



1 Site Plan  
 A1.5



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 www.dovetail.net.au

31 Girvin Pl East  
 Jindabyne, NSW

# 31 Girvin Pl

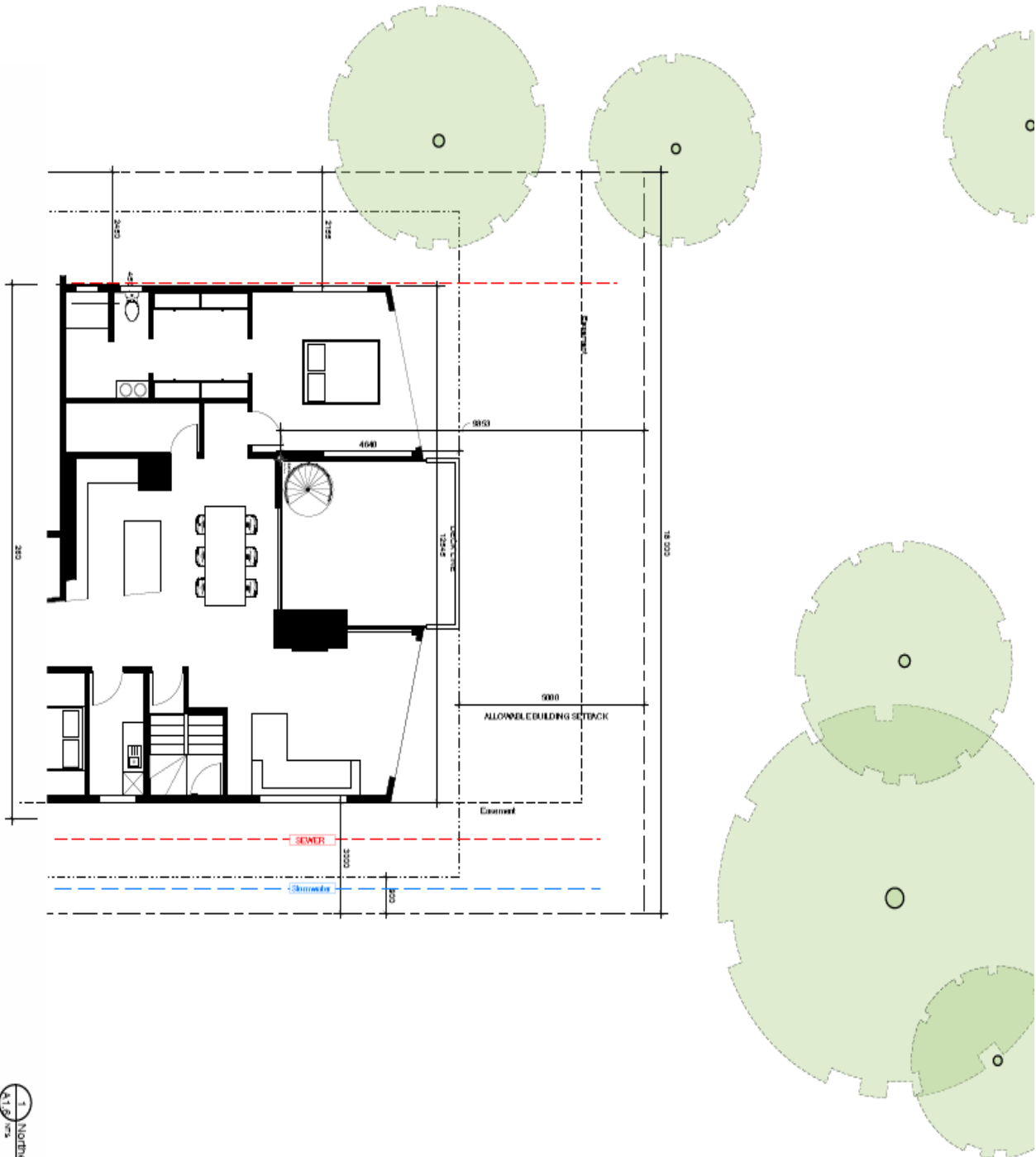
Mel & Cathy Kroonart

Document Date:  
 August 1, 2019  
 Document Phase:  
 Development Application

Note:

Site Plan

# A1.5



1 Northern Setout Detail  
 A1.6

**A1.6**  
 Northern Setout  
 Detail

Note:

Document Date:  
 August 1, 2019  
 Document Phase:  
 Development Application

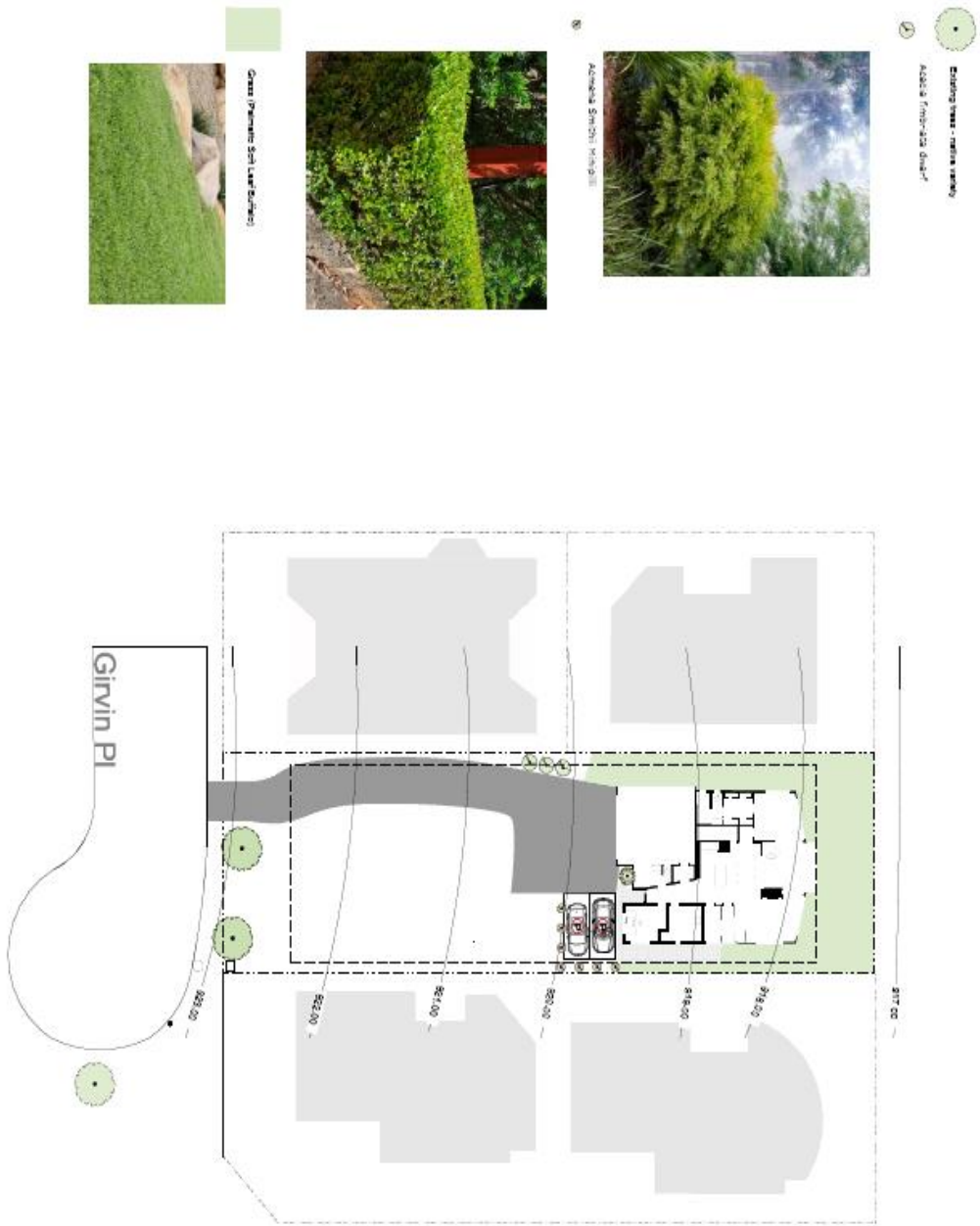
**31 Girvin Pl**

Mel & Cathy Kloont

31 Girvin Pl East  
 Jindabyne, NSW

Dovetail Constructors  
 Builders Lic: 150431C  
 address: PO BOX 1008  
 Jindabyne NSW 2627  
 Email: info@dovetail.net.au  
 www.dovetail.net.au





Existing trees - native canopy  
 100% Protection Zone



Acacia Smithii (magnoli)



Grass (Premier Soil Landfill)



Saxaula virgata - Tall Saxaula



LANDSCAPE PLAN  
 A1.7

DOVETAIL  
 CONSTRUCTIONS

Dovetail Constructions  
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 address: PO BOX 1008,  
 JINDAHPRA NSW 2527  
 Email: info@dovetail.net.au  
 www.dovetail.net.au

31 Girvin Pl East  
 Jindabyne, NSW

# 31 Girvin Pl

Mel & Cathy Kroonert

Document Date:  
 August 1, 2019  
 Document Phase:  
 Development Application

Note:

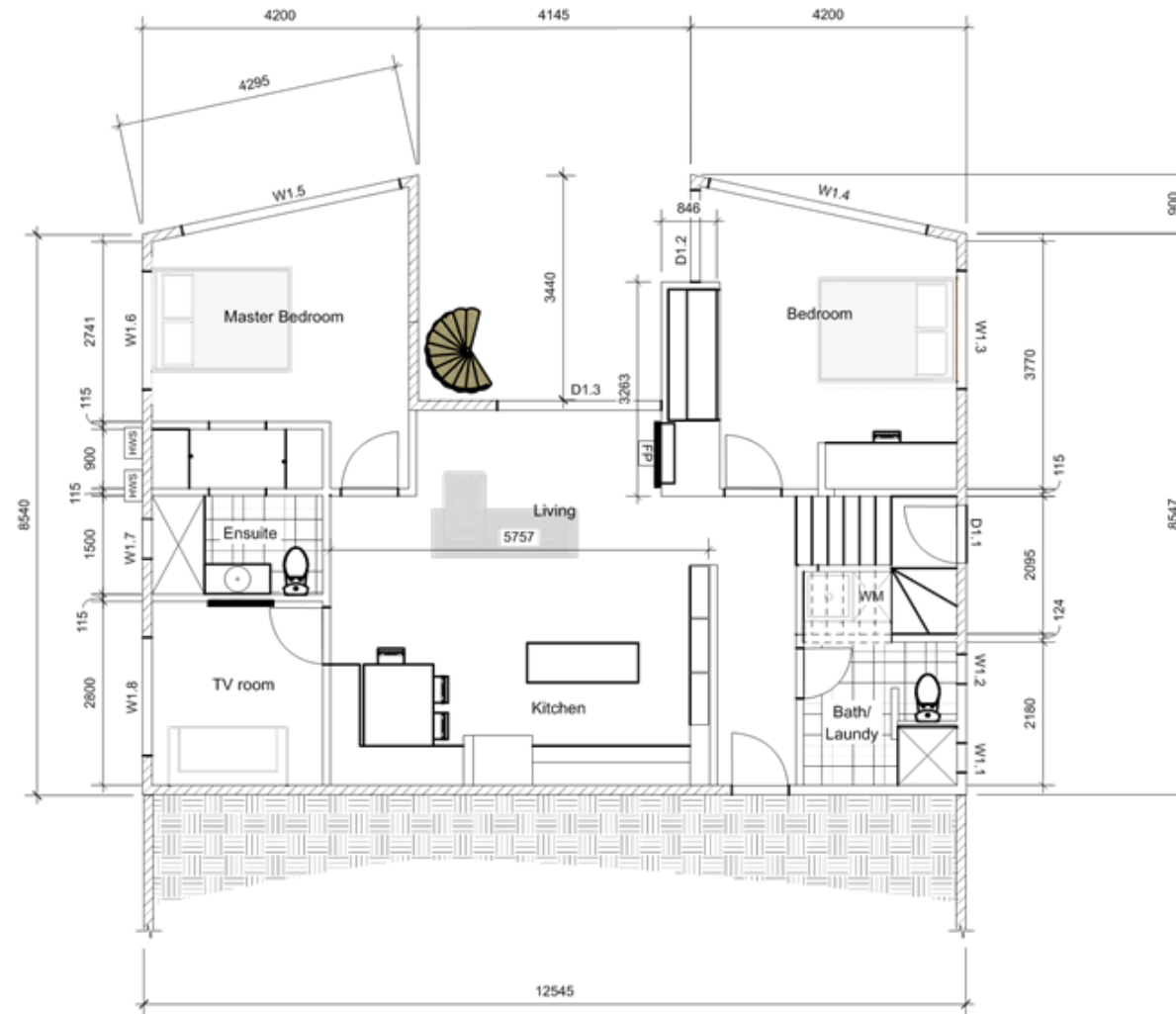
Landscape Plan

# A1.7

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Email: Info@dovetail.net.au  
Drawn By: DK



31 Girvin Pl,  
East Jindabyne,  
NSW, 2627

# 31 Girvin Pl

Mel and Cathy Kroenert

Document Date:  
July 1, 2019

Document Phase:  
Development Application

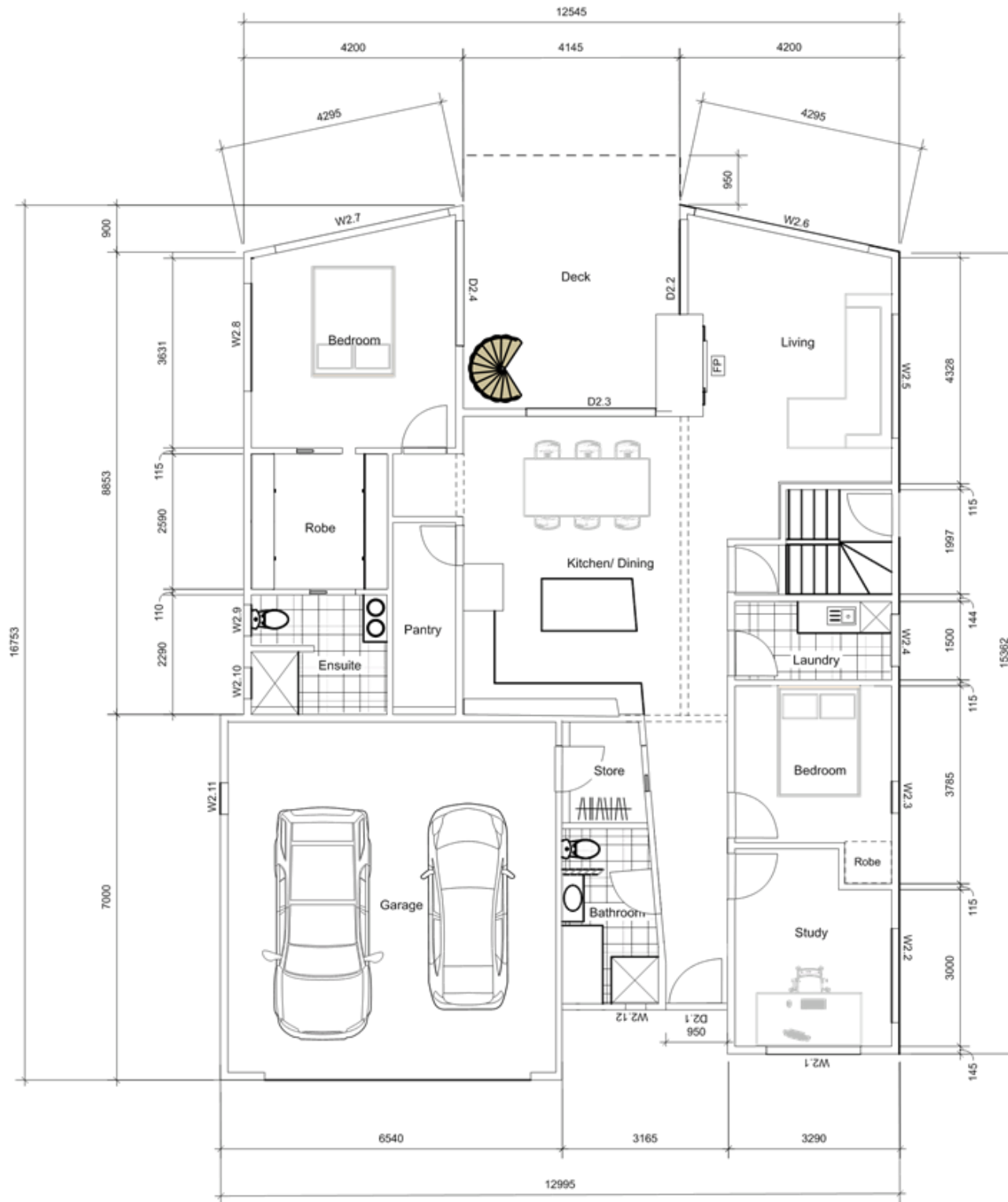
rev.	date	remark
1	14/11/18	plan revision 1
1	21/11/18	plan revision 2
1	22/02/19	plan revision 3

## First Floor Plan

1 First Floor Plan  
A1.8 NTS  
first floor area: 94 m<sup>2</sup>

# A1.8

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 NSW, 2627

# 31 Girvin Pl

Mel and Cathy Kroenert

Document Date:  
 July 1, 2019

Document Phase:  
 Development Application

rev.	date	remark
1	14/11/18	plan revision 1
1	21/11/18	plan revision 2
1	22/02/19	plan revision 3

Second Floor

1 Second Floor Plan  
 A1.9 NTS  
 second floor area: 121 m<sup>2</sup>  
 Garage: 45 m<sup>2</sup>

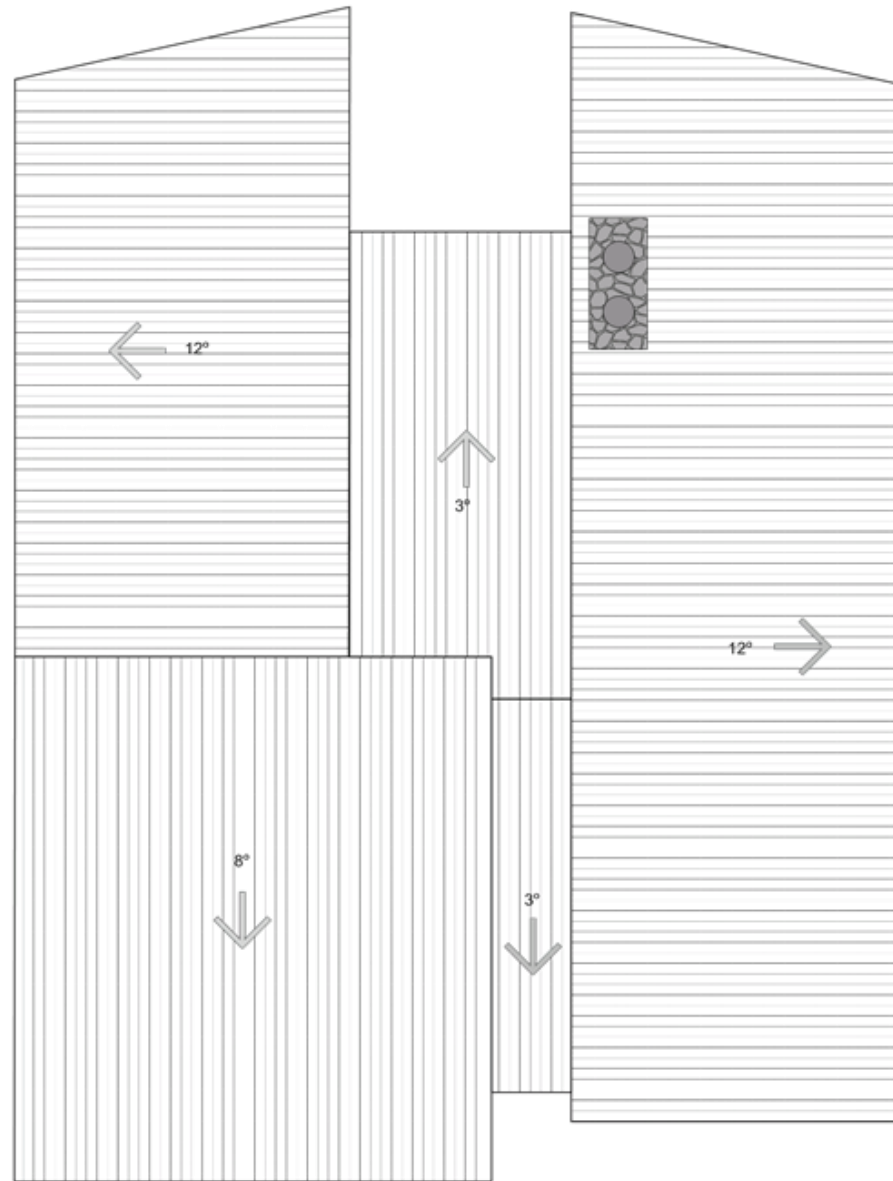
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1 Roof Plan  
A1.10 Total roof Catchment 221m<sup>2</sup>

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East Jindabyne,  
NSW, 2627

# 31 Girvin Pl

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1	14/11/18	plan revision 1
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1	22/02/19	plan revision 3

Roof Plan

# A1.10

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1 North Elevation  
 A1.11 1:100 mts



2 East Elevation  
 A1.11 1:100 mts



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Mel and Cathy Kroenert

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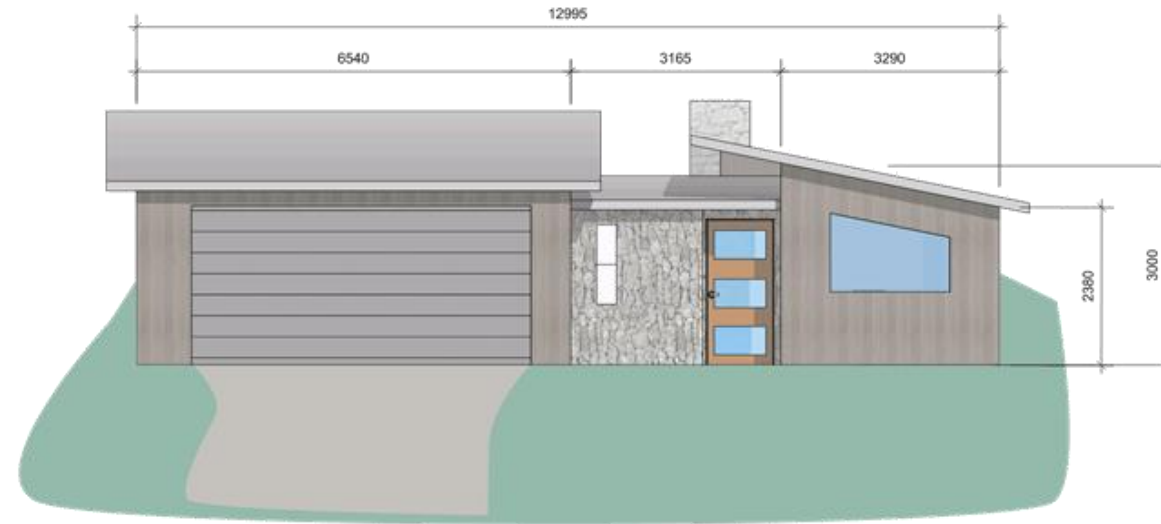
Document Phase:  
 Development Application

rev.	date	remark
1	14/11/2018	plan revision 2
2	21/11/2018	plan revision 3
3	26/02/2019	plan revision 4

Elevations

# A1.11

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1 South Elevation  
 A1.12 1:100 mts



2 West Elevation  
 A1.12 1:100 mts



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# 31 Girvin Pl

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rev.	date	remark
1	14/11/2018	plan revision 2
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Elevations

# A1.12

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# 31 Girvin Pl

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3	26/02/2019	plan revision 4

First Floor Cladding



Cemintel Territory - Smoked



Colorbond - Basalt

Ground Floor Cladding



Timbercrete - cobblestone



Colorbond - Basalt

Chimney and Featurewall



Stone veneer

Cladding  
 Schedule

## A1.13

1 Cladding  
 A1.13 NTS

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A Section  
 A1.14 1:50

B Section  
 A1.14 1:50



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 NSW, 2627

# 31 Girvin Pl

Mel and Cathy Kroenert

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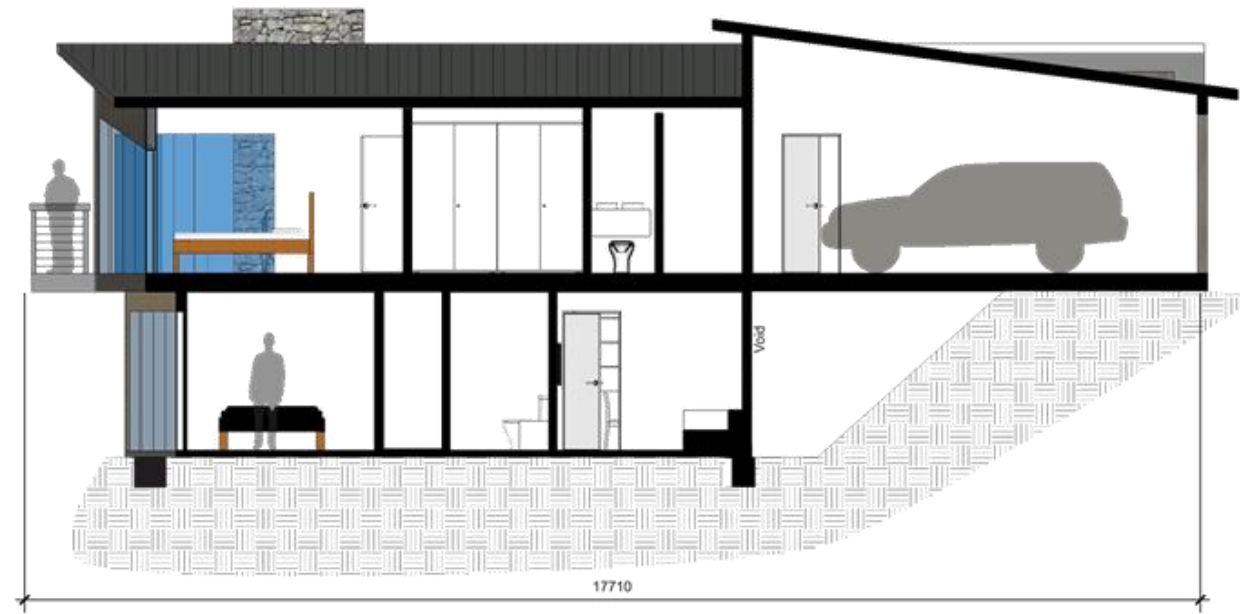
Building  
 Sections A,B

# A1.14

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C Section  
 A1.15 1:50



D Section  
 A1.15 1:50

31 Girvin Pl,  
 East Jindabyne,  
 NSW, 2627

Mel and Cathy Kroenert

ment Date:  
 2019

ment Phase:  
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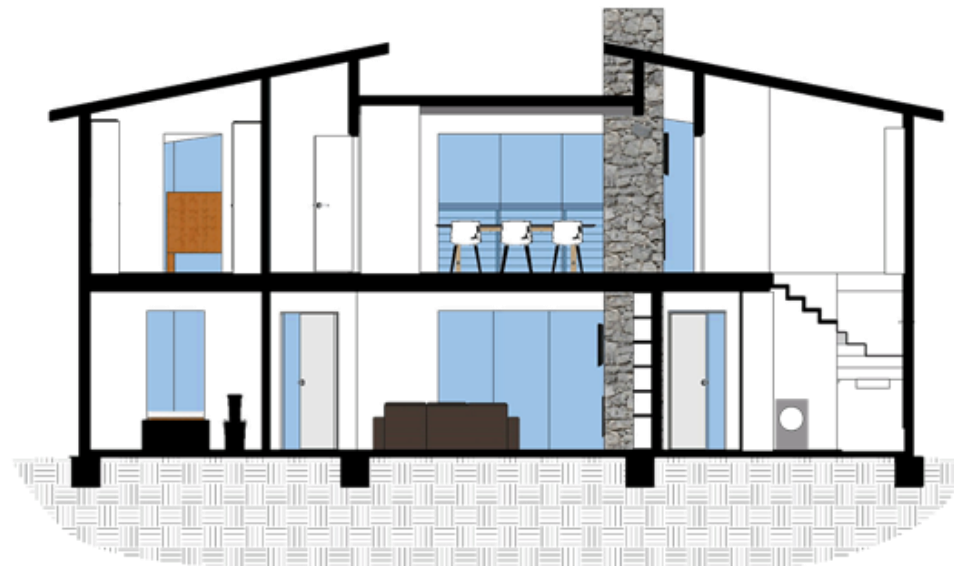
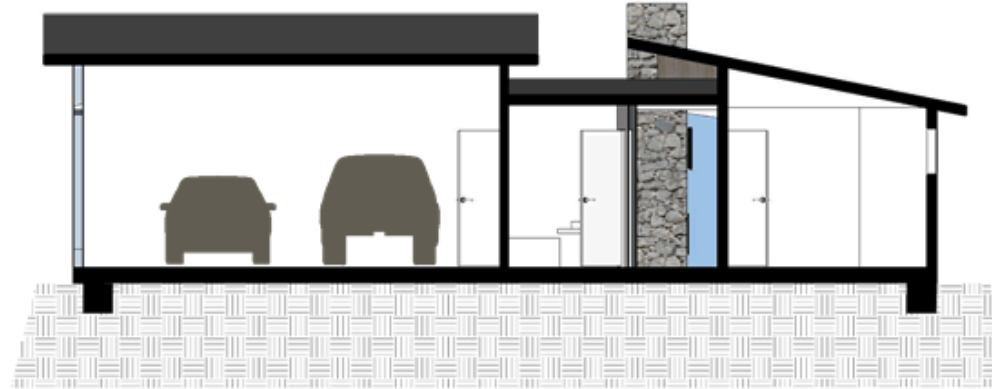
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20/14 plan revision 1  
 /11/2018 plan revision 2  
 /02/2019 plan revision 3

ding  
 :tions C,D

**A1.15**

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E Section  
 A1.16 1:50

F Section  
 A1.16 1:50



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 NSW, 2627

# 31 Girvin Pl

Mel and Cathy Kroenert

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 Development Application

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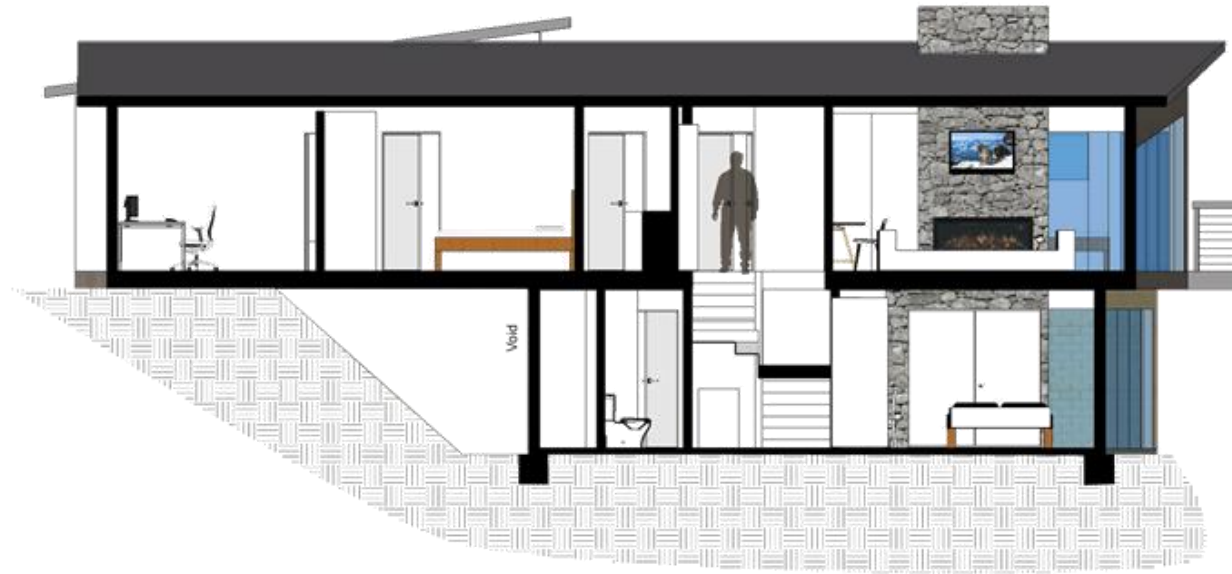
Building  
 Sections E,F

# A1.16

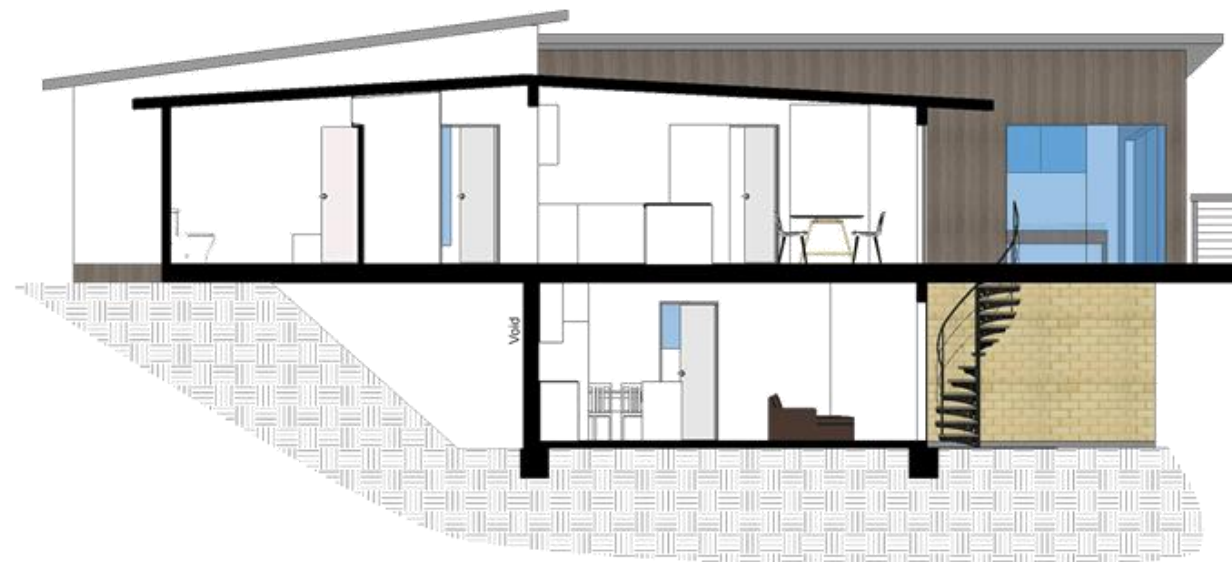
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G Section  
 A1.17 1:50



H Section  
 A1.17 1:50

31 Girvin Pl,  
 East Jindabyne,  
 NSW, 2627

# 31 Girvin Pl

Mel and Cathy Kroenert

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3	26/02/2019	plan revision 3

Building  
 Sections G,H

# A1.17

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# Development Application

made under the Environmental Planning and Assessment Act 1979 Section 78A

RECEIVED  
 DEVELOPMENT OFFICE  
 16 JUN 2019

RECEIVED  
 JINDABYNE OFFICE  
 18 JUN 2019  
 SNOWY MONARO REGIONAL COUNCIL

Office Use Only  
 DA Number 10 DA4201/2019

PLEASE COMPLETE ALL SECTIONS PN106739

APPLICANT			
Name/Company: Daniel Kroenert	Phone:		
Contact Name (if Company):	Fax:		
Postal Address: PO BOX 1008	Mobile: 0449567352		
Town: Jindabyne	State: NSW	Postcode: 2627	Email: dankroenert@gmail.com

OWNER			
Name/Company:	Phone:		
Contact Name (if Company):	Fax:		
Postal Address:	Mobile:		
Town: Jindabyne	State: NSW	Postcode: 2627	Email:
Is the subject land Crown Land <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> → Please attach Authority			
OFFICE USE ONLY	NAR Numbers		

LAND TO BE DEVELOPED (Please attach additional sheet if inadequate space provided)					
No: 31	Street: Girvin PL			Town: Jindabyne	
Lot: 422	Section:	DP/SP: 1100352	Lot:	Section:	DP/SP:
Lot:	Section:	DP/SP:	Lot:	Section:	DP/SP:
OFFICE USE ONLY	Parcel Numbers				

PROPOSED DEVELOPMENT		
Description of development: Subdivision into two torrens title allotments of 539m <sup>2</sup> and 496m <sup>2</sup> , and construction of a two storey, dwelling.		
<input checked="" type="checkbox"/> Erect, alter or add to a building or structure	<input checked="" type="checkbox"/> Subdivide land or building	<input type="checkbox"/> Other (specify):
<input type="checkbox"/> Change the use of land or building (or classification under the BCA)	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Carry out a work	<input type="checkbox"/> Signage/Advertising	
TYPE OF DEVELOPMENT (tick all that apply)		
<input checked="" type="checkbox"/> Single dwelling	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> Tourist
<input type="checkbox"/> Residential alterations/additions	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Subdivision
<input type="checkbox"/> Multi-Unit	<input type="checkbox"/> Industrial	<input type="checkbox"/> Infrastructure
<input type="checkbox"/> Second Occupancy	<input type="checkbox"/> Commercial/Business	<input type="checkbox"/> Community/Education Facilities
<input type="checkbox"/> Seniors Living	<input type="checkbox"/> Retail	<input type="checkbox"/> Education Facility
<input type="checkbox"/> Other residential	<input type="checkbox"/> Office	<input type="checkbox"/> Event
<input type="checkbox"/> Mixed	<input type="checkbox"/> Food Premises	<input type="checkbox"/> Other

COST (including materials and labour)	
This is the estimated total cost of any construction, internal fit-out and demolition, including GST and labour. Council checks your estimate against current building cost indices. Developments with no construction work such as subdivisions or change of uses have a separate standard fee and no estimated cost is required.	
COST (including materials and labour):	\$ 450,000

STAGED DEVELOPMENT	
Are you lodging a <u>Staged Development Application</u> ?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Section 83B of the <i>Environmental Planning and Assessment Act 1979</i> defines a staged Development Application (DA) as one which sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent DAs. The application may set out detailed proposals for the first stage of development.	

INTEGRATED DEVELOPMENT (Approvals from State Agencies)		
Is this application for <u>Integrated Development</u> ? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Please tick which other approvals are required. If yes Council requires an additional set of plans, a Statement of Environmental Effects (SEE) and a fee for each relevant government agency. Please check with Council for current applicable fee.		
Roads Act 1993 <input type="checkbox"/> s138	Heritage Act 1977 <input type="checkbox"/> s58	National Parks and Wildlife Act 1974 <input type="checkbox"/> s90
Rural Fires Act 1997 <input type="checkbox"/> s100B	Protection of the Environment Operations Act 1997	
Petroleum (on shore) Act 1991 <input type="checkbox"/> s9	<input type="checkbox"/> s43(a) <input type="checkbox"/> s43(b) <input type="checkbox"/> s43(d) <input type="checkbox"/> s47 <input type="checkbox"/> s48 <input type="checkbox"/> s55 <input type="checkbox"/> s122	
Fisheries Management Act 1994 <input type="checkbox"/> s144 <input type="checkbox"/> s201 <input type="checkbox"/> s205 <input type="checkbox"/> s219	Water Management Act 2000 <input type="checkbox"/> s89 <input type="checkbox"/> s90 <input type="checkbox"/> s91	
Mine Subsidence Compensation Act 1961 <input type="checkbox"/> s15	Mining Act 1992 <input type="checkbox"/> s63 <input type="checkbox"/> s64	
Integrated Development is defined by the <i>Environmental Planning and Assessment Act 1979</i> as development which needs a Development Consent and one or more additional approvals under the Acts mentioned above in order to be legally carried out. Further explanatory notes are available from Council on request.		

IS/DOES THE PROPOSED DEVELOPMENT:	YES	NO
Designated Development <sup>^</sup> ?	<input type="checkbox"/>	<input type="checkbox"/>
Likely to significantly affect a threatened species, population or ecological community, or it's habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Involve the use of or work on a Crown Road Reserve or other land owned by the Crown?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development by the Crown? (Part 5A of the Act applies to development by the Crown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
On land which is also subject to a Property Vegetation Plan under the <i>Native Vegetation Act 2003</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development which requires a Site Compatibility Certificate from the Department of Planning prior to lodgement in accordance with <i>State Environmental Planning Policy (Infrastructure) 2007</i> , <i>State Environmental Planning Policy (Housing for seniors or people with a disability) 2004</i> , or any other State Environmental Planning Policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development which requires a <u>BASIX Certificate</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Involve land which has easements or restrictions on the Title? (If yes, please specify the nature of these easements or restrictions in your Statement of Environmental Effects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Likely to affect a threatened species, population or ecological community protected under the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Require an approval under Section 68 of the <i>Local Government Act 1993</i> for any of the activities listed on the next page?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Biodiversity compliant development</i> <sup>♣</sup> ? If yes, please specify the reason in your Statement of Environmental Effects	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Require <i>Concurrence</i> <sup>♢</sup> from any authorities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the proposal <i>State significant development</i> ? If yes, please provide (a) a list of authorisations and the applicable Act, (b) the capital investment value of the development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the land the subject of this application critical habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPROVALS UNDER SECTION 68 – LOCAL GOVERNMENT ACT, 1993	
Do you wish to carry out any S68 activities (listed below) <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES – Complete details below</span>	
If you wish to carry out one of the following activities, you need the approval of Council. Identify the activities you propose to carry out, and the relevant documents you need to include in your Application, by placing a cross in the appropriate boxes. Please include the relevant documents as detailed in the Section 68 Checklist with your Application. Note: Alternatively these can be applied for separately using 'Section 68 Application' form.	
Under Section 78A of the <i>Environmental Planning and Assessment Act 1979</i> a person can apply to Council for both a development consent and a S68 Approval in the one Development Application. In determining the Development Application, Council may apply any of the provisions under the Local Government Act 1993 that it could apply if the Development Application were an application under that Act for the relevant approval. In particular, if the Development Consent is granted, Council may impose a condition that is authorised under that Act to be imposed as a condition of consent.	
In granting a Development Consent in which a Section 68 approval is also contained, Council may, (without limiting any other condition in the Consent) impose in relation to the approval taken to have been granted under Section 68, either or both of the following conditions:	
(a) A condition that the approval is granted only to the applicant and does not attach to or run with the land to which it applies. (b) A condition that the approval is granted for specific time.	
<p><b>A Structures</b></p> <p><input type="checkbox"/> A1 Installing a manufactured home, moveable dwelling or associated structure on land.</p> <p><b>B Water supply, wastewater and stormwater drainage work</b></p> <p><input type="checkbox"/> B1 Carrying out water supply work. Please choose:  <input type="checkbox"/> Install/alter private<sup>^</sup> water system  <input type="checkbox"/> Install/alter public infrastructure  <input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> B2 Draw water from a Council water supply or a standpipe or sell water so drawn.</p> <p><input type="checkbox"/> B3 Install, alter, disconnect or remove a meter connected to a service pipe.  <input type="checkbox"/> Establish new water service/meter connection  <input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> B4 Carry out wastewater drainage work.  <input type="checkbox"/> Establish new wastewater consumer service  <input type="checkbox"/> Install/alter internal wastewater drainage  <input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> B5 Carry out stormwater drainage work.</p> <p><input type="checkbox"/> B6 Connect a private drain or wastewater drain with a public drain or wastewater drain under the control of a Council or with a drain or sewer which connects with such a public drain or wastewater drain.</p> <p><b>C Management of waste</b></p> <p><input type="checkbox"/> C1 For fee or reward, transport waste over or under a public place.</p> <p><input type="checkbox"/> C2 Place waste in a public place.</p> <p><input type="checkbox"/> C3 Place a waste storage container in a public place.</p> <p><input type="checkbox"/> C4 Dispose of waste into a wastewater drain of the council.</p> <p><input type="checkbox"/> C5 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility. (eg Install Septic System, AWTS etc) Please choose:  <input type="checkbox"/> Aerated Waste Treatment System (AWTS)  <input type="checkbox"/> Dry Composting System  <input type="checkbox"/> Septic Tank  <input type="checkbox"/> Wet Composting System  <input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> C6 Operate a system of wastewater management (within the meaning of Section 68A).</p>	<p><b>D Community Land</b></p> <p><input type="checkbox"/> D1 Engage in a trade or business.</p> <p><input type="checkbox"/> D2 Direct or procure a theatrical, musical or other entertainment for the public.</p> <p><input type="checkbox"/> D3 Construct a temporary enclosure for the purpose of entertainment.</p> <p><input type="checkbox"/> D4 For fee or reward, play a musical instrument or sing.</p> <p><input type="checkbox"/> D5 Set up, operate or use loudspeaker or sound amplifying device.</p> <p><input type="checkbox"/> D6 Deliver a public address or hold a religious service or public meeting.</p> <p><b>E Public roads</b></p> <p><input type="checkbox"/> E1 Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway.</p> <p><input type="checkbox"/> E2 Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.</p> <p><b>F Other activities</b></p> <p><input type="checkbox"/> F1 Operate a public car park. ⇨</p> <p><input type="checkbox"/> F2 Operate a caravan park or camping ground.</p> <p><input type="checkbox"/> F3 Operate a manufactured home estate.</p> <p><input type="checkbox"/> F4 Install a domestic oil or solid fuel heating appliance, other than a portable appliance.</p> <p><input type="checkbox"/> F5 Install or operate amusement devices (within the mean of the Construction Safety Act 1912).</p> <p><input type="checkbox"/> F6 Use a standing vehicle or any article for the purpose of selling any article in a public place.</p> <p><input type="checkbox"/> F7 Carry out an activity prescribed by the regulations or an activity of a class or description by the regulations.</p> <p><b>Note:</b></p> <p><sup>^</sup> Private means work/infrastructure that will be the responsibility of landowners, usually all development from the water meter or sewer tapping point, back to the dwelling/building.</p> <p>• Public means work/infrastructure that will be handed over for the responsibility of Council, eg, Council mains work/extensions etc.</p>

REQUIRED ATTACHMENTS		
<input checked="" type="checkbox"/>	1 copy of the relevant Council checklist/s applying to the proposed development.	
<input type="checkbox"/>	All plans/reports/documentation required by the above checklist.	
<input type="checkbox"/>	1 copy of directional map/details to the site for remote rural properties.	

POLITICAL DONATIONS AND GIFTS DISCLOSURE STATEMENT [Sec 147(4) EP&A Act]		
Have you or any person with a financial interest in this development application made a political donation or gift within the last 2 years?		
<input checked="" type="checkbox"/>	No	
<input type="checkbox"/>	Yes – please complete and attach a Political Donations and Gifts Disclosure Statement (available from Council's website).	
Applicants Signature	[Redacted]	Date 4/6/19

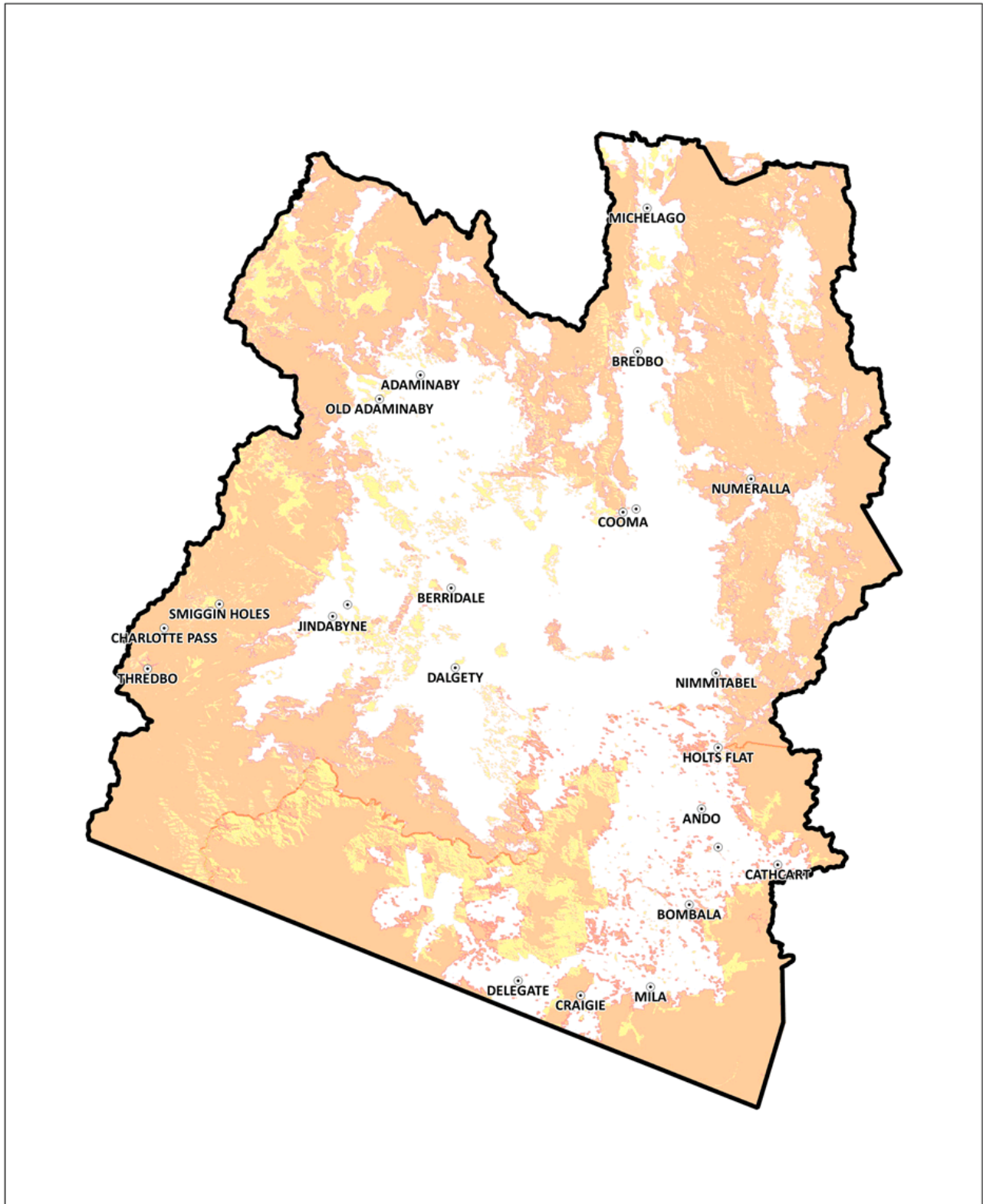
CONSENT OF ALL OWNERS		
All owners must sign this application form or provide written authority for the lodgement of the application.		
<b>Note: Company Ownership</b>		
In the case of a company ownership, in accordance with s127 of the Corporations Act 2001, please state in the signature/name area the authority of each signatory (Director/Secretary etc) (eg as Director of ABC Holdings Pty Ltd) OR attach further documentation as required.		
<input type="checkbox"/> Owners consent attached OR ↓		
As the owner/s of the above property described in this application I/we consent to its lodgement. I/we hereby permit any duly authorised officer of Snowy Monaro Regional Council to enter the land or premises to carry out inspections and surveys or take measurements or photographs as required for the administration of the Act(s), Regulations, or Planning Instruments. We advise that as land [Redacted] hazards that may be of harm to officers visiting the site.		
Signature	[Redacted]	Date 4-6-19
Signature	[Redacted]	Date 4.6.19

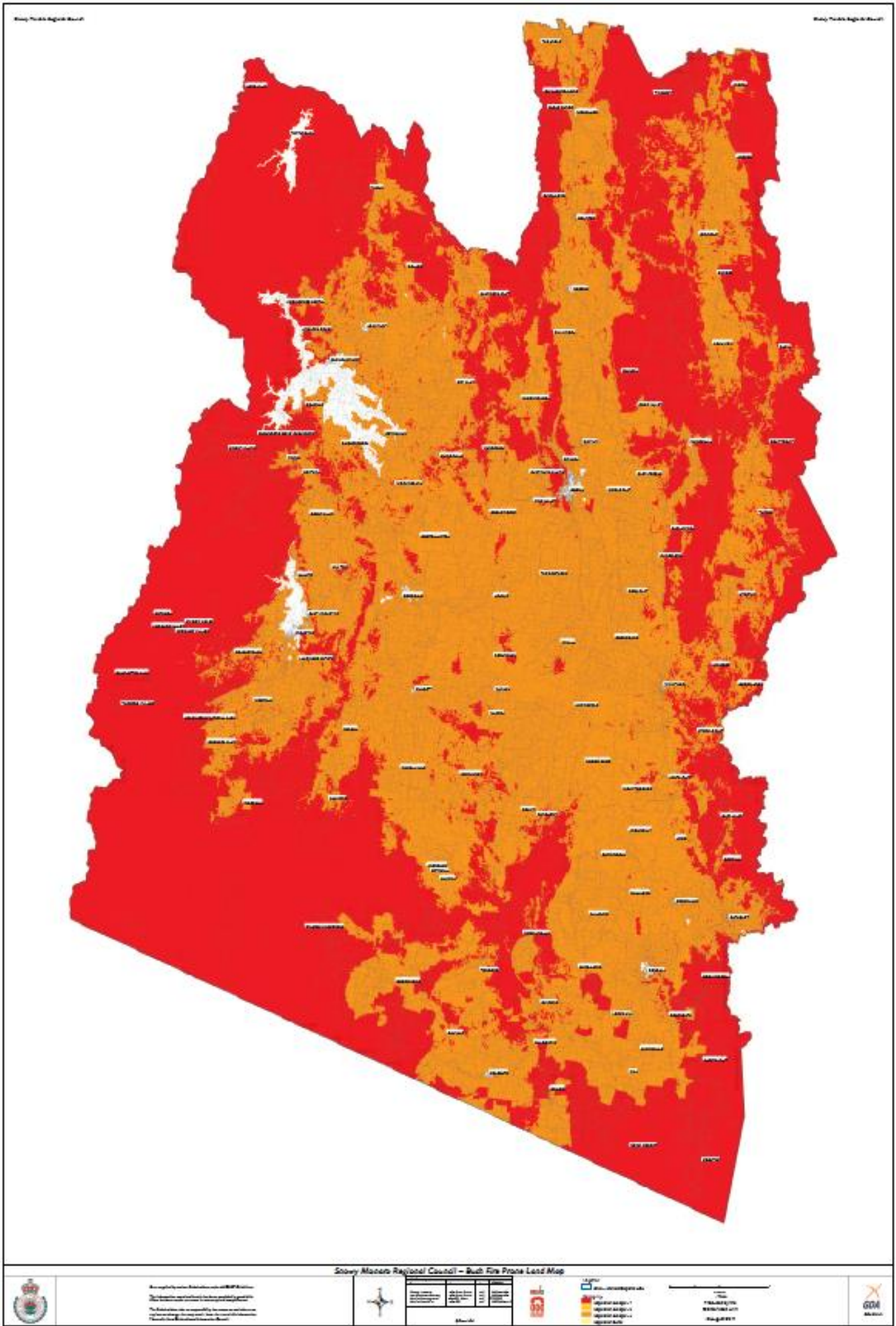
DECLARATION AND SIGNATURE OF APPLICANT		
I/we the undersigned hereby apply for approval of the development proposal as described and as per the plans and specifications and documents accompanying the Application. I/we undertake to develop in accordance with any approval granted by Council and conform with the provisions of the relevant Act(s), Regulations, codes and the Local Environmental Plan. I/we further undertake to pay any fee or charge assessed by Council in connection with development and indemnify Snowy Monaro Regional Council against all claims arising from negligence (or otherwise) resulting from work carried out in connection with the development within the road reserve.		
Signature	[Redacted]	Name Daniel Kroenert Date 4/6/19
Signature	[Redacted]	Name Date

**SITE WORKS MUST NOT COMMENCE WITHOUT COUNCIL APPROVAL**  
Construction materials purchased/work done/arrangements made prior to consent are at the owner/applicants' risk.

- ▲ Designated Developments are listed in Schedule 3 of the Environmental Planning and Assessment Regulations 2000. Special procedures apply to the notification and assessment of Designated Development under the Act)
- ❖ Development that requires Consent is listed in 79B of the Environmental Planning and Assessment Act 1979.
- ❖ **biodiversity compliant development means**
  - (a) development proposed to be carried out on biodiversity certified land within the meaning of Part 7AA of the Threatened Species Conservation Act 1995, or
  - (b) development in respect of which a biobanking statement has been issued in respect of the development under Part 7A of the Threatened Species Conservation Act 1995, or
  - (c) development to which the biodiversity certification conferred by Part 7 of Schedule 7 to the Threatened Species Conservation Act 1995 applies, or
  - (d) development for which development consent is required under a biodiversity certified EPI (within the meaning of Part 8 of Schedule 7 to the Threatened Species Conservation Act 1995).







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Enquiries

Alex Adkins  
Cooma Office

Date

Commissioner of the NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

Dear Mr Fitzsimmons

**Draft Bushfire Prone Lands Map – Snowy Monaro Regional Council**

As per its resolution on 19 September 2019, Snowy Monaro Regional Council wishes to advise it is satisfied with the amended draft Snowy Monaro bushfire prone lands map received from the Rural Fire Service on 12 August 2019.

Council would like to thank the NSW Rural Fire Service for its work in preparing the map and working with Council staff to ensure it is as accurate as possible. Council's Strategic Planning Unit has reviewed the map sent to Council and believes it satisfactorily represents the bushfire hazards for the LGA.

Snowy Monaro Regional Council wishes to request that the draft map be certified by the Commissioner of the NSW Rural Fire Service under Section 10.3 of the *Environmental Planning and Assessment Act 1979*.

Please advise Council in due course once the certification process is complete.

Should you have any queries regarding this letter please contact Council's Strategic Planning unit on (02) 6455 1907.

Yours faithfully

Peter Bascomb

**General Manager**

**Snowy Monaro Regional Council**





## Public Notice

### Bushfire Prone Lands Mapping Update

The NSW Rural Fire Service (RFS) and Snowy Monaro Regional Council have prepared a draft Bush Fire Prone Land (BFPL) Map using new categories identified by the (RFS) and updated vegetation mapping. This has resulted in the majority of the Local Government Area being mapped as bushfire prone land.

This notice has been prepared to inform you of the changes as they may impact plans for developing your property. Also when the new mapping comes into effect you may notice that your land is now identified as bushfire prone in the Section 10.7 Planning Certificate accompanying the sale of your land.

Please note that the revised map is currently in the drafting stage and will be available to the public in the near future. Council expects the draft map to be approved by the NSW RFS in 2019/20.

The new map is necessary because the NSW Rural Fire Service has changed the current two (2) categories BFPL classification system to a three (3) category BFPL classification system. The three (3) new categories are outlined below.

The three categories are defined as follows:

- Vegetation Category 1 is vegetation which is the highest risk for bush fire. It is represented as red on the BFPL Map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Examples of Category 1 vegetation include areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.
- Vegetation Category 2 is considered to be a lower bushfire risk than Category 1 and Category 3 but higher than the excluded areas. It is represented as light orange on a bush fire prone land map and will be given a 30 metre buffer. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices. Examples of category 2 vegetation include rainforests and lower risk vegetation parcels.
- Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as dark orange on a Bush Fire Prone Land map and will be given a 30 metre buffer. Examples of Category 3 vegetation include Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

Any development (including minor works) on properties impacted by the BFPL mapping will require an assessment under *Planning for Bushfire Protection Guidelines* and relevant construction standards.

Snowy Monaro Regional Council offer planning services to the community including a duty planner available on weekdays and pre-lodgement meetings to discuss planning implications for larger or more complex proposals. Information on building in bushfire prone areas can be found on the NSW RFS website – see <https://www.rfs.nsw.gov.au/resources/publications/building-in-a-bush-fire-area>.