



**SNOWY MONARO**  
REGIONAL COUNCIL

# **ATTACHMENTS TO REPORTS**

(Under Separate Cover)

**Ordinary Council Meeting**

**15 December 2022**





# **ATTACHMENTS TO REPORTS** **FOR** **ORDINARY COUNCIL MEETING** **THURSDAY 15 DECEMBER 2022**

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## CONDITIONS OF CONSENT

10.2022.154.1

### Part A – Administrative Conditions

**Reason for imposition of conditions:** Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

#### ADM\_01 - Endorsed plans and supporting documentation

Development must be carried out in accordance with the following plans and documentation, except where amended by Council and/or the conditions of this development consent.

#### Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Plan No.	Plan Title.	Prepared By.	Dated.
JAS277 (G)	Subdivision Plan Stage 1	Jack Atkinson	26/10/2022
JAS277 (G)	Subdivision Plan Stage 2	Jack Atkinson	26/10/2022

Document Title.	Prepared By.	Dated.
Statement of Environmental Effects	Denis Atkinson	March 2022
Bushfire Assessment Report	Control Line	10/02/2022
Flood Assessment Report	Footprint	10/03/2022
Traffic Report	TRAFFIX	23/06/2022
Bush Fire Safety Authority DA20220S06007 604-Original-1	Rural Fire Service	26/10/2022

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

#### ADM\_04 Development Stages

The development is approved, with each stage comprising the following elements:

Stage 1: Lots 9 – 21, 23, 24, 26 – 34

Stage 2: Lots 1 – 8, 22 and 25

#### Reason

To allow for the orderly sequencing of the development

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#### **ADM\_05 Staging of development**

Notwithstanding any other condition of this consent, the consent permits separate Construction Certificates and Occupation Certificates to be issued for the approved development in stages, provided that all conditions of consent relevant to the development incorporated within each stage have been complied with prior to the release of the Construction Certificate or Occupation Certificate for that stage.

#### **Reason**

To allow for the orderly sequencing of the development and compliance with relevant conditions for each stage.

#### **ADM\_07 Aboriginal Objects**

No Aboriginal objects may be harmed without an approval from Heritage NSW.

#### **Reason**

To ensure compliance with the provisions of the National Parks and Wildlife Act.

### **Part B – Other Approvals**

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#### **OA\_01 Separate Section 138 Permit - Roads Act 1993**

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 an 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.

#### **Reason**

To ensure works undertaken in the road reserve have the approval of Council.

### **Part D – Prior To the Commencement of Works**

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#### **SUB\_01 Prior to the commencement of works**

Construction of subdivision works (including clearing, earthworks, demolition or other works) must not commence unless the following have been satisfied:

#### **Reason**

To ensure legislative compliance.

- A. Subdivision Works Certificate for those works has been issued by Council in conformity with the relevant provisions of the Environmental Planning and Assessment Act and related Regulations.

#### **SUB\_02 Pre-commencement Meeting**

Prior to the commencement of subdivision works for each stage of development, 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.

#### **Reason**

To ensure works will be carried out in accordance with approved plans and specifications.

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#### **SUB\_05 Construction Environmental Management Plan (CEMP)**

A Construction Environmental Management Plan must be developed and implemented prior to the commencement of any works, to the satisfaction of the Council. The construction environmental management plan must include the following measures, as applicable to the type of development:

- location and construction of protective fencing to the perimeter site disturbance;
- location of site storage areas/sheds/equipment;
- location of building materials for construction;
- location of stockpiles;
- provisions for public safety;
- dust control measures;
- site access location and construction
- details of methods of disposal of demolition materials;
- protective measures for tree preservation;
- provisions for temporary sanitary facilities;
- location and size of waste containers/bulk bins;
- details of proposed sediment and erosion control measures;
- provisions for temporary stormwater drainage;
- construction noise and vibration management;
- construction traffic management details.

The site management measures must be implemented prior to the commencement of any site works and must be in place throughout the works, to the satisfaction of Council. A copy of the Construction Environmental Management Plan must be provided to Council prior to commencing site works.

#### **Reason**

To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

#### **SUB\_06 Protection of Electricity Infrastructure**

#### **Reason**

Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

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## Part E – During Construction

### DC\_18 Protecting Wastewater supply services

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 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.

### Reason

It is in the public interest that the development works do not damage existing Council infrastructure. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

### DC\_20 Protecting Water supply services

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 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.

### Reason

It is in the public interest that the development works do not damage existing Council infrastructure and accordingly a record of existing conditions is required. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

### DC\_26 Erosion and drainage management

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:

- a) 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,
- b) 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,
- c) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- d) 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,
- e) All equipment wheels will be washed before exiting the site using

### Reason

To reduce impact on surrounding properties during construction.

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manual or automated sprayers and drive-through washing bays,

- f) 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.

#### **Part F – Subdivision Engineering**

##### **SUB\_08 Works as Executed Plans**

Upon completion of the subdivision works for each stage of the development, 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 Development Engineer.

The Works-As-Executed plans shall be submitted to Council in electronic format (.pdf) and must be prepared and certified by a Registered Surveyor or Chartered Professional Engineer and define the location of all water supply, sewerage and, stormwater infrastructure to the acceptance of the Council's Development Engineer.

##### **Reason**

To ensure adequate records are made of systems installed.

##### **SUB\_09 Separate Water and Sewerage Connections - Torrens Title Subdivision**

##### **Reason**

###### **Water Stage 1 and 2**

The developer shall provide all necessary water supply reticulation works, property connections and associated facilities to service every lot in conformity with Council's "Snowy River Development Design and Construction Specifications".

To ensure that all lots are adequately serviced by reticulated water and sewer infrastructure.

Water shall be connected to the existing water mains at Hoskin Street.

Prior to the submission of the Subdivision Works Certificate application, the developer shall carry out a water network analysis to the satisfaction of Council and at no cost to Council to determine the sizing of each water main within the development.

###### **Sewer Stage 1 and 2**

The developer shall provide all necessary sewerage reticulation works, property connections and associated facilities to service every lot in conformity with Council's "Snowy River Development Design and Construction Specifications".

All sewer mains shall be centrally located in a minimum 3.0 metre wide easement unless it is shared with a storm water service. A sewer main alignment along and within the road reserve will not be permitted.

A gravity sewerage system will only be permitted and such system shall service every lot in this development. A pumped sewerage system will not be permitted.

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**Easement to Drain Sewer** - 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.

**SUB\_10 Electricity Service Easements**

As part of the subdivision, an easement/s are/is created for any existing electrical infrastructure. The easement/s is/are to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision.

**Note** - Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.

**Reason**

To ensure that all necessary easements are including in the final plan of subdivision.

**SUB\_11 Maintenance Period for Subdivision Works (all stages)**

The developer shall carry out any maintenance works required to completed subdivision works and shall rectify any defects becoming apparent within a period of twelve (12) months after the date that Council accepts that the works have reached practical completion.

Prior to the release of the Subdivision Certificate for that stage of the subdivision, 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.

In addition to the bond the developer shall pay to Council a Bond Administration Fee in accordance with Council's Fees and Charges.

**Reason**

To ensure the establishment of a maintenance period and agreement after completion of subdivision works.

**SUB\_14 Storm Water Drainage – Council System**

**Stage 1 and 2**

The developer shall construct storm water drainage infrastructure to service each lot in the development in conformity with the standards set out in Council's "Snowy River Development Design and Construction Specifications".

Each lot shall have a separate inter allotment stormwater drainage connection point and shall be connected to an underground piped drainage system. Each lot shall be provided with a separate grated pit connection.

The plan of subdivision shall include the creation of inter-allotment drainage easements as necessary to allow every lot to discharge storm water runoff from roof and paved areas to a public road or a Council controlled drainage system. 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 storm water drainage within the subdivision.

Drainage works within these easements shall be designed and constructed

**Reason**

To ensure that stormwater infrastructure is established on site.

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in conformity with the standards set out in Council's "Snowy River Development Design and Construction Specifications".

**SUB\_15 Traffic Control**

The developer shall ensure that traffic control measures are implemented for all works within public roads in conformity with Traffic Control Plans prepared and approved by a competent person accredited by Transport for NSW. A traffic control plan prepared and approved by a competent person accredited by the Transport for NSW must be submitted to Council for each stage of development if working on a public road prior to the issue of an approved construction certificate.

**Reason**

To ensure compliance with the Roads Act.

**SUB\_16 Road Construction /Widening**

**Stage 1**

The developer shall construct the unformed part of Hoskin Street from the intersection of Pryce street and Hoskin street to the starting point proposed Road 2 within the subdivision. This road shall be upgraded in conformity with Council's "Snowy River Development Design and Construction Specifications" to include the following:

**Reason**

To ensure the road network is adequately augmented to allow for the traffic generated by the development.

1. 8m wide bitumen seal pavement
2. Layback kerb and gutter along both sides with a width of 8.0 metres between nominal kerb lines.
3. Storm water and subsoil drainage works.
4. A bitumen sealed road pavement extending for the full width between the kerbs and gutters.
5. Grassing of footway areas and planting of street trees on one side and 1.2m wide footpath on the other side.

**Stage 1**

The plan of subdivision shall include the dedication of the proposed Road 1 and Road 2 and section of Road 3 up to stage 1 as a public road, not less than 15.0 metres wide as shown on the Approved Development Plan. This road shall be constructed in conformity with Council's "Snowy River Development Design and Construction Specifications" to include the following:

1. Construction of the full length of Road 1, Road 2 and partial length of Road 3.
2. Layback kerb and gutter along both sides with a width of 8.0 metres between nominal kerb lines.
3. Storm water and subsoil drainage works.
4. A bitumen sealed road pavement extending for the full width



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between the kerbs and gutters.

5. Grassing of footway areas and planting of street trees on one side and 1.2m wide footpath on the other side. A landscaping plan shall be submitted and approved by Council.
6. A temporary 8m radius tuning head at the end of Road 3

Road name signs are to be erected at completion of works. The road name must be approved by Council in advance and must be shown on the final plan of subdivision.

### **Stage 2**

The plan of subdivision shall include the dedication of the proposed Road 3 as a public road, not less than 15.0 metres wide as shown on the Approved Development Plan. This road shall be constructed in conformity with Council's "Snowy River Development Design and Construction Specifications" to include the following:

1. Construction of the full length Road 3.
2. Layback kerb and gutter along both sides with a width of 8.0 metres between nominal kerb lines.
3. Storm water and subsoil drainage works.
4. A bitumen sealed road pavement extending for the full width between the kerbs and gutters.
5. Grassing of footway areas and planting of street trees on one side and 1.2m wide footpath on the other side. A landscaping plan shall be submitted and approved by Council.
6. 8m radius cul-de-sac head at the end of Road 3

Road name signs are to be erected at completion of works. The road name must be approved by Council in advance and must be shown on the final plan of subdivision.

### **Footpath Stage 1 and 2**

The developer shall construct a concrete footpath for the entire length of one side of each street (Road 1, Road 2 and Road 3) to the frontage of all lots. Design and construction shall be in conformity with the standards specified in Council's "Snowy River Development Design and Construction Specifications" to include the following:

1. Concrete pavement not less than 1.2 metres wide
2. Minimum concrete thickness 100 mm
3. Minimum concrete strength grade 25 MPa
4. Minimum reinforcement SL72 steel mesh

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#### **SUB\_17 Concrete Footpath – Outside Subdivision**

#### **Reason**

##### **Stage 1**

The developer shall construct a concrete footpath for the entire length of one side of Hoskin Street from Road 2.

Design and construction shall be in conformity with the standards specified in Council's "Snowy River Development Design and Construction Specifications" to include the following:

- a) Concrete pavement not less than 1.2 metres wide
- b) Minimum concrete thickness 100 mm
- c) Minimum concrete strength grade 25 MPa
- d) Minimum reinforcement SL72 steel mesh

Pedestrian refuges shall be constructed to the satisfaction of Council and with the endorsement of the Snowy Monaro Local Traffic Committee where the footpath crosses each road.

To ensure pedestrian access to the subdivision is established to allow for connectivity with the surrounding road network.

#### **SUB\_18 Intersection treatment – BAL and BAR – Stage 1**

#### **Reason**

As a minimum the intersection of Mackay Street with Jindabyne/Kosciuszko Road shall be designed and constructed to provide a sealed Basic Right Turn (BAR) and Basic Left Turn (BAL) treatment on Jindabyne/Kosciuszko Road in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Transport for NSW for the posted speed limit and to accommodate the design vehicle. Kosciuszko Road is an approved B-Double route.

The intersection of Mackay Street with Kosciuszko Road shall be designed and constructed so as not to interfere with the capacity of the current roadside drainage network and to prevent water from proceeding onto, or ponding within, the carriageway of the Kosciuszko Road.

Any damage or disturbance to the road reserve of Kosciuszko Road shall be restored to match surrounding landform in accordance with Council requirements.

The storage of any material within the road reserve of Kosciuszko Road is denied. Appropriate signage and fencing is to be installed and maintained to effect this requirement.

Prior to works commencing within the road reserve of Jindabyne/Kosciuszko Road the applicant must apply for and obtain approval under Section 138 of the Roads Act, 1993 from the road authority. The developer is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents.

Works associated with the development shall be at no cost to Transport for NSW.

To ensure the road network is adequately augmented to allow for the traffic generated by the development.

#### **SUB\_35 Owners Consent - Neighbouring Properties**

#### **Reason**

Evidence of owners consent shall be submitted to Council prior to the issue of a Subdivision Works Certificate for any works proposed on any lot not

To ensure legal compliance.

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part of this application.

#### **SUB\_41 Battle-axe**

#### **Reason**

##### **Lot 23 and 24**

The developer shall provide a concrete driveway for the entire length of the access corridor to battle-axe lots in conformity with Council's "Snowy River Development Design and Construction Specifications" , to include the following:

To ensure appropriate access is established to all lots within the subdivision.

1. A 6m wide access handle
2. Concrete pavement not less than 3.0 metres wide
3. Minimum concrete thickness 150mm
4. Minimum concrete strength grade 25MPa
5. Minimum reinforcement SL72 steel mesh
6. Suitable storm water drainage.

The plan of subdivision and section 88B instrument shall establish reciprocal easements for access and services over the entire length of access corridors to adjoining lots.

##### **Battle-axe Driveway lot 11**

The developer shall provide a concrete driveway for the entire length of the access corridor to battle-axe lots in conformity with Council's "Snowy River Development Design and Construction Specifications" , to include the following:

1. A 6m wide access handle
2. Concrete pavement not less than 3.0 metres wide
3. Minimum concrete thickness 150mm
4. Minimum concrete strength grade 25MPa
5. Minimum reinforcement SL72 steel mesh
6. Suitable storm water drainage.

#### **SUB\_42 Stormwater Detention Basin**

#### **Reason**

An on-site storm water detention basin is to be installed within proposed subdivision as part of the development in accordance with Council's Development Control Plan and Council's "Snowy River Development Design and Construction Specifications".

To ensure stormwater is appropriately managed..

The detention system is to be designed and installed to limit storm water discharge from the development site to a rate no greater than the pre-development discharge rate for events up to the 1 in 20 year average recurrence interval and to the basin design requirements (where relevant) as specified in "Snowy River Development Design and Construction Specifications".

The final design shall be submitted to Council as part of the Subdivision Works Certificate application for stage 1.

#### **SUB\_43 Storm Water Drainage to Myack Creek and 10 Jindabyne Road**

#### **Reason**

The developer shall construct piped storm water drainage infrastructure

To ensure stormwater

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from the development site to the intersection of Middlingbank Road and Jindabyne Road to convey the 1 in 5 year average recurrence interval event flows from the subdivision drainage system, in conformity with the standards set out in Council's "Snowy River Development Design and Construction Specifications".

is appropriately managed.

The final design shall be submitted to Council as part of the Subdivision Works Certificate application for stage 1.

#### **SUB\_44 Probable Maximum Flood affected Lots and access**

#### **Reason**

The developer shall provide appropriate building height controls on the title, being that a minimum floor levels for habitable rooms shall be specified on these lots; a minimum of 500 mm above the 1 % AEP food profile, for each lot affected by the probable maximum flood in accordance with the findings provided in the Floodplain Risk Management Studies and Plans, Final Report, November 2020, by SMEC and GRC Hydro to the satisfaction of Council prior to the release of the Subdivision Certificate.

To ensure protection of buildings and residents.

Developer shall prepare a plan for an appropriate flood evacuation strategy and pedestrian/vehicular access route for both before and during a flood and submit this plan to Council for approval prior to the issue of the subdivision certificate for the effected stage(s).

#### **SUB\_45 Road Upgrade – Hoskin Street**

#### **Reason**

Prior to start the construction of any stage the developer shall construct the unformed part of Hoskin Street from the intersection of Pryce street and Hoskin street to the starting point proposed Road 2 within the subdivision. This road shall be upgraded in conformity with Council's "Snowy River Development Design and Construction Specifications" to include the following:

To ensure the road network is adequately augmented to allow for the traffic generated by the development.

1. 8m wide bitumen seal pavement
2. Layback kerb and gutter along both sides with a width of 8.0 metres between nominal kerblines.
3. Storm water and subsoil drainage works.
4. A bitumen sealed road pavement extending for the full width between the kerbs and gutters.
5. Grassing of footway areas and planting of street trees on one side and 1.2m wide footpath on the other side.

#### **SUB\_28 Street Lighting**

#### **Reason**

The developer shall provide street lighting for the entire subdivision including the unformed part of Hoskin Street from the intersection of Pryce street and Hoskin street to the starting point proposed Road 2 within the subdivision.

To ensure appropriate street lighting is installed for the development..

#### **Compliance Certificate Inspections (For information only - this is NOT a condition of consent)**

The developer must obtain a Compliance Certificate, either from Council to demonstrate that all subdivision works have been completed. The subdivision works must be inspected by

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Council's inspector at each of the following stages of construction to confirm compliance with the standards set out in Council's Development Design and Construction Specifications.

- (a) After placement of all signs in accordance in with the approved Traffic Control Plan.
- (b) After stripping of topsoil from roads and fill areas, all Soil and Water Management Plan controls shall be in place at this stage.
- (c) After completion of road subgrade.
- (d) During field density testing, string line checking and proof rolling of the finished subgrade.
- (e) After placement of water service conduits prior to backfilling.
- (f) After placement and compaction of each layer of gravel pavement material.
- (g) During field density testing, string line checking and proof rolling of each finished gravel pavement layer.
- (h) During application of bitumen seal or asphaltic concrete wearing surface.
- (i) After laying and jointing of all water supply pipelines prior to backfilling and after installation of all water meters.
- (j) After laying and jointing of all sewerage pipelines prior to backfilling.
- (k) During pressure testing of all water supply pipelines.
- (l) During pressure testing of all sewerage pipelines.
- (m) During testing of all sewer manholes.
- (n) After completion of works prior to acceptance and commencement of "on-maintenance" period.
- (o) During the "off-maintenance" period inspection.
- (p) As otherwise required to confirm that the works are satisfactorily executed and in conformity with environmental controls.

It should be noted that Council charges fees for inspections and Compliance Certificates.

These fees must be paid prior to the endorsement of a Subdivision Certificate.

**Part G – Agency Specific Conditions**

**AS\_01 Agency Specific**

**General Conditions**

The General Terms of Approval are based on the documents/plans supplied via Councils referral to the NSW RFS.

- The plan titled Subdivision Proposal Stage 1 & Stage 2 prepared by

**Reason**

To comply with the issued Bushfire Safety Authority.

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Jack Atkinson Surveying dated 26 October 2022 ref JAS277

#### **Asset Protection Zones**

**The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.**

1. At the commencement of building works or the issue of a subdivision certificate, whichever comes first, the entire site must be maintained as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019.

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
  - trees at maturity should not touch or overhang the building;
  - lower limbs should be removed up to a height of 2 m above the ground;
  - tree canopies should be separated by 2 to 5 m;
  - preference should be given to smooth-barked and evergreen trees;
  - large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
  - shrubs should not be located under trees;
  - shrubs should not form more than 10% ground cover;
  - clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
  - grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
  - leaves and vegetation debris should be removed regularly.
2. At the issue of a subdivision certificate, if the land immediately to the north-west of proposed lots 13-16, PT35, 11,5-8 & south-east of lots 22-24, 30-34 & 1 has not been developed and the bush fire hazard removed, a suitably worded instrument(s) must be created pursuant to section 88B of the Conveyancing Act 1919 over the lots which prohibits the construction of buildings other than class 10b structures for a distance of 11 metres to the relevant boundary. The instrument may be lifted upon commencement of any future proposed development on the adjoining land, but only if the bush fire hazard is removed as part of the proposal. The name of authority empowered to release, vary, or modify the instrument must be Council.

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#### **Access - Public Roads**

**The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.**

3. Access roads must comply with the following general requirements of Table 5.3b of Planning for Bush Fire Protection 2019 and the following:
  - subdivisions of three or more allotments have more than one access in and out of the development;
  - traffic management devices are constructed to not prohibit access by emergency services vehicles;
  - maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
  - all roads are through roads;
  - dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
  - where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
  - where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access must be provided to an alternate point on the existing public road system;
  - one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
  - the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
  - hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
  - hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - Fire hydrant installations System design, installation and commissioning; and
  - there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

### Water and Utility Services

**The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.**

4. The provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of Planning for Bush Fire Protection 2019:
  - reticulated water is to be provided to the development where available;
  - fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
  - hydrants are not located within any road carriageway;
  - reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
  - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
  - all above-ground water service pipes are metal, including and up to any taps;
  - where practicable, electrical transmission lines are underground;
  - where overhead, electrical transmission lines are proposed as follows:
    - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
    - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
  - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
  - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
  - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
  - connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
  - above-ground gas service pipes are metal, including and up to any outlets.



SNOWY MONARO REGIONAL COUNCIL

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**Part H – Prior to the Release of the Subdivision Certificate**

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**SUB\_20 Utilities / Services – Electricity and Telecommunications**

**Reason**

Prior to the issue of the relevant Subdivision Certificate, the following written evidence of service provider requirements must be submitted to Council:

To ensure all required services are provided to the subdivision.

- a. Electricity Supply Authority – a Notice of Arrangement demonstrating that satisfactory requirements have been made to service the proposed development.
- b. Telecommunication Provider – a letter of consent demonstrating that satisfactory requirements have been made to service the proposed development.

Note - It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions.

**SUB\_22 Subdivision Certificate Application**

**Reason**

The developer is to submit to Council through the NSW Planning Portal a Subdivision Certificate application together with:

To ensure compliance with legislation.

- a) Electronic subdivision plan and Administration sheet;
- b) Any required or relevant Section 88B instrument under the Conveyancing Act 1919;
- c) The applicable fee;
- d) Documentation from a recognised telecommunications carrier certifying that telephone connection has been provided to the site;
- e) Notice of Arrangement from Essential Energy certifying that electricity connection has been provided to each lot ;
- f) Certificate from Snowy Monaro Regional Council certifying that all necessary and appropriate weed eradication work has been completed on all lots in the subdivision.
- g) A location map of all water meters on the site; and
- h) Details on all water meters on the newly created lots.

Optional

Original /Hard copy linen plans and administration documents, where the applicant require original copies to signing by Council, hard copy plans shall be received at a council office within two (2) business days after submission of the application on the Planning Portal.

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### SUB\_23 Payment of section 7.11 Contributions

### Reason

The payment of contributions to Council is required to cater for the increased demand for infrastructure resulting from the approved development 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:

To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development

#### Stage 1 (24 Lots)

Bushfire Services	\$ 4,656
Community Services and Facilities	\$ 16,008
Open Space and Public Art	\$ 3,816
Regional Waste	\$ 19,224
<b>Total</b>	<b>\$43,704.00</b>

#### Stage 2 (9 Lots)

Bushfire Services	\$ 1,746
Community Services and Facilities	\$ 6,003
Open Space and Public Art	\$ 1,431
Regional Waste	\$ 7,209
<b>Total</b>	<b>\$16,389.00</b>

The above contributions have been imposed in accordance with the Snowy River Contributions Plan 2008. The contribution is based on an additional thirty four (34) residential allotments. Contributions will be reassessed at the time of payment in accordance with Council's adopted Fees and Charges and may be subject to an increase by CPI.

Contributions will be reassessed at the time of payment in accordance with Council's adopted Fees and Charges and may be subject to an increase by CPI. The above-specified Contribution Plans may be inspected at Council offices.

It is the responsibility of the Principal Certifying Authority that the nominated contributions have been paid to Council, prior to the issue of the relevant stage Subdivision Certificate.

### SUB\_24 Water and Sewer Contributions

### Reason

The developer shall submit to Council a Section 305 Compliance application (Water and Sewer Contributions) under Section 305 of the Water Management Act 2000 prior to the approval of any construction certificate. The developer must obtain a Compliance Certificate under Section 307 of the Water Management Act 2000 prior to the approval of any subdivision certificate.

To address the increased demand on water and sewer infrastructure resulting from the approved development

SNOWY MONARO REGIONAL COUNCIL

#### **SUB\_25 Testing of Council Water and Sewer Infrastructure**

A subdivision certificate must not be issued until all sewer mains have been tested and all water mains have been tested and disinfected in accordance with Council's Development Design and Construction Specifications and to the satisfaction of Council.

#### **Reason**

To ensure new infrastructure works are fit for purpose.

#### **SUB\_26 Services**

Any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development must be at no cost to Council and undertaken prior to the issue of the relevant Subdivision Certificate.

#### **Reason**

To ensure all required services are provided by the developer to adequately service the subdivision.

#### **SUB\_27 Completion of Engineering Works**

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.

#### **Reason**

To ensure completion of works is carried out in accordance with Council requirements.

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.

#### **SUB\_28 Landscaping**

Prior to the issue of the subdivision certificate for each stage of the subdivision the developer shall ensure that the landscaping as shown in the Landscape Concept Design plan has been completed to the satisfaction of Council.

#### **Reason**

To ensure landscaping works have been undertaken in accordance with approved plans.

#### **SUB\_29 Bushfire Compliance Inspection**

Prior to the issue of the subdivision certificate an inspection is to be carried out by a suitably qualified consultant demonstrating compliance with ensure condition AS\_01.

#### **Reason**

To ensure works required by the Bushfire Safety Authority have been undertaken.

#### **SUB\_30 Road Naming**

The road names for each road in the subdivision are to be gazetted by the Geographical Names Board (GNB) and approved by Council prior to the release of the subdivision certificate. The approved road names are to be shown on the administration sheet accompanying the final subdivision certificate.

#### **Reason**

To ensure legislative compliance.

In choosing road names consideration should be given too:

- Geographical Names Board require naming to meet certain guidelines to be gazetted. Names should not be duplicated within a minimum of 30km and not include Alpine, Mountain, River or Snow/y
- No names of people or organisations
- Check names on the Geographical Names Board eligibility checker

SNOWY MONARO REGIONAL COUNCIL

first found here <https://proposals.gnb.nsw.gov.au/public/road-names/evaluation>. If an problem is identified, the proposed name will not get gazetted by GNB

- provide a clear documented relevant connection to the local community

Should the name selected not be suitable for approval by Council and gazetting by GNB it will be rejected and the process will be delayed. SRMC can also provide name suggestions if that is preferred.

Please submit your proposal/s to SMRC including the relevance/background to the name and whether it has been evaluated by GNB.

Note – The approval of road names can be lengthy and Council recommends applicants commence this process at least 6 months prior to the finalisation of the subdivision so as not to delay the issue of the subdivision certificate.

#### **SUB\_31 Street Numbers**

The street numbers for each lot in the subdivision are to be shown on the administration sheet accompanying the final plan of subdivision when lodged with the subdivision certificate. The subdivision certificate cannot be released until such time as the street numbers of each lot have been allocated and shown on the administration sheet.

#### **Reason**

To ensure legislative compliance.

#### **SUB\_32 Hoskin Street Park Fence**

The developer shall erect suitable fencing, to the satisfactory of Council, which encloses the Hoskin Street park.

#### **Reason**

To ensure the safety of park users.

#### **SUB\_55 Storm Water Detention for each lot**

An 88B Instrument shall be established to require storm water detention on each lot. The detention system is to be designed and installed to limit the storm water discharge rate from the development lot to a rate no greater than the pre-development discharge rate for events between the 1 in 20 year and 1 in 100 year average recurrence interval.

#### **Reason**

To ensure stormwater is appropriately managed.

A Section 88B instrument shall be prepared to reflect this requirement and submitted for the approval of Council prior to the release of the subdivision certificate for each stage.

**DEVELOPMENT APPLICATION**

**STATEMENT  
OF  
ENVIRONMENTAL EFFECTS**

**Proposed Residential Village Subdivision of  
Lot Y DP417424 Hoskin Street, Berridale  
To Create 34 New Allotments in Two Stages and  
Civil Engineering Works Within  
Lot A DP321480 and Lot 1 DP932240 (Adjoining Lands)**

March, 2022  
Ref No:DA019

**DENIS ATKINSON**

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## **Appendices**

Appendix A: Pre-Lodgement Meeting Minutes

Appendix B: Proposed Subdivision Layout Plans Showing  
Existing Contours and Proposed Lots and  
Approximate Areas

Appendix C: Concept Civil Engineering Plans

Appendix D: Flood Consideration Report

Appendix E: AHIMS Result

## **1. THE PROPOSAL**

The following Statement of Environmental Effects has been prepared to support a Development Application for a two stage residential (village) subdivision of Lot Y DP417424, Hoskin Street Berridale. The subject land is within the Snowy Monaro Regional Council Local Government Area and is located within the village of Berridale and subject to the provisions of the Snowy River Local Environmental Plan (SRLEP) 2013.

Prior to finalising any design for the subdivision, a pre-lodgement meeting was arranged at Council and the Minutes of this meeting are included at Appendix A. The issues raised at this meeting have been considered in the final design all the development.

This application seeks the consent of Council for the proposed residential subdivision for 34 lots, in two stages. A concept subdivision plan is included at Appendix B and shows existing contour detail and approximate areas and dimensions for all 34 lots. The proposed lots range in approximate area from 720m<sup>2</sup> to 1000m<sup>2</sup>.

The subject land is zoned Zone RU5 Village Under the provisions of is SRLEP 2013 and as all lots are greater in area then 700m<sup>2</sup> the proposal is permissible subject to the consent of Council.

The development is proposed to be undertaken in two stages, as follows:

- Stage 1 – Lots 9 to 35. This stage will include all proposed roading and services to Lots 9 to 35 and the residue land. The works for this stage will include the extension of Hoskin Street and if the development of the adjoining land (Lot 1 DP932240) has not already provided it, stormwater and sewer through the lot to the approved discharge point.

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Development Application – Statement of Environmental Effects – Hoskin Street

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- Stage 2 – Lots 1 to 8. This stage is reliant on Lot A DP321480 being developed. If not, these lots will require the provision of sewer and stormwater through Lot A DP321480 and connection to existing Council infrastructure.

NB: The owners of Lot 1 DP932240 and Lot A DP321480 have signed providing consent to the lodgement of this application.

Adjoining land uses are:

- North - existing tourist accommodation facility
- South - the existing village area of Berridale
- East - land subject to a yet to be approved Development Application for residential (village) subdivision
- West - the land has recently been approved for a residential subdivision. Development works not yet commenced.

As a result of these existing and potential future adjoining land uses the proposed residential subdivision will have no significant adverse impact on their present or future use.

The subject land is suitably located to provide for the extension of the Berridale Village and is in proximity to the services provided within Berridale. The resultant lots will increase the supply of vacant residential land and improve housing choices within Berridale.

The development will be undertaken in stages as previously described. This application also requests that Council permit the release of lots within each stage via Subdivision Certificates, as demand dictates. This alleviates the need to create all lots within each stage at the one time. No lots are to be created without access to all services as required by the consent.

The proposal is considered “integrated development” as parts of the property are identified as being potentially bushfire prone lands and referral to NSW Rural Fire Service for approval is required. The proposal is not considered to be “designated development”.



## **2. INTRODUCTION**

### **2.1 SUBDIVISION DESIGN**

The concept plan for the residential subdivision of the subject land is included at Appendix B. The plan provides the layout for the 34 residential lots ranging in size from 720m<sup>2</sup> to 1000m<sup>2</sup>.

The plan also provides the following stages:

- Stage 1 – proposed lots 9 to 34 plus residue
- Stage 2 - proposed lots 1 to 8

The design considers the environmental constraints of the land, issues raised at our pre-lodgement meeting and connectivity to developments to the east and west along with a connection to the existing village area of Berridale.

### **2.2 SERVICES AND ACCESS**

The conceptual engineering plans are included at Appendix C and include indicative layout details for the extension of Hoskin Street and proposed internal roading along with the provision of services within the development and connection to existing or proposed infrastructure. The proposed road network also provides vehicular linkage to intended developments to the east and west.

### **2.3 EROSION AND SEDIMENT CONTROL**

A preliminary erosion and sediment control plan has been prepared and included At Appendix C. This plan proposes standard protection measures which are suitable for the specifics of this site and size of the development.

## 2.4 BUSHFIRE HAZARD

As the subject land is identified on the Snowy Monaro Regional LGA Bushfire Prone Land Map a detailed bushfire hazard assessment report has been prepared by Craig Burley an accredited Level 3 practitioner. A complete copy of this assessment is provided as an attachment through the Planning Portal.

Section 3.7 of the Burley report identifies bushfire attack levels (BAL) for the development site and the following recommendations are provided in Section 5.0 of the same report, and are as follows:

1. That for not less than 11 metres within the development site adjacent to the north-eastern boundary is maintained in perpetuity as an inner protection area of an asset protection zone and the construction of habitable buildings is not permitted within this area.
2. That the balance of the development site where not built upon is also maintained in perpetuity as an inner protection area of an asset protection zone.
3. That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.
4. That the subdivision internal roads are to be constructed in accordance with section 5.3.2 of *Planning for Bush Fire Protection 2019*.
5. That the supply of water, electricity and gas is established in accordance with section 5.3 .3 of *Planning for Bushfire Protection 2019*.

The report concluded that the development can comply with the legislative requirements under Section 100b of the Rural Fires Act 1997 with the inclusion of the recommendations as made.

## **2.5 FLORA AND FAUNA**

Flora and fauna mapping applicable to this site has been reviewed and our comments are as follows.

- Terrestrial Biodiversity Mapping – Council’s mapping has been reviewed and the site is not mapped as having any areas of Terrestrial Biodiversity. a report by Unlimited Habitats for the adjoining land to the west concluded, that it also did not contain any recognised and significant biodiversity attributes.
- Biodiversity Values Mapping - no areas mapped on this particular property.
- Riparian Lands or Watercourses - none mapped on Council’s LEP mapping.

As a result of our review of the available mapping for this site we have concluded no further investigation into flora and fauna issues is required.

## **2.6 FLOODING CONSIDERATIONS**

The issue of overland PMF mapping on this site was raised as an issue at our pre-lodgement meeting. As a result of this, Ashley Bond from Footprint Sustainable Engineering provided a Technical Memorandum to assess the impacts of overland flows from upslope of the development site. A complete copy of this assessment is included at Appendix D.

The report concluded that during the detailed engineering design phase of the development SMEC would be engaged to determine major flow path requirements which would be managed through a combination of piped and overland flow path (roadway) systems.

## **2.7 AHIMS RESULTS**

An AHIMS search covering the subject land was undertaken and no Aboriginal sites recorded or Aboriginal places declared on the site. The results are included in Appendix E.

## **2.8 CONNECTIVITY**

The developer of the subject land is aware of developments either approved or awaiting approval on lands to the east and west. Our engineer has liaised with the adjoining developers to ensure our road network provides connectivity to both developments. This development will also provide the link to the existing village area of Berridale with the extension of Hoskin Street.

## **2.9 SNOWY RIVER LEP 2013**

As part of the determination process Council must consider the relevant Clauses of the SRLEP 2013 applicable to this proposal. Our comments in relation to the specific Clauses are as follows:

### **- Clause 2.3      *Zone Objectives***

This clause refers to the Land Used Table within the SRLEP 2013, which specifies the objectives and permissible land uses for each particular zone. Subdivision is not listed as a prohibited land use and as such is permissible with consent.

The subject land is zoned RU5 Village and our comments in relation to the listed objectives of this zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.

*Our comment* - the subdivision provides additional land stock to provide for the continued growth of the village of Berridale and its services and facilities.

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Development Application – Statement of Environmental Effects – Hoskin Street

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- To protect and conserve the historical significance, character scenic quality of rural village settings.

*Our comment* - the development has no significant adverse impacts upon the historical significance, character or scenic qualities of Berridale.

- To encourage and provide opportunities for population and local employment growth.

*Our comment* - this subdivision provides the opportunity for Berridale's population to grow along with increased employment to provide goods and services to a larger population.

- 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.

*Our comment* -this environmental assessment shows that the land is capable of supporting a varied lot size residential development within the village of Berridale. The site is serviced by reticulated sewerage.

We consider the proposed development to be compatible with the objectives of the zone.

- Clause 2.6 *Subdivision Consent Requirements*

This clause permits the subdivision of land but only with development consent unless it is exempt. As this development is not exempt, we seek the consent of Council to undertake the subdivision as proposed.

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Development Application – Statement of Environmental Effects – Hoskin Street

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- Clause 4.1 *Minimum Subdivision Lot Size*

The proposed subdivision creates lots ranging from 720m<sup>2</sup> to 1000m<sup>2</sup> all of which are greater in area than SRLEP 2013 lot size mapping, which shows a minimum lot size of 700m<sup>2</sup> for this property.

As a result, we consider the proposal to be compliant with Clause 4.1 (3).

- Clause 5.21 *Flood Planning*

Refer to Section 2.6 and Appendix D of this SEE for details.

- Clause 7.2 *Terrestrial Biodiversity*

The subject land is not identified on the SRLEP 2013 Terrestrial Biodiversity Map and as such no further assessment considered necessary.

- Clause 7.3 *Riparian Land and Watercourses*

A check of the SRLEP 2013 Riparian Lands and Watercourses Map shows that the subject land does not contain any mapped riparian lands or water courses.

## **2.10 SNOWY RIVER DCP 2013**

As the SRLEP 2013 applies to this land this DCP applies to any development proposed on this land.

The subject land is zoned Zone RU5, Village under the SRLEP 2013 and adjoins the village of Berridale. The present DCP contains development controls for the village of Berridale and our comments and responses to the various sections of the SRDCP 2013 applicable to this site are as follows:

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Development Application – Statement of Environmental Effects – Hoskin Street

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\* Chapter A1 - Introduction

- A1.3 Land to which this DCP applies – it applies to the subject land as the SRLEP 2013 applies to the site.
- A1.9 Which DCP Chapter applies to my development? – the summary matrix table indicates Parts A, B, C and D apply to residential developments.
- A2.1 Preparing a DA – the proponents have followed steps 1 to 5 and this is the resultant DA.
- A2.2 Site Analysis – refer to Sections 1 and 2 of this SEE for full site analysis details.
- A2.3 Site Planning and Layout – refer to Sections 1 and 2 of this SEE for full details.
- A4.1 What Information Required – this SEE covers all necessary aspects listed in this Clause.

\* Chapter B - Rural Localities, Towns and Villages

- B1.4 Berridale/Coolringdon – this component relates to the rural area around Berridale and this proposal has no significant adverse impacts upon the rural areas surrounding Berridale.
- B2 Berridale Village - the Berridale Village plan was adopted in 2007. This plan provided the framework to guide decisions about the location of new land to provide for the growth and viability of the village.

The following are community values that reflect the values of the Berridale community and how land use should be managed.

Our comments on those values are also included:

*The rural setting of the town and its connections to the mountains.*

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Development Application – Statement of Environmental Effects – Hoskin Street

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*Our Comment:* This proposed subdivision has no adverse impacts on the physical links to the mountains nor the gateways to the village.

*The town as a clean, healthy and safe place to live with good opportunities to grow.*

*Our Comment:* This development provides an opportunity for growth that does not compromise the existing clean, healthy and safe environment of Berridale. The varied lot sizes maximise the flexibility for housing choice whilst keeping the scale of development low.

*The village as the administrative centre of the Shire.*

*Our Comment:* the expansion of the village will assist in maintaining the viability of the Council offices.

*Tourism as a major economic driver within Berridale and the need to provide a range of accommodation types.*

*Our Comment:* The development has no adverse impacts upon tourism in Berridale.

*The village atmosphere an attractiveness of Berridale and the surrounding landscape.*

*Our Comment:* This development will provide additional residents which will assist in maintaining the village atmosphere without detracting from the existing attractiveness of Berridale and the surrounding natural features including the distinctive boulder formations.

*A network of natural and built heritage walking trails through the village.*

*Our Comment:* The proposed development will link to the adjoining lands and provide both a pedestrian and vehicular link joining this land and the existing village.



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Development Application – Statement of Environmental Effects – Hoskin Street

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\* Chapter C - General Subdivision Requirements

- C1 Subdivision
- C1.1 Application Process – this proposal is for a Torrens Title development, which satisfies the requirements of SRLEP 2013, refer to Section 2.9 of this report.
- C1.2 Design Considerations - this proposal has considered the list of design considerations listed as they apply to this land. We consider the proposal to be site responsive and satisfies the general design considerations.
- C2 General Subdivision Requirements
- C2.1 Objectives -we have included the DCP objectives for subdivision below and included our comments.

*To ensure that subdivision patterns do not lead to unsustainable or undesirable environmental, economic or social outcomes that become an impediment to future growth of the Shire.*

*Our Comment* - this proposed subdivision will have no impediment to the future growth of the Shire and in particular Berridale. The development provides opportunities for connectivity within the land release area.

*To encourage environmentally acceptable residential subdivision and dwelling construction that supports the diversity of housing choices required by new and existing Shire residents.*

*Our Comment* - our environmental investigations have shown that the land is capable of supporting the development as proposed.

*To ensure that dwelling construction provides quality outcomes for the built environment of the Shire.*

*Our Comment* - not applicable to this development.

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Development Application – Statement of Environmental Effects – Hoskin Street

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*To ensure that development of lots does not adversely impact on landscape features and amenity.*

*Our Comment* - this development has no adverse impacts on the surrounding natural features of the locality including the distinctive boulder formations.

- C2.2 Controls
- C1.2.1 Minimum Lot Sizes – all proposed lots are in excess of the minimum lot size s identified in the SRLEP 2013 Lot Size Map.
- C1.2.2 Subdivision Design – the proposed subdivision is compliant with the DCP design requirements as listed (a) to (g).
- C1.2.3 Agricultural Land – N/A
- C1.2.4 Flora and Fauna – refer to Section 2.5 of this report.
- C1.2.5 Visual Protection – N/A.
- C1.2.6 Building Exclusion Areas – refer to the Bushfire Hazard Assessment Report.
- C1.2.7 Services – a concept services plan is included at Appendix C.
- C1.2.8 Access – no additional riparian access rights created.
- C2 Design
- C1.2 Objectives – the proposed subdivision has no adverse impacts on the visual qualities and scenery of the natural and rural landscape. Nor does it impact on the amenity and rural character of the locality or the integrity of skylines.

- C3 Car Parking, Traffic and Access

This proposal proposes permanent legal access to all proposed lots. The road reserve and road standards comply with Council's engineering requirement. Connectivity is also

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Development Application – Statement of Environmental Effects – Hoskin Street

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provided to adjoining lands to enable further development within the land release area.

- C4 Pedestrian and Cycle Access

The proposed development includes the construction of a pedestrian pathway within the road reserve.

- C5 Car Parking Design

Not applicable to this proposal.

- C6 Car Parking Provision

All lots are of sufficient size to permit off-street vehicle parking.

- \* Chapter C5 - Tree Preservation and Landscaping

Flora and fauna issues are dealt with in Section 2.5 of this report. Proposed street-tree planting will be included in the Construction Certificate plans when completed.

- \* Chapter C6 - Signage and Advertising

Not applicable

- \* Chapter C7 - Natural Hazard Management

Bushfire hazard for the development has been considered in Section 2.4 and flooding in Section 2.6 of this SEE.

- \* Chapter C8 - Environmental Management

- C8.1.1 Minimising Conflicts - the development will not create any potential conflicts with existing or future nearby land uses
- C8.2.1 Land Contamination – the land has been previously used for light grazing and we are unaware of any previous contaminating land uses.

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Development Application – Statement of Environmental Effects – Hoskin Street

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- C8.3.1 Erosion, Sediment and Stormwater Control - a preliminary erosion and sediment plan has been provided at Appendix C. Detailed plans for this and stormwater control will be provided as part of the Construction Certificate application.
- C8.4.1 Weed Management – N/A
- \* Chapter C9 - Energy, Water Efficiency, Water Supply and Effluent Disposal
  - C9.1 Building Efficiency - this relates to the potential future dwellings on the proposed lots.
  - C9.2 Water Supply - the land is serviced by Councils reticulated water supply.
  - C9.3 Effluent Disposal – all lots are to be connected to Council’s sewerage system.
- \* Chapter D - Residential Development

This chapter relates to design requirements for future dwellings on the proposed lots.
- \* Chapter E - Non Residential Development

This chapter does not apply to residential subdivision within a village zone.
- \* Chapter F - Controls for Specific Sites and Locations
  - F2 Berridale Village Centre – the subject land is outside of the mapped Berridale Village Centre but the future residents of the proposed lots will provide additional users of the commercial enterprises in Berridale. This will add to the viability of existing and future commercial uses.

In conclusion we consider this development application is compliant with the requirements of the SRDCP 2013.

### 3. STATUTORY CONSIDERATIONS

#### 3.0 SECTION 4.15

Section 4.15 of the Environmental Planning and Assessment (EP&A) Act 1979 specifies the matters, which a consent authority must consider when determining a development application. Section 4.15 provides:

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

- (a) the provisions of:*
  - (i) any environmental planning instrument, and*
  - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
  - (iii) any development control plan, and*
  - (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
  - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,*
- (b) the likely impacts of that development, including environmental impacts on both natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.*

Our comments in relation to this particular proposal against the various matters for consideration are as follows:

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Development Application – Statement of Environmental Effects – Hoskin Street

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**3.1 SECTION 4.15 1(a)**

- ❖ Section 4.15 1(a)(0) – the provisions of any environmental planning instrument.

\* **State Environmental Planning Policies (SEPP)**

- SEPP Vegetation in Non-Rural Areas – refer to Section 2.5 of this SEE.
- SEPP No.55 (Contaminated Lands) – the subject lands have been used for grazing and farming since settlement.

\* **Snowy Monaro Local Strategy Planning Statement (2020)**

- We consider this proposal is consistent with the objectives of the Snowy Monaro Local Strategy Planning Statement.

\* **Snowy River LEP 2013**

The subject property is zoned Zone RU5, Village under the provisions of the SRLEP 2013. The relevant sections of SRLEP 2013 are considered in Section 2.9 of this SEE.

- ❖ Section 4.15 (1)(a)(ii) – any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.

- **Proposed Environmental Planning Instruments**

There are no draft environmental planning instruments that impact upon this proposal.

- ❖ Section 4.15(1)(1)(iii) – any development control plan.

The Snowy River Development Control Plan (DCP) 2013. Our comments in relation to the relevant chapters of DCP 2013 are included in Section 2.10 of this SEE.

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Development Application – Statement of Environmental Effects – Hoskin Street

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- ❖ Section 4.15(1)(1)(iiia) – any planning agreement entered into under S7.4

There are no planning agreements that impact upon this proposal.

- ❖ Section 4.15(1)(a)(iv) – the matters prescribed by regulation

The matters prescribed by the regulations include:

- s.92.1(b) Orders made pursuant to Schedule 7 of the EP&A Act – no provisions relating to paper subdivisions are applicable.

### 3.2 SECTION 4.15(1)(b)

- ❖ Section 4.15 (1)(b) – the likely impacts of the development.
  - **Context and setting** – the proposed development is in keeping with adjoining and nearby developments. The subdivision will not have any adverse impacts on the amenity of the neighbourhood.
  - **Access, transport and traffic** – the surrounding road network is capable of servicing the proposed development.
  - **Public Domain** – the proposal has no adverse impact on any areas of the public domain. When viewed from the adjoining road network, the development is consistent with the existing village landscape.
  - **Heritage** – N/A
  - **Other land resources** – there are no known adverse impacts in this regard.
  - **Water** – drainage from the site will be directed to existing natural drainage.
  - **Utilities** – electricity and telephone services are available.
  - **Soils** – No adverse impacts in this regard.
  - **Air and microclimate** – the development will not alter the existing air quality or microclimate.

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Development Application – Statement of Environmental Effects – Hoskin Street

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- **Flora and fauna** – the proposal does not alter existing habitat values for the site and as such we consider a Species Impact Statement is not required. Refer to Section 2.5 of this SEE.
- **Waste** – to be collected on site by Council's Waste collection service.
- **Energy** – the development does not place unreasonable demands upon the provision of energy.
- **Noise and vibration** – the development is not impacted upon by noise or vibration.
- **Natural hazards** – refer to Section 2 of this report.
- **Technological hazards** – the development will not create risks from technological hazards.
- **Safety, security and crime prevention** – no adverse impacts are expected in this regard.
- **Social impact in the locality** – this adjoins an established area and no adverse impacts are expected.
- **Economic impact in the locality** – no adverse economic impacts are created as a result of this proposal.
- **Site design and internal design** – the design of this development considers existing development, infrastructure and site constraints.
- **Construction** – no adverse impact.
- **Cumulative impacts** – the development has no adverse cumulative impacts and is in keeping with the permissible development pattern.



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Development Application – Statement of Environmental Effects – Hoskin Street

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**3.3 SECTION 4.15 (1)(c)**

- ❖ Section 4.15 (1)(c) – the suitability of the site for this development.  
The suitability of the site for this development has been established by the environmental assessment of the site from which the development has been designed. The proposal is site responsive and satisfies legislative requirements.

**3.4 SECTION 4.15 (1)(d)**

- ❖ Section 4.15 (1)(d) – any submission made in accordance with the Act or Regulations.  
No submissions made.

**3.5 SECTION 4.15 (1)(e)**

- ❖ Section 4.15 (1)(e) – the public interest.  
It is considered that the development as proposed has no adverse impact on public interest.

## **4. CONCLUSION**

To prepare this application we have considered the following documents.

- EP&A Act 1979
- SRLEP 2013
- SRDCP 2013
- Snowy Monaro Local Strategy Planning Statement 2020
- Berridale Village Plan 2007
- DPI “Living and Working in Rural Areas”
- Relevant State Environmental Planning Policies
- Pre-Lodgement advice from Council

We consider the proposal to be compliant with the abovementioned planning documents and their relative legislative requirements. These along with the specialist consultant’s reports attached to this SEE and provided under separate cover show that the proposal is a sustainable development and should be supported by council.

Should Council require any additional information or clarification in relation to any specific issue, please do not hesitate to contact Denis Atkinson of this office.

# Appendix A

## Pre-Lodgement Meeting Minutes

### Hoskin Street Subdivision

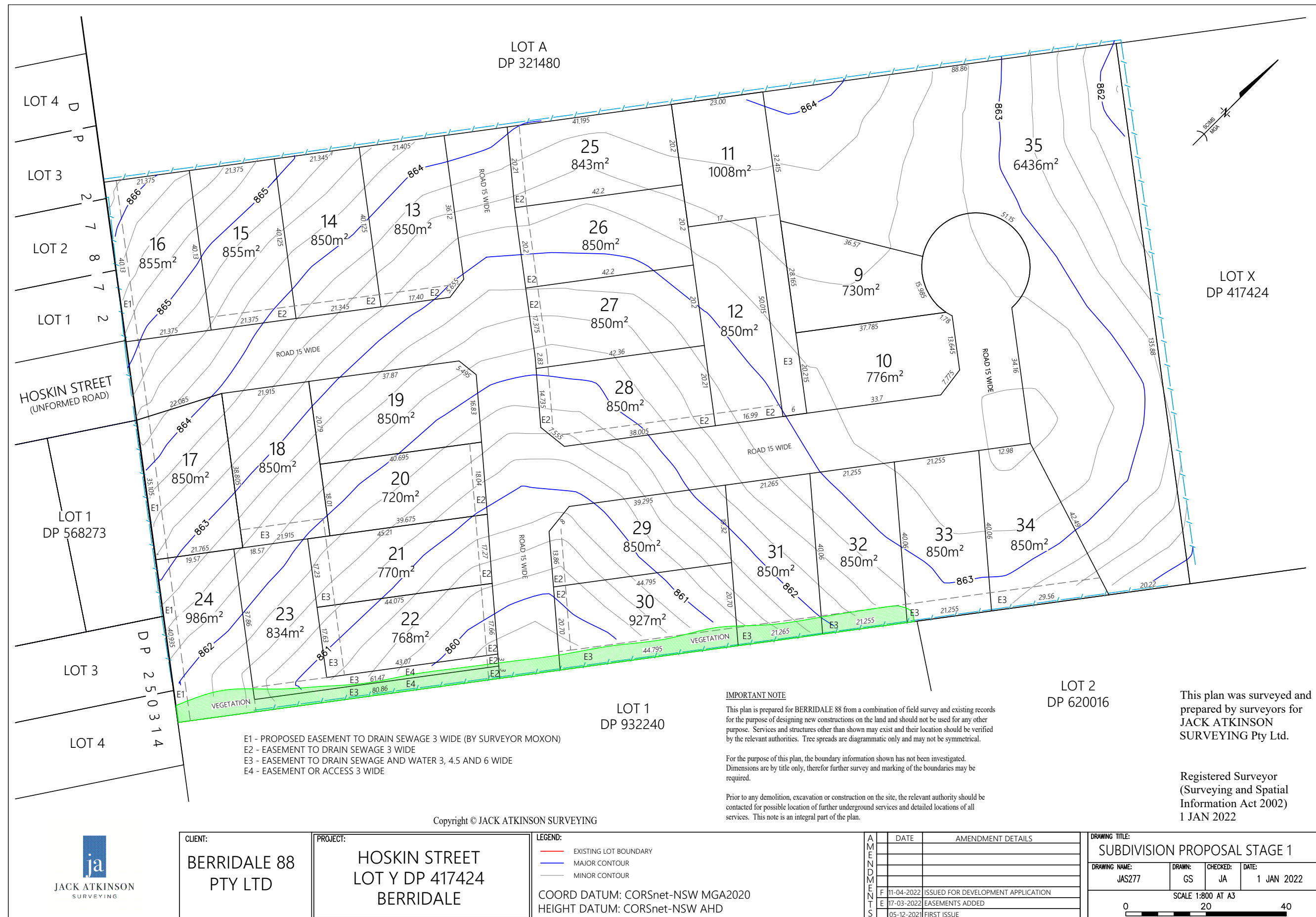
S Brown (SaB), S Ballinger (SB), V Georgi (VG), J Atkinson (JA), A Wang (AW) and A Bond (AB)

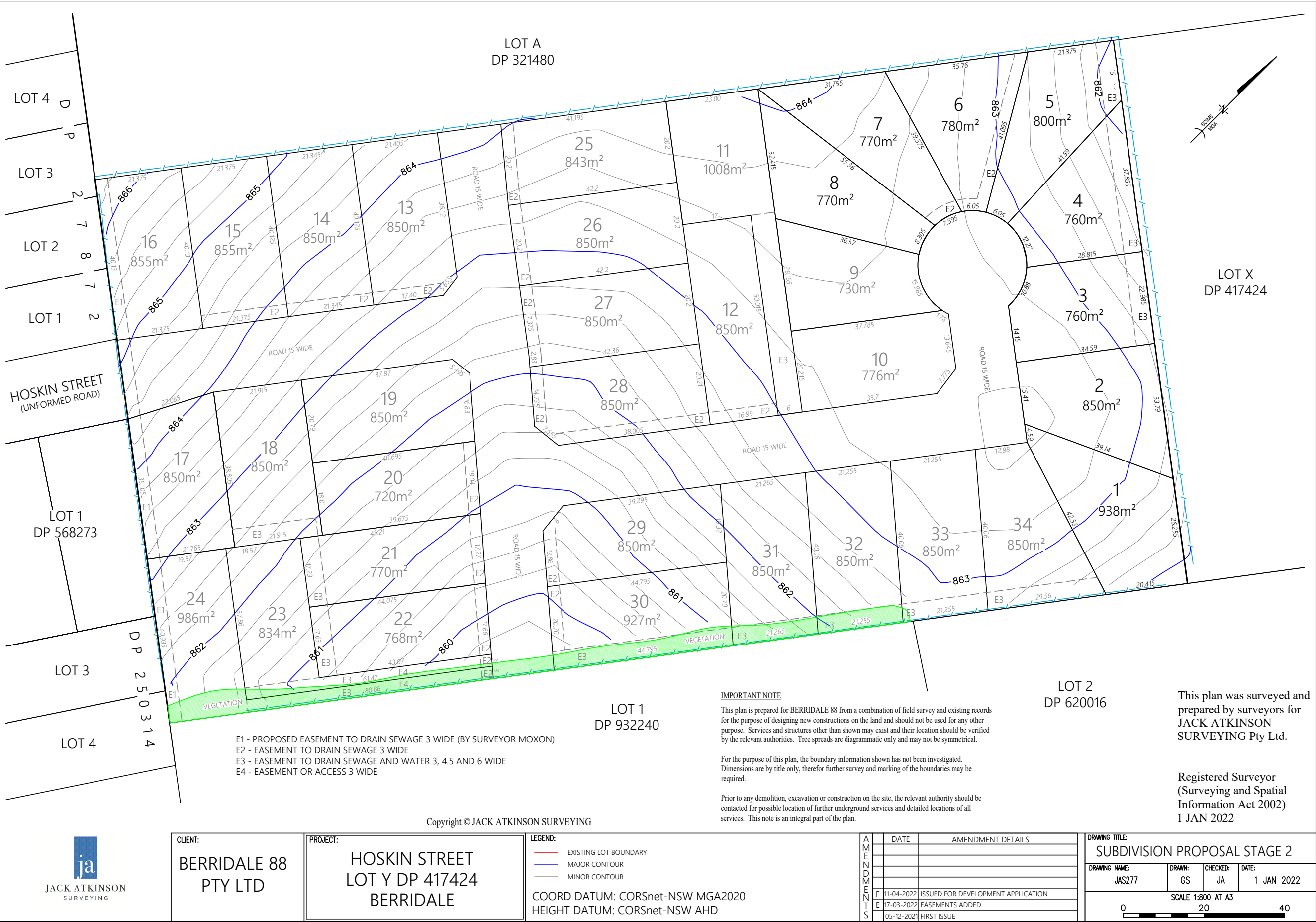
JA to be the first point of contact.

- Cal-de-sac – to provide future access to Lot 2 DP 620016
  - VG – concerns regarding the cul-de-sac, as he does not think that a future road in this location is a good idea.
  - Concerns regarding flipping the cul-de-sac head i.e. head lights etc.
- TfNSW do not really want there to be an access to Jindabyne road and alternative options are being considered for the subdivision at 10 Jindabyne Road
- The proposed cross-intersection is not desirable and council would like an offset (staggered) road arrangement.
  - Concerns raised regarding the ability of the offset to meet the required staggered standards
  - Potential cross fall issues
  - VG advised that design advice at this stage will not be provided, but the current alignment is not desirable.
  - If the stagger does not work – alternative options are to be investigated.
- 16m road width satisfactory – 20m considered too wide and 16m would be supported.
  - Lots could be bigger if the road reserve was reduced from 16 to 15m
  - AB to have a look at the proposed subdivision at 10 Jindabyne road
  - VG – minimum pavement width is 6m for this type of road
    - Local Street 8m, 1000v per day
    - Access street 6m 150 v per day (15 lots/7 for dual occ)
  - AB – No streets proposed are collector and would be local street – pavement needs to be 8m
  - VG – Cul-de-sac could go down to 6m
- Battle-axe lot handles would need to have a concrete finish.
  - Lot 6 would not be considered a battle-axe lot.
- A stormwater design plan is required
  - Major drainage flows would need to be considered and addressed.
  - JA – most of the rural catchment would be captured in the subdivision above.
  - AB – stormwater has been modelled. It is not expected that much of the major flows would come into the development.
  - AB – Road will act as major overland flow.
  - Lots 2 – 6 will have inter-allotment drainage
- Rollback curb & gutter - satisfactory
- Footpaths to be on a minimum of one side of all road providing connection into Hoskin Street.
- Street trees and lighting required.
- Mapped as Bushfire prone land (grass lands)
  - Bushfire report to be provided with application
  - RFS integrated referral will be required
- Flooding
  - Overland PMF mapping shown on plan is where the road is proposed.
  - Flooding to be address in SEE
- Vehicular connectivity in to Hoskin Street supported.
  - Unformed portion of Hoskins street would need to be formed by the developer as part of the subdivision. Conditions of consent would apply i.e. S138.
- AB – Sewer & Water will link in off the servicing in 10 Jindabyne Road
- Expected lodgement February

## Appendix B

Proposed Subdivision  
Layout Plans Showing  
Existing Contours and  
Proposed Lots and  
Approximate Areas





# Appendix C

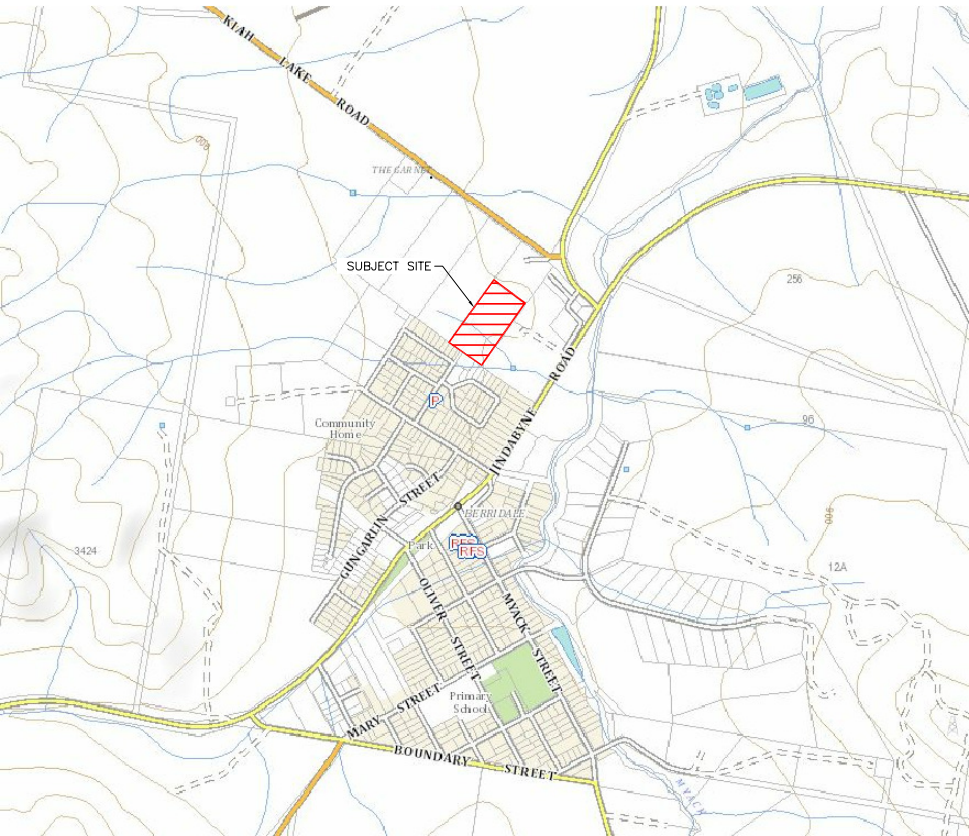
## Concept Civil Engineering Plans



# 28 HOSKIN STREET, BERRIDALE


## PROPOSED 34 LOT TORRENS TITLE SUBDIVISION

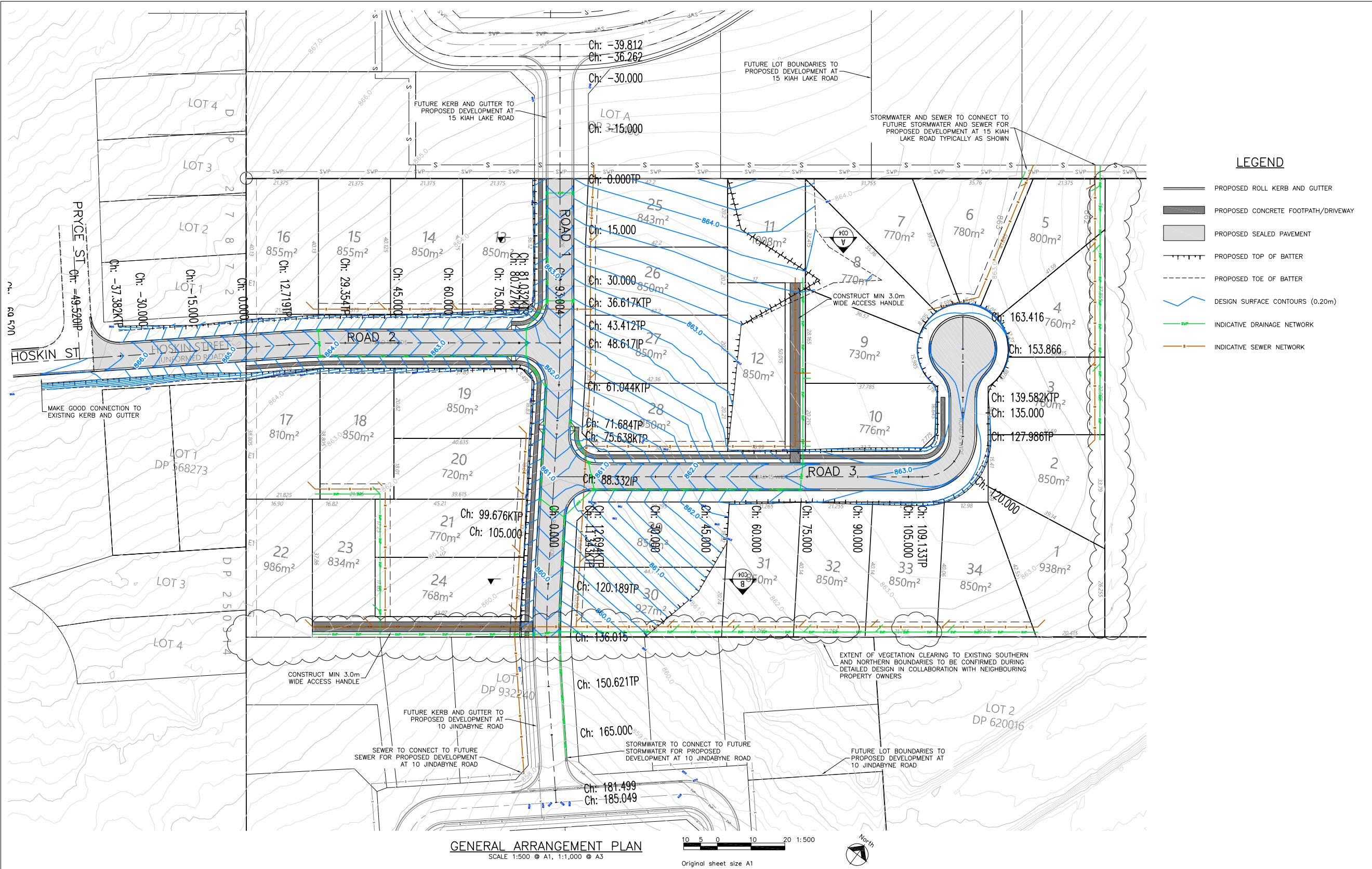
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DRAWING INDEX

DRAWING No.	DESCRIPTION
2150-C01	TITLE SHEET
2150-C02	GENERAL ARRANGEMENT PLAN
2150-C03	BULK EARTHWORKS PLAN
2150-C04	TYPICAL SECTIONS AND SECTIONS A AND B
2150-C05	ROAD LONGITUDINAL SECTIONS
2150-C06	ROAD 1 CROSS SECTIONS
2150-C07	ROAD 2 CROSS SECTIONS
2150-C08	ROAD 3 CROSS SECTIONS
2150-C09	EROSION AND SEDIMENT CONTROL PLAN
2150-C10	EROSION AND SEDIMENT CONTROL DETAILS
2150-C11	EXTERNAL SERVICING PLAN

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2	FOR DEVELOPMENT APPLICATION	30/03/22							
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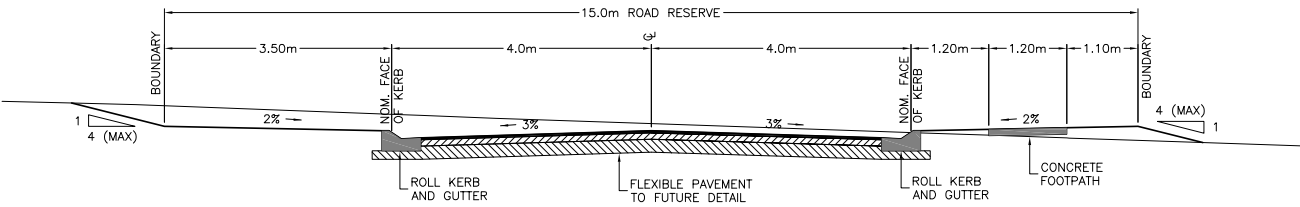
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SURVEYOR:	JACK ATKINSON
DATUM:	AHD
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DRAWN:	AB
DESIGNED:	AB
DESIGNED DATE:	MAR 2022
CHECKED:	AB

**footprint**  
sustainable engineering  
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kiama downs nsw 2533  
p. 02 4237 6770  
m. 0430 421 661

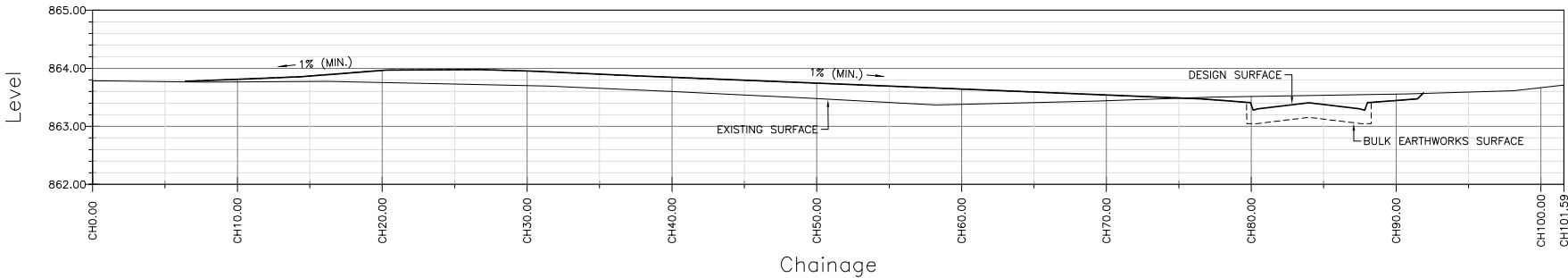
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PROPOSED 34 LOT TORRENS TITLE SUBDIVISION  
CONCEPT ENGINEERING DRAWINGS  
BULK EARTHWORKS PLAN

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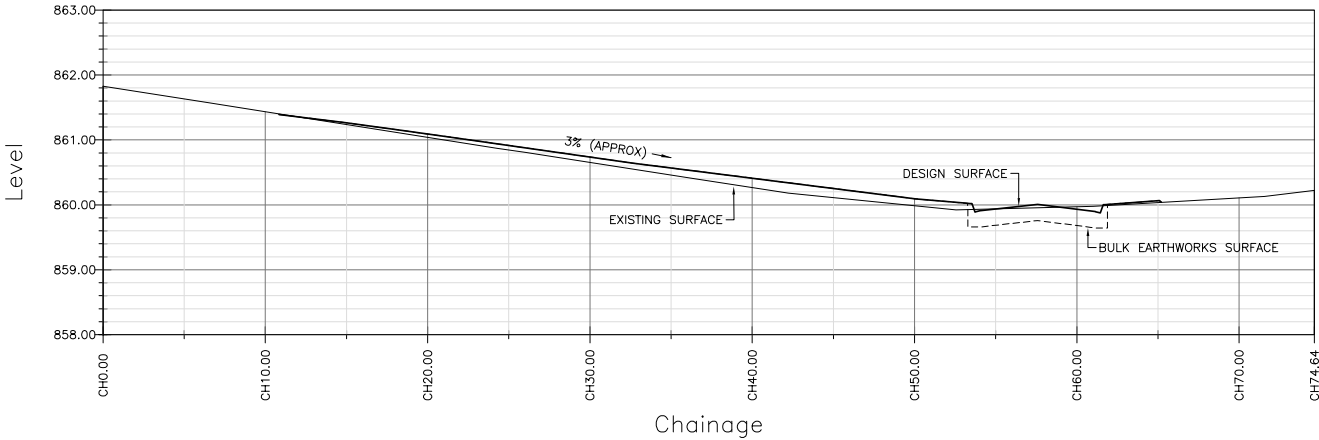


TYPICAL ROAD CROSS SECTION – ROADS 1 AND 2  
(ROAD 3 MIRROR REVERSED – I.E. CONCRETE PATH ON LEFT HAND SIDE)


SCALE 1:50 @ A1, 1:100 @ A3



SECTION A  
CO2/3  
SCALES H 1:200 @ A1, 1:400 @ A3  
V 1:50 @ A1, 1:100 @ A3



SECTION B  
CO2/3  
SCALES H 1:200 @ A1, 1:400 @ A3  
V 1:50 @ A1, 1:100 @ A3

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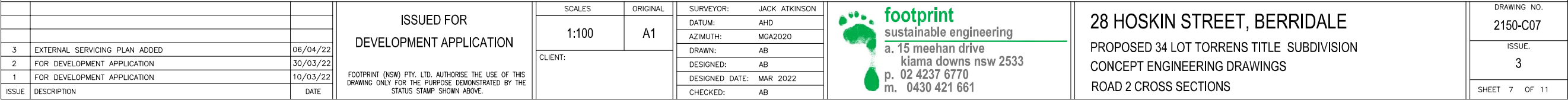
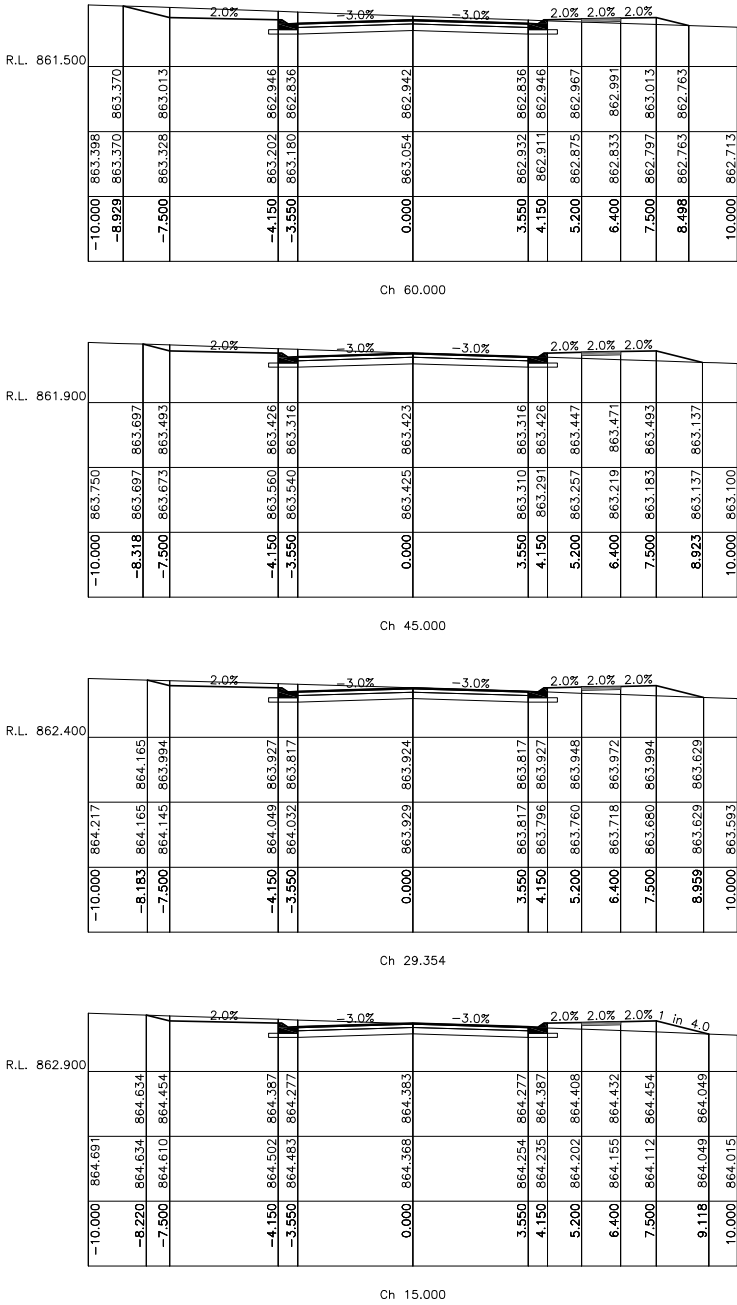
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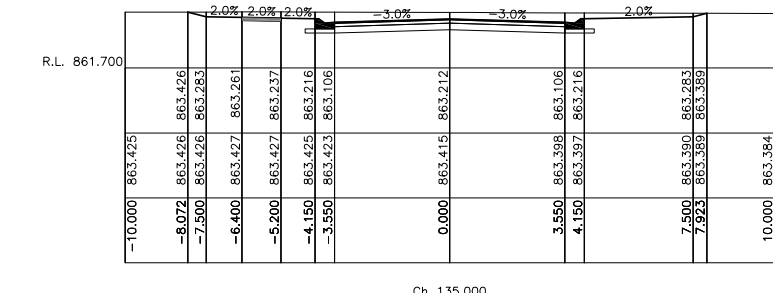
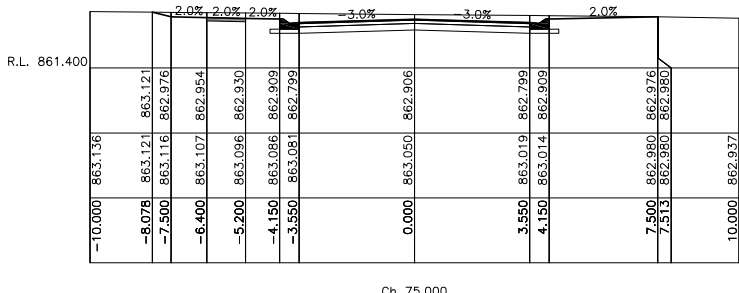
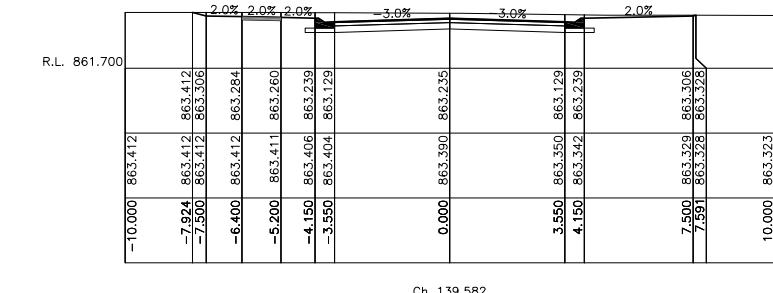
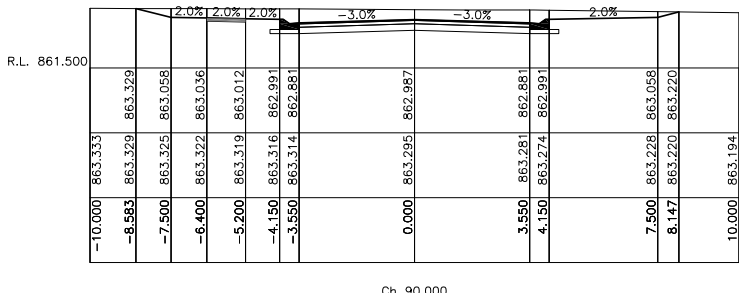
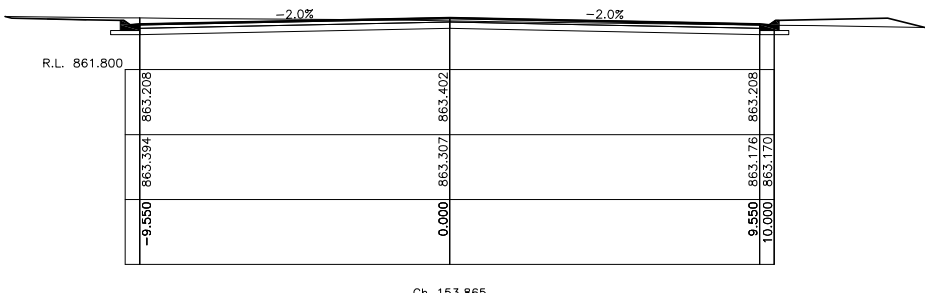
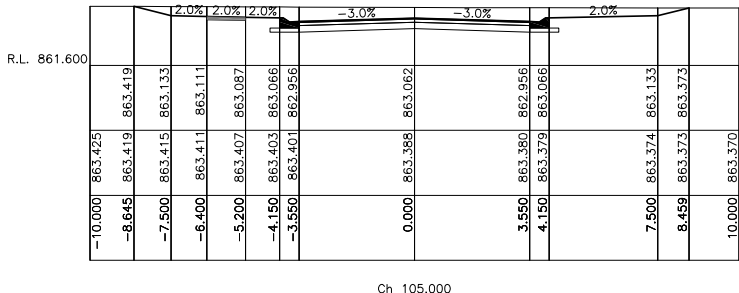
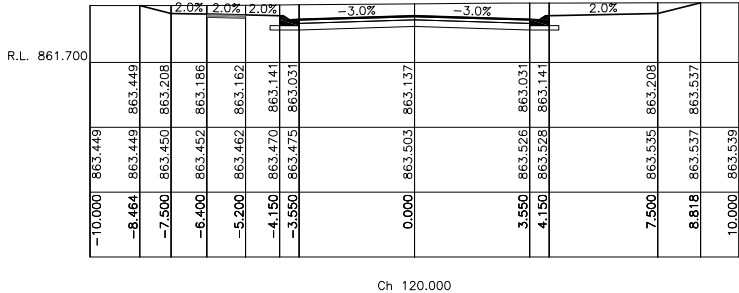
SHEET 5 OF 11




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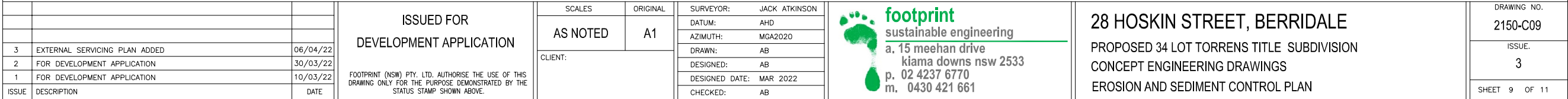






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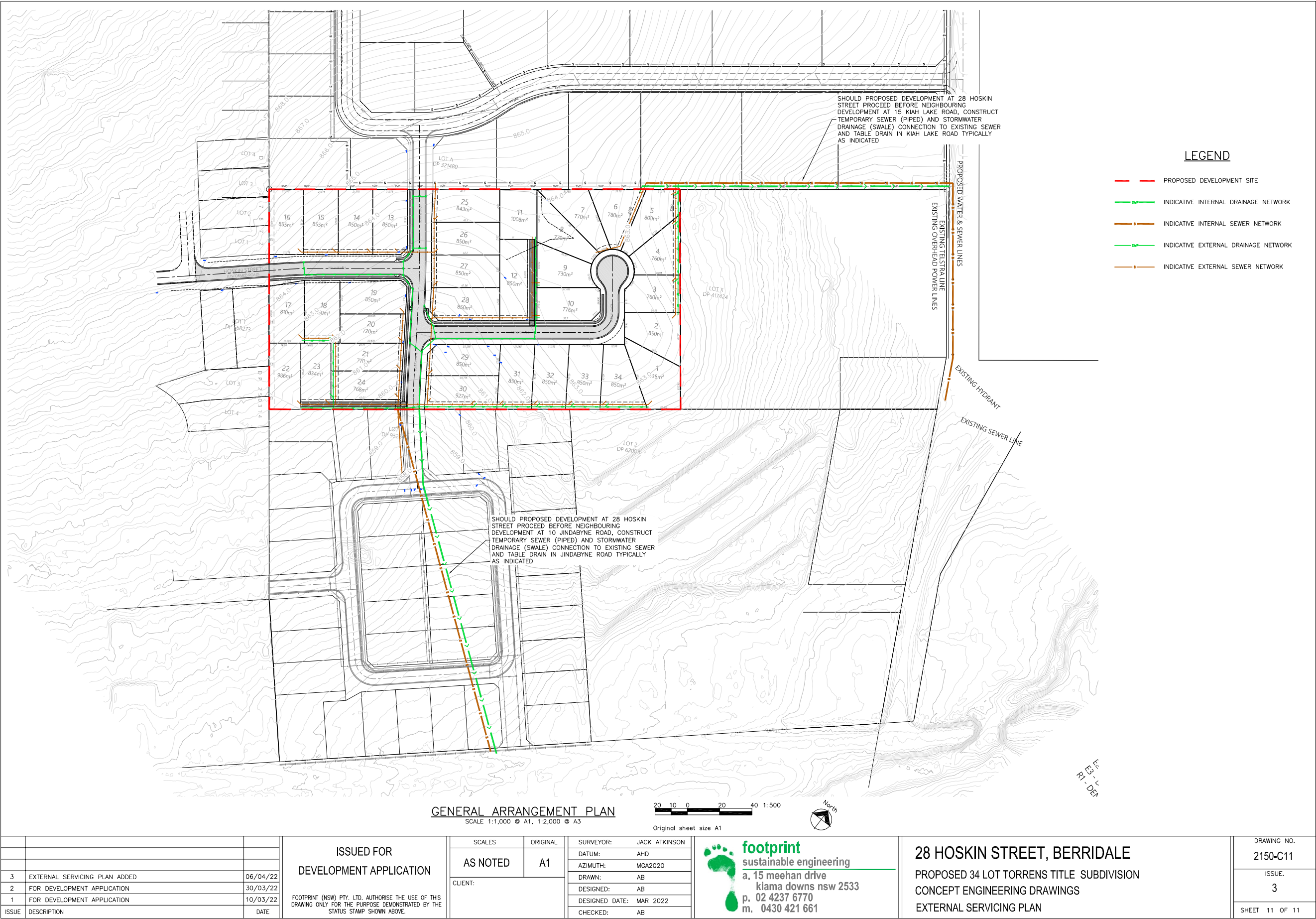
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT (UALS TO 100mm EVENT).
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO THE GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING.
5. USE SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
6. STRETCH THE FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
7. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. INSTALL A FILLED CROSS SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET.
5. FORM A SEAL WITH THE KERB AT EACH END TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN BE SUBSTITUTED FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT LAIDEN WATERS CANNOT PASS BETWEEN.

			<div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>FOOTPRINT (NSW) PTY. LTD. AUTHORISE THE USE OF THIS DRAWING ONLY FOR THE PURPOSE DEMONSTRATED BY THE STATUS STAMP SHOWN ABOVE.</div>	<div>SCALES</div> <div>N.T.S</div>	<div>ORIGINAL</div> <div>A1</div>	<div>SURVEYOR: JACK ATKINSON</div> <div>DATUM: AHD</div> <div>AZIMUTH: MGA2020</div> <div>DRAWN: AB</div> <div>DESIGNED: AB</div> <div>DESIGNED DATE: MAR 2022</div> <div>CHECKED: AB</div>	<div> <b>footprint</b> sustainable engineering a. 15 meehan drive klima downs nsw 2533 p. 02 4237 6770 m. 0430 421 661</div>	<div>28 HOSKIN STREET, BERRIDALE</div> <div>PROPOSED 34 LOT TORRENS TITLE SUBDIVISION</div> <div>CONCEPT ENGINEERING DRAWINGS</div> <div>EROSION AND SEDIMENT CONTROL DETAILS</div>	<div>DRAWING NO.</div> <div>2150-C10</div>
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1	FOR DEVELOPMENT APPLICATION	10/03/22							
ISSUE	DESCRIPTION	DATE							





# Appendix D

## Flood Consideration Report

# Technical Memorandum



To: Dennis Atkinson

Copy To: Andy Wang, Jack Atkinson

From: Ashley Bond

Date: 10 March 2022

Re: 28 Hoskin Street, Berridale  
Preliminary Flood Assessment

I refer to your request to provide preliminary flood assessment to be lodged in support of a proposed 34 lot Torrens Title subdivision.

Footprint has been commissioned by the owner of the property to prepare preliminary civil designs for the development, including an assessment of overland flows from upslope of the development site.

A review of the mapping in Appendix C (Berridale) of the Snowy Monaro Regional Council Flood and Floodplain Risk Management Studies shows that:

- a) The subject site is impacted by flooding in the 1% AEP event with flood flows contained to a narrow band within the existing west to east depression through the site, with flood depths in the range of 50 to 150mm (see Figure 1)
- b) Most of the site is classified as H1 Hazard Category in all events from the 5% to 0.2% AEP, except for the higher knob of land in the north-eastern corner of the site.
- c) Most of the site is classified as flood fringe in the 5% to 0.2% AEP events, except for the higher knob of land in the north-eastern corner of the site.
- d) In the PMF event a narrow band within the depression through the site is classified as a floodway with the lower portion being classified as a H2 flood risk.
- e) The whole of the site is classified as a Rising Road Access Area in the 5% to 1% AEP events and a High Trapped Perimeter Area in the PMF event.

- f) No part of the site is within the defined mainstream Flood Planning Area (i.e. from riverine flooding)

The above risk and flood emergency response classifications would not preclude residential development on the subject site subject to the appropriate management of overland flows from upslope catchments. The layout of the subdivision has responded to flooding on the site through the placement of roadway in the approximate location of the existing depression to act as a major overland flowpath.

The catchments are upslope of the eastern boundary of the subject site was calculated at 62.8 hectares using available 2m LIDAR data and catchment analysis software CatchmentSIM. The extent of the upslope catchment is shown in Figure A appended to this report.

Using DRAINS the peak flow arriving at the eastern boundary was estimated to be 5.5m<sup>3</sup>/s 10.3m<sup>3</sup>/s for the 5% AEP and 1% AEP events respectively. A copy of the 1% AEP median hydrograph is shown in Figure 2.

The model adopted:

- A RAFTS runoff routing hydrologic model
- Initial loss of 37mm as per ARR Hub data for the site
- Continuing loss of 3.2mm/hr (40% of ARR Hub data value as per OEH recommendations)
- 5% impervious area
- Catchment Slope of 6% (as per Catchment SIM)

The hydraulic capacity of the proposed road cross section for Road 1 was modelled in AutoCAD Hydraflow Express which using the Manning's equation to determine flow hydraulics and the results are provided in Figures 3 and 4 for the 5% and 1% AEP events respectively.

The results of the hydraulic modelling indicate that flood flows are likely to exceed road boundary levels by approximately 80mm and 140mm in the 5% and 1% AEP events respectively, resulting in flooding within proposed lots of widths up to 8m and 14m respectively at minimum lot grades of 1% (as per design).

It is however noted that Figure C01 of the SMRC FRMS shows a bifurcation of flows occurring approximately 800m upslope of the subject site at an existing farm dam with what would appear to be a significant portion of the flow being directed towards Kiah Lake Road (Refer to Figure 5). Furthermore, Figure C01 shows that flows become dispersed on reaching the residential area at Brown Street and not all flows are therefore conveyed

through to the subject site. Both these observations would result in significantly lower peak flows through the subject site than calculated above and are therefore likely to have much less impact on the proposed residential lots than that modelled.

During detailed design of the development SMEC will be engaged to extract 5% and 1% AEP flows on the subject site from the existing 2D model and these flows would be used as a basis for assessing major flow path requirements in accordance with Council's Engineering Guideline. Major overland flows would be managed through a combination of piped and overland flow path (roadway) systems.



Figure 1: 1% AEP flood levels and depths (extracted from Figure C01 of SMRC FRMS) – subject site in red

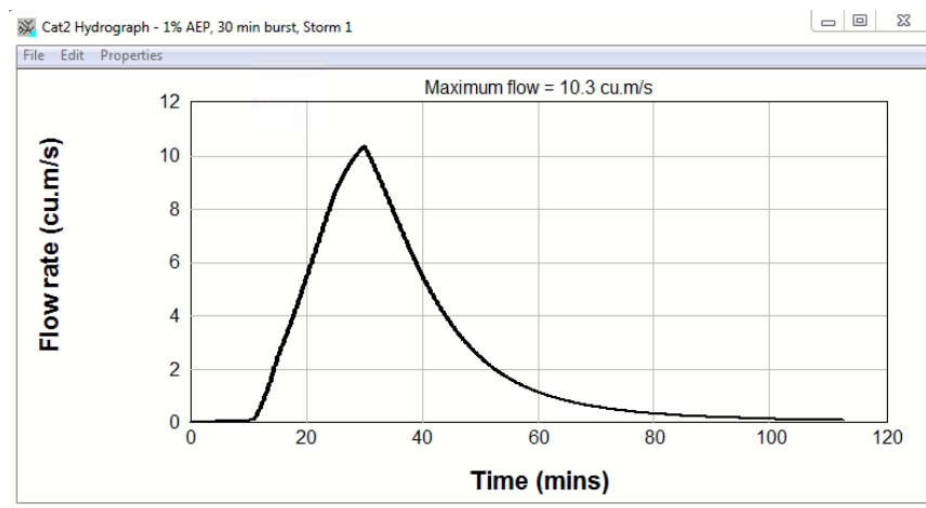


Figure 2: 1% AEP Median Hydrograph



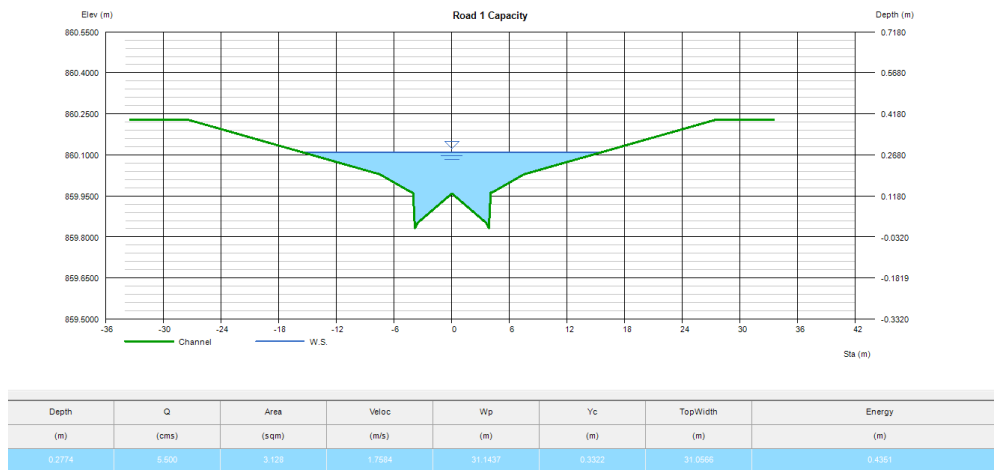


Figure 3: 5% AEP Flows in Road 1

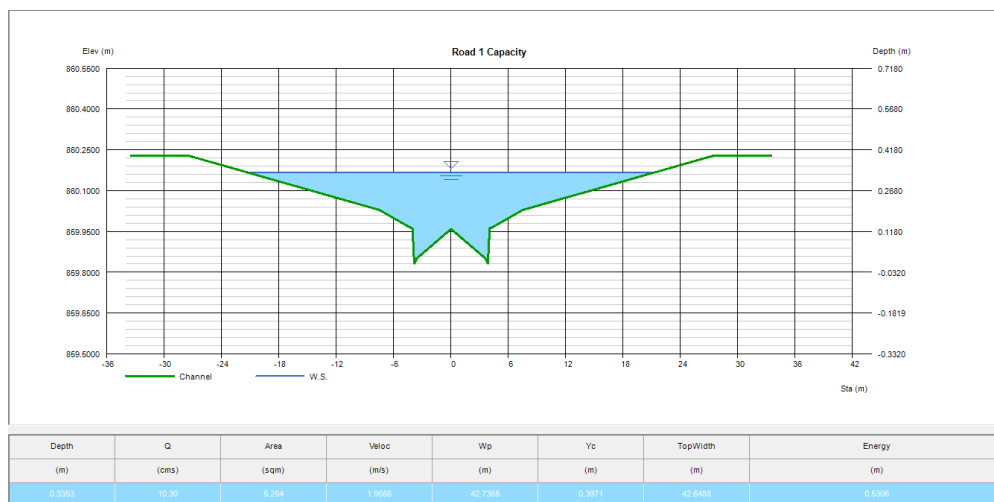


Figure 4: 1% AEP Flows in Road 1

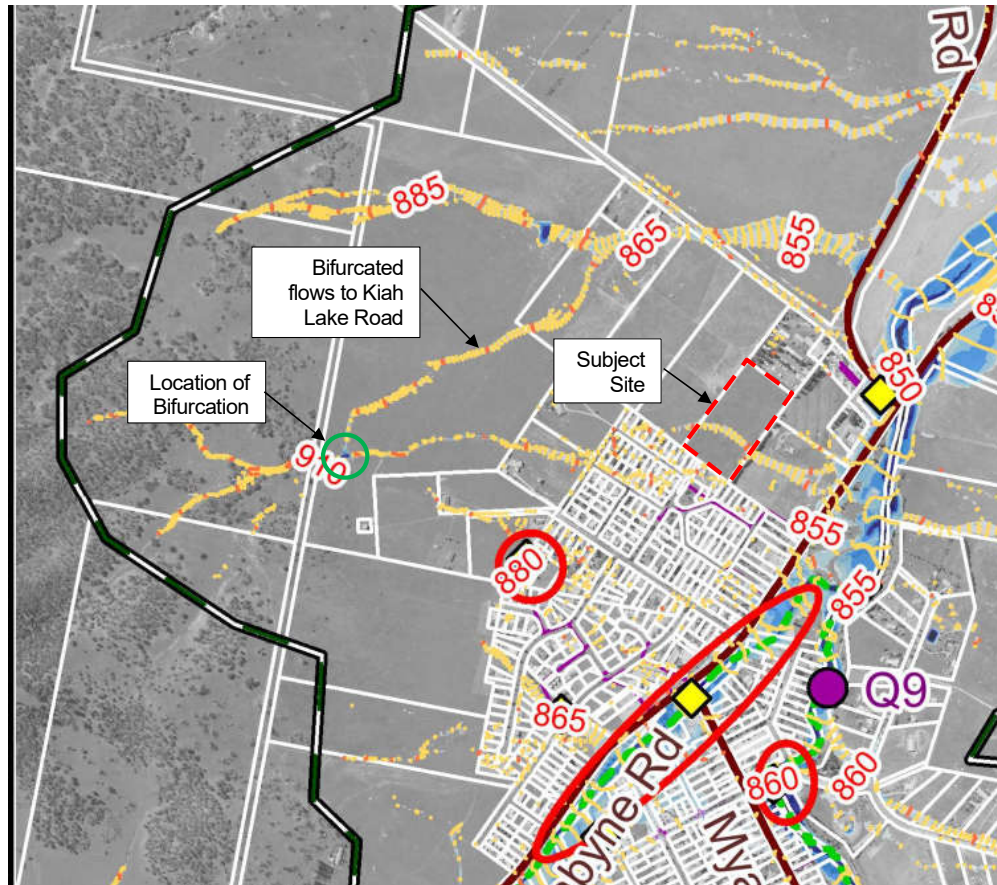
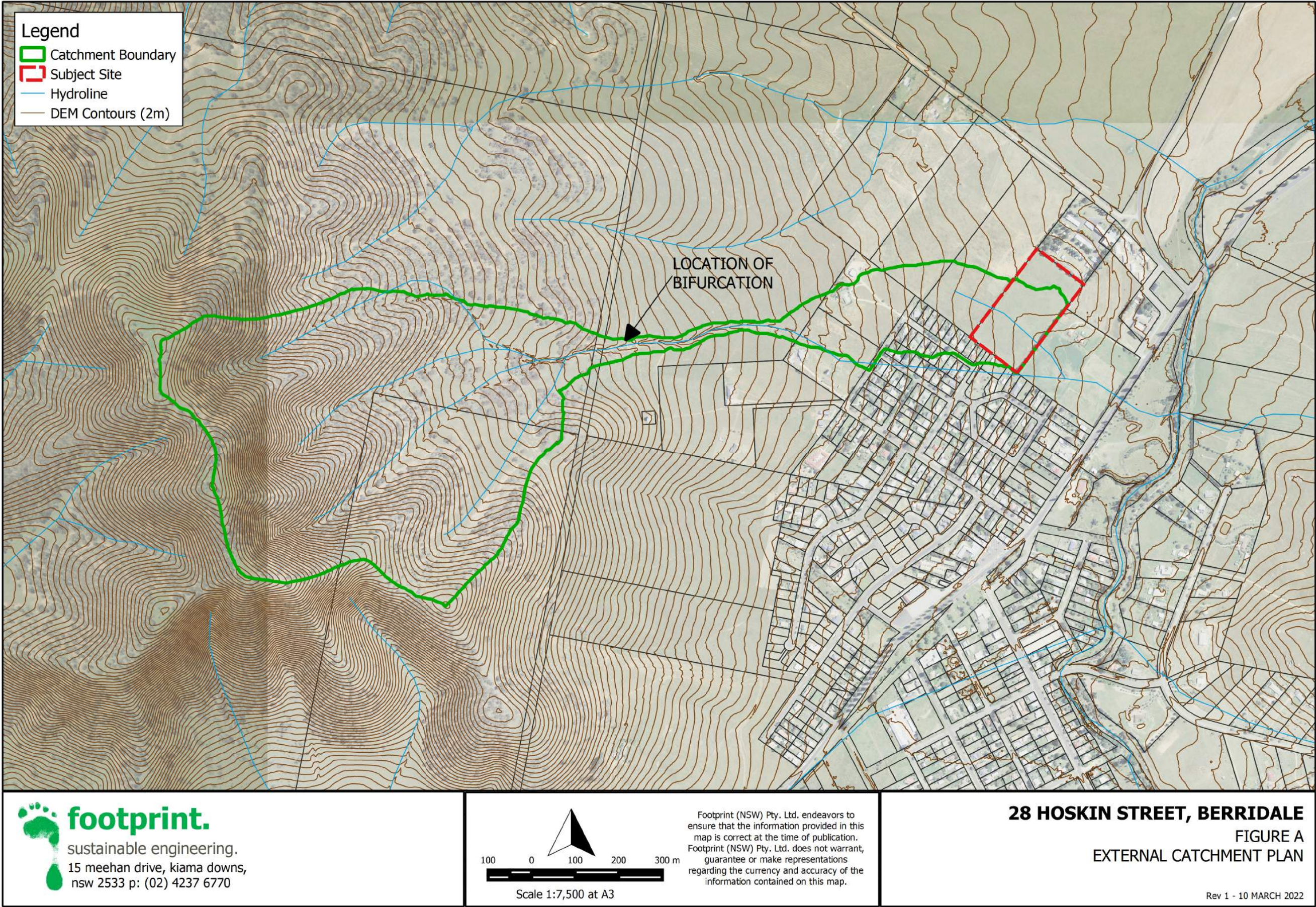


Figure 5: 1% AEP Flow Bifurcation







## Appendix E

### AHIMS Report



**AHIMS Web Services (AWS)**  
**Search Result**

Your Ref/PO Number : 012

Client Service ID : 664853

Denis Atkinson

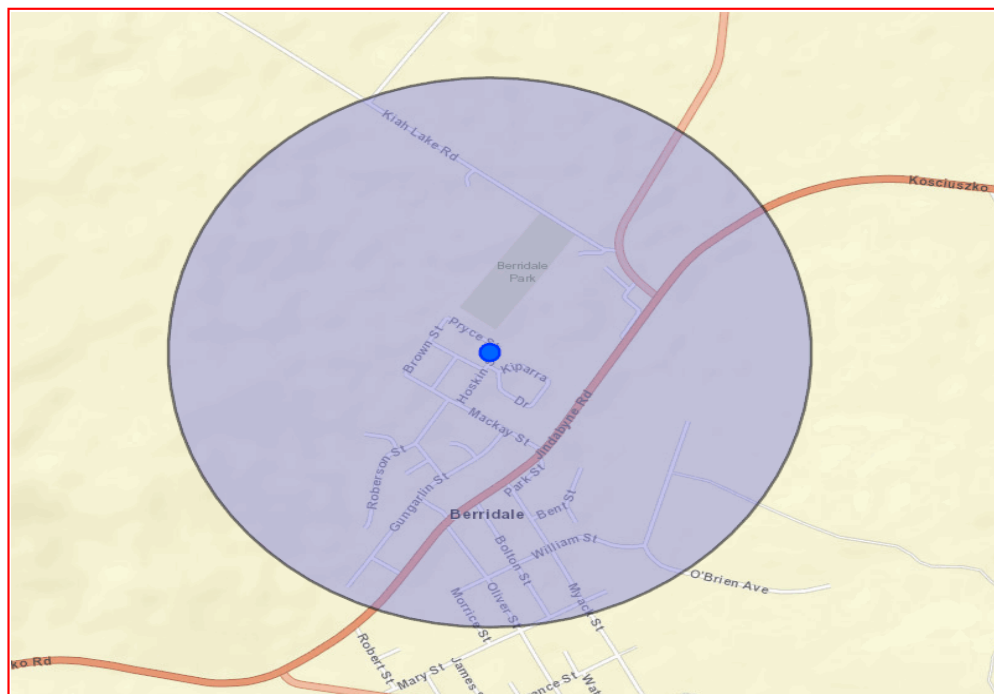
Date: 06 March 2022

PO Box 247 915 Bowraville Road Bellingen  
BELLINGEN New South Wales 2454  
Attention: Denis Atkinson

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Address : 15 HOSKIN STREET BERRIDALE 2628 with a Buffer of 1000 meters, conducted by Denis Atkinson on 06 March 2022.**

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



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

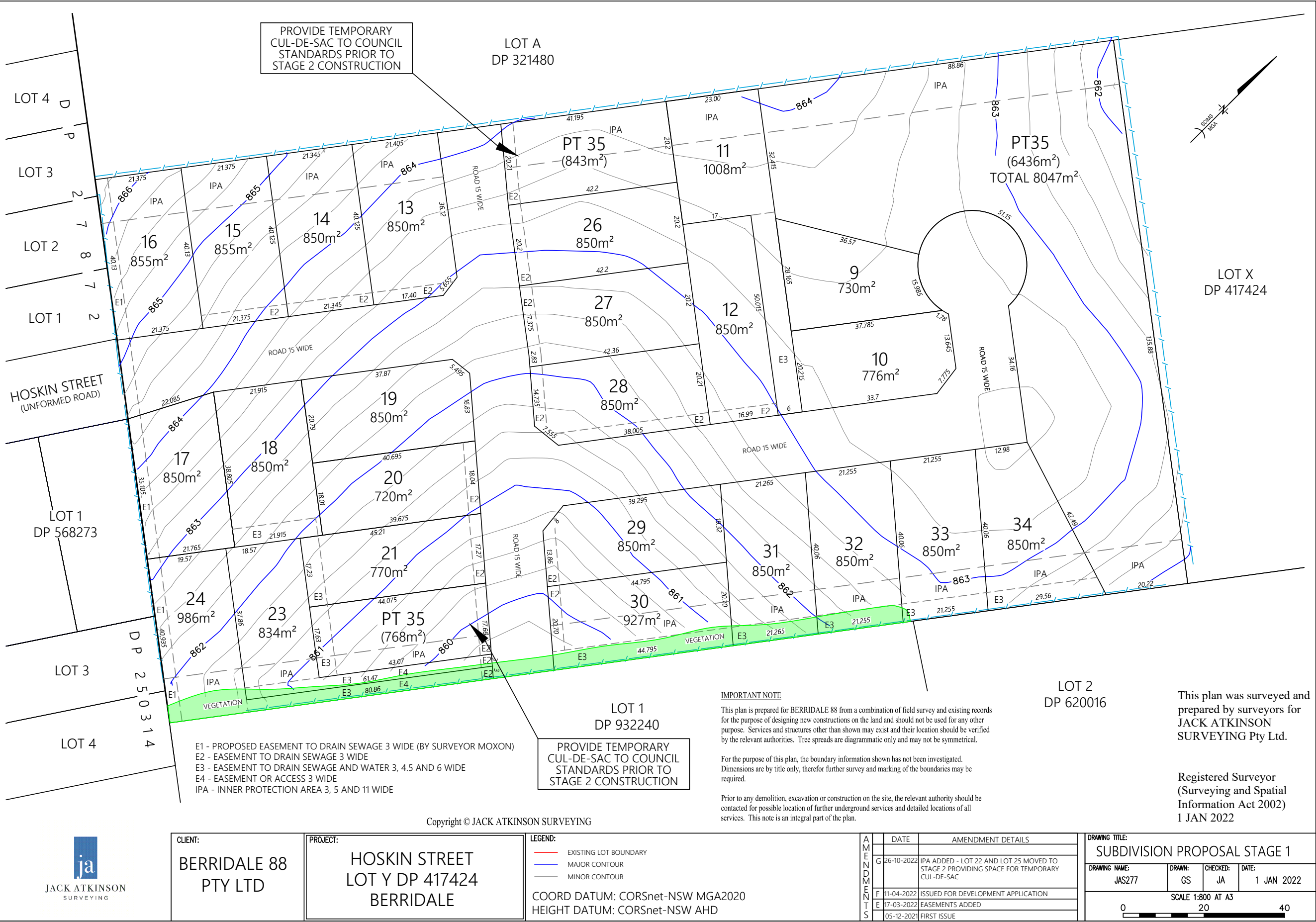
0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

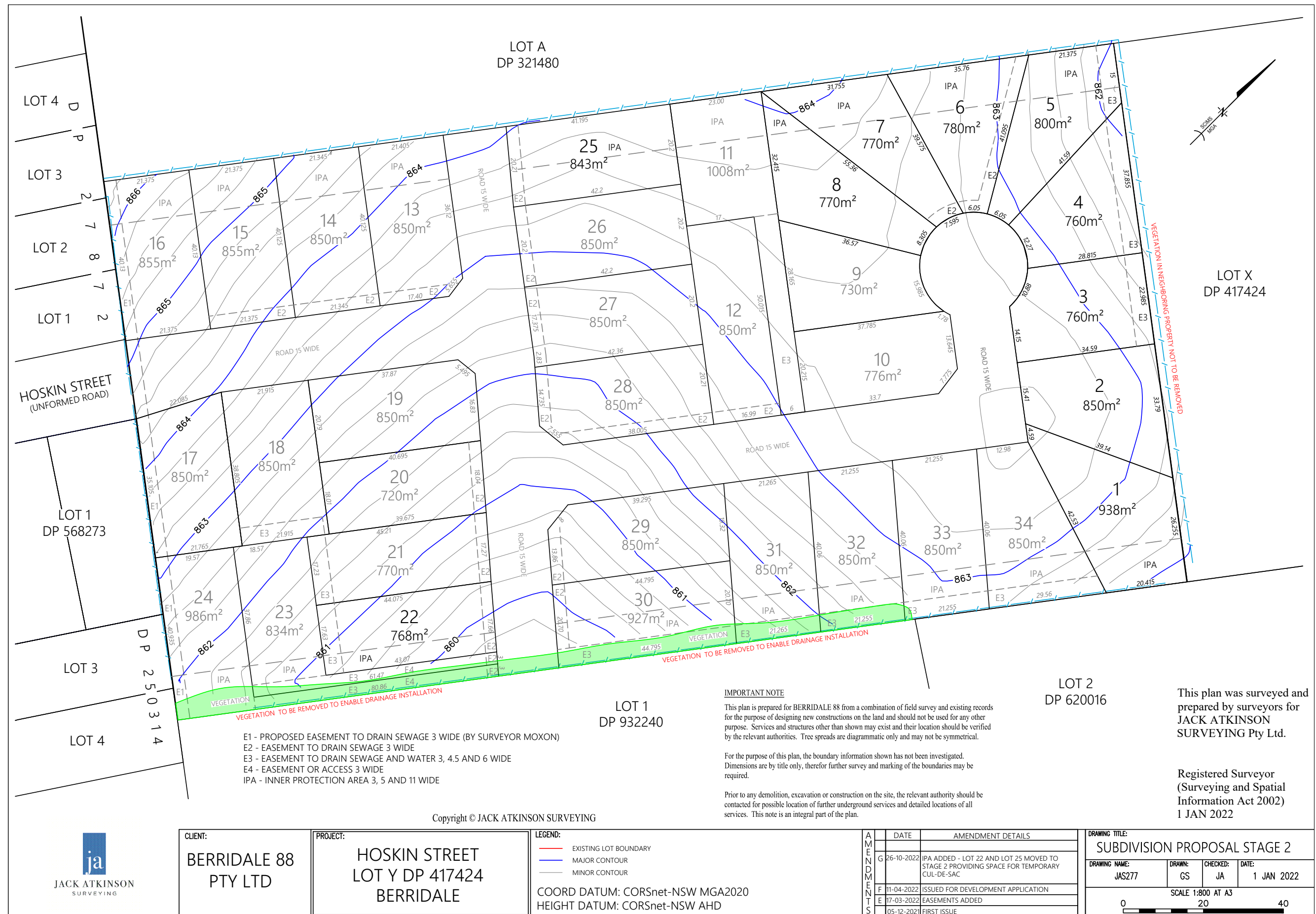
**If your search shows Aboriginal sites or places what should you do?**

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

**Important information about your AHIMS search**

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









PO Box 7137  
Wilberforce NSW 2756  
P: 02 4577 0125 F: 02 4577 4688  
E: [craig@controllineconsulting.com.au](mailto:craig@controllineconsulting.com.au)

## Subdivision in Bush Fire Prone Areas

### Bushfire Hazard Assessment Report

Ref No. 22.01.02

Address Lot Y DP 417424  
Hoskin Street  
Berridale  
NSW 2628

For Berridale 88 Pty Ltd

#### Report Preparation

Craig Burley AFSM

Grad Dip Design for Bushfire Prone Areas  
FPAA Certified BPAD -Level 3 Practitioner



[www.controllineconsulting.com.au](http://www.controllineconsulting.com.au)



Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

### 1.0 Introduction

We have been engaged by 88 Berridale Pty Ltd being the owners of the subject land to prepare a bush fire hazard assessment report to be a supplement for inclusion in a development application to Snowy Monaro Regional Council for the proposed development being the subdivision of the subject allotments.

The site has been identified as being bushfire prone land and therefore the legislative requirements for the proposed development are applicable.

This assessment concludes that the proposal will fully comply with the requirements of *Planning for Bush Fire Protection 2019*.

### 1.1 Purpose of Report

- To determine the vegetation type, the expected fire behaviour and the threat to the proposal
- To assess the proposal with reference to *Planning for Bush Fire Protection 2019*
- To identify any other such measures as to improve the chances of building and occupant survival during a bushfire event
- To provide information with respect to bushfire related matters for the development that will assist the Commissioner of the NSW Rural Fire Service for the issuance of a Bushfire Safety Authority
- To assist the consent authority Snowy Monaro Regional Council in the determination of the development application subject to this proposal.

### 1.2 Scope of Report

The scope of this report is limited to the Bushfire Hazard Assessment for the proposed development and only contains comments for the subject property. Where reference is made to adjacent or adjoining lands, this report does not purport to assess those lands; rather it may discuss bushfire progression on and through those lands with the possible bushfire impact to the subject property and the proposed development.

### 1.3 Methodology

A review of the proposed subdivision plans as prepared by Footprint (NSW) Pty Ltd has taken place. An assessment of slope was conducted out to a distance of 100 metres and assessment of vegetation to a distance of 140 metres from the proposed development.

The findings were related and assessed with reference to *Planning for Bush Fire Protection 2019*, Appendix 1 contained in that document, for the formulation of the Bushfire Hazard Assessment.

This report has been prepared in accordance with the requirements of Clause 44 of the *Rural Fire Service Regulation 2008* for the purpose of satisfying the requirements of section 100b of the *Rural Fires Act 1997*.

## 1.4 The Proposal

Vehicle access for the proposed development is provided by a combination of road linkage from a currently proposed adjoining subdivision to the northwest that has direct frontage to Kiah Lake Road, a currently proposed subdivision to the southeast with road linkage to Kiparra Drive and by frontage to a new loop road within the subdivision site.

The proposed subdivision has been designed with significant consultation with the local council and has taken into consideration the future development of the adjoining lands which is also for residential purposes and this layout has made provision for road linkages to the northwest and southeast.

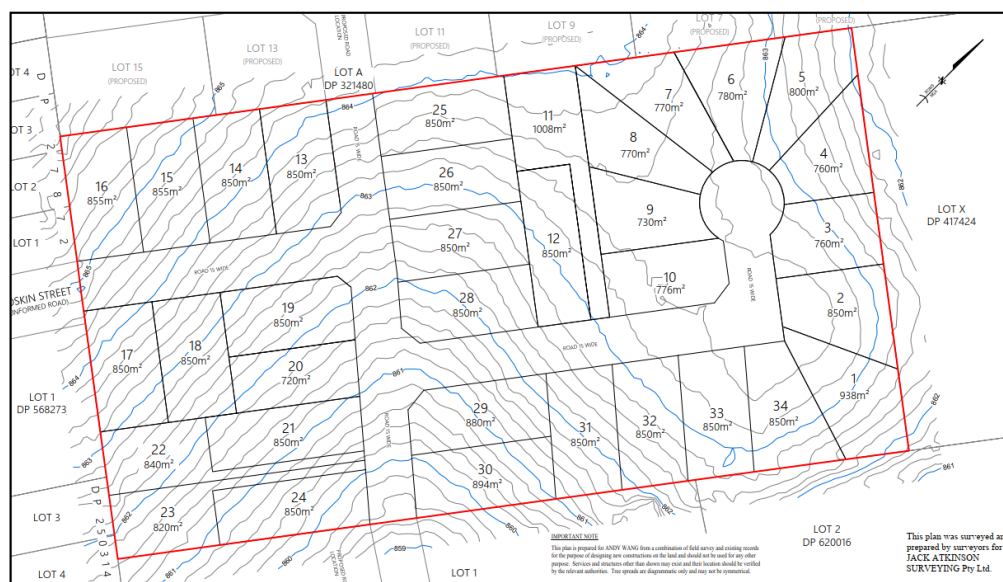


Figure 1; Extract of Proposed Subdivision Development ex Jack Atkinson Surveying Pty Ltd

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

### 1.5 Regulatory Controls

The preparation of the bushfire hazard assessment report has given consideration to the various legislative and regulatory requirements including the *Environmental Planning and Assessment Act 1979*, the *Rural Fires Act 1997*, the Building Code of Australia, *Planning for Bush Fire Protection 2019*, AS 3959-2018 *Construction of buildings in bushfire prone areas*.

The proposal being an integrated development will require the issuance of a Bushfire Safety Authority by the Commissioner of the NSW Rural Fire Service under the provisions of *section 100b Rural Fire Act 1997*.

Development applications on bushfire prone land must be accompanied by a Bushfire Hazard Assessment within the Statement of Environmental Effects demonstrating compliance with the aims and objectives of *Planning for Bush Fire Protection 2019* and the specific objectives and performance criteria for the land use proposed.

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

## 2.0 Site and Adjacent Developments

The following seeks to describe the site, the adjoining lands and land uses effective upon the development proposal.

### 2.1 Site Description

The site is identified as; Lot Y DP 417424

Hoskin Street

Berridale NSW 2628

LGA Snowy Monaro Regional Council

The development site is a rectangular shaped parcel of land that in total is approximately 3.46 hectares located on the northern extent of the existing residential development associated with the village of Berridale.

The terrain of the site is essentially a very gentle and even downslope from northwest to southeast across the majority of the subject land.

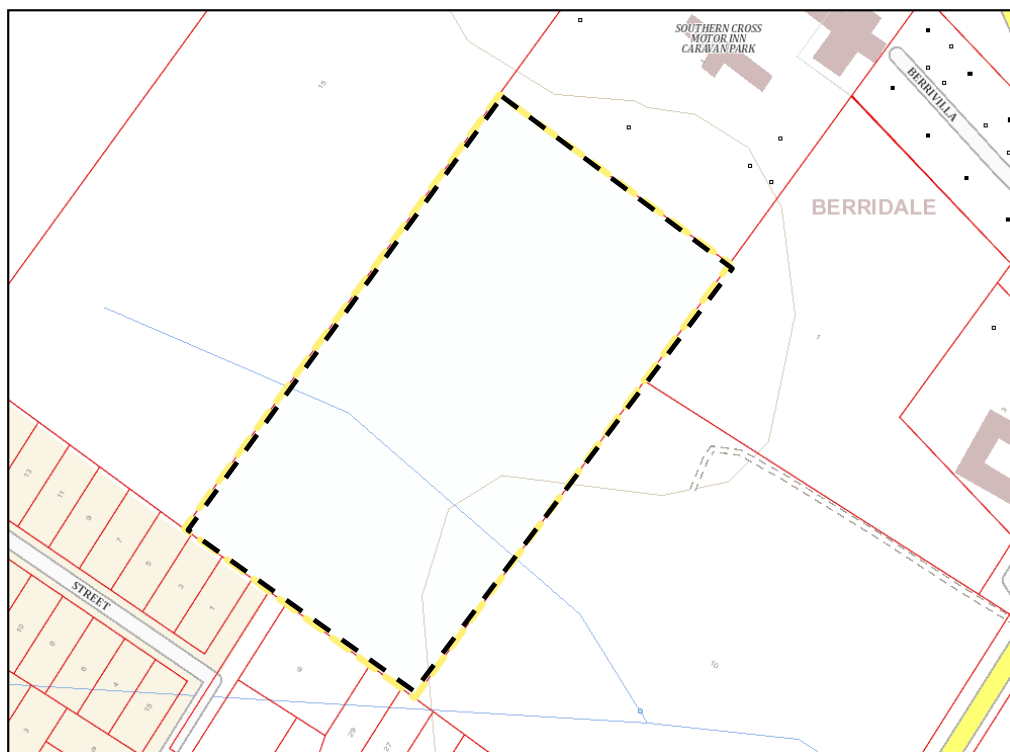


Figure 2; Address validation ex NSW Planning Portal

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

In terms of vegetation the development site is completely dominated open grasslands with trees limited to be a single line along the majority of north western boundary of the development site.

There are no structural improvements within the site.



**Figure 3; Aerial image of development site ex Nearmap**

Provision of electricity and phone is available to the proposal by the extension of existing infrastructure. The site will be serviced by mains reticulated water supply and underground electricity.

The site is shown upon the Snowy Monaro Regional LGA Bushfire Prone Land Map to be only partially within category 3 vegetation buffer zone (shown yellow). The site inspection and perusal of aerial photography confirms that development site and adjoining allotments are reasonably depicted upon this image (see over), although there is also a small section of grassland located adjacent to the north eastern corner of the site that has not been included in the current mapping.

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

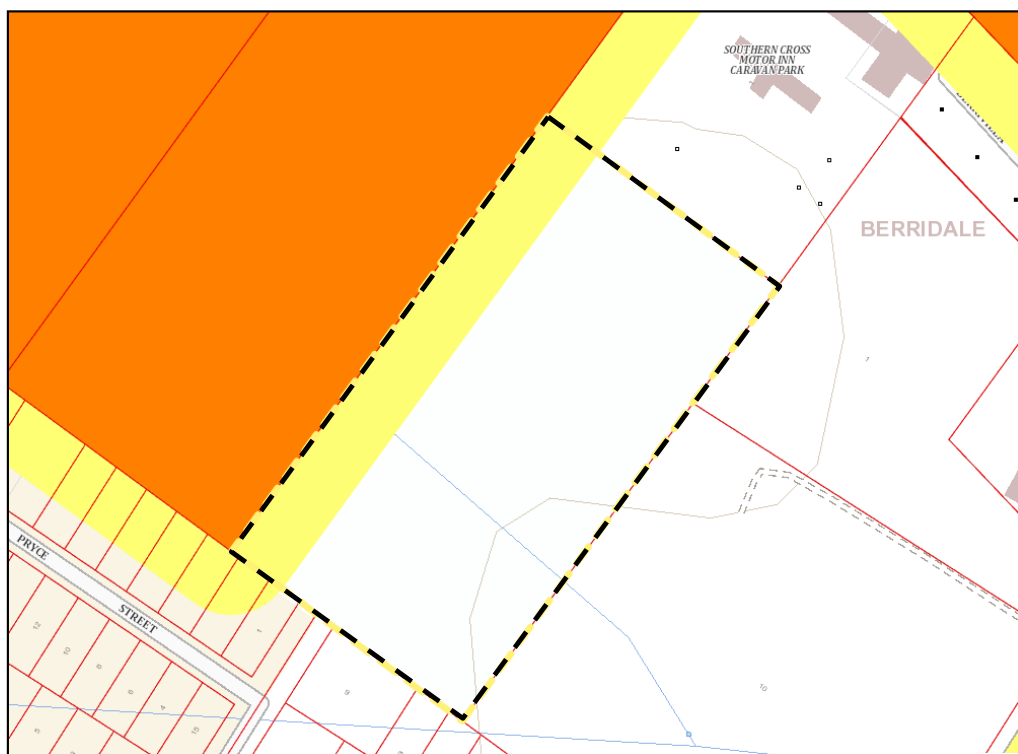


Figure 4; Section Snowy Monaro Regional LGA Bushfire Prone Land Map

## 2.2 Description of Adjoining Lands

To the northeast of the subject allotment is the Southern Cross Motor Inn Caravan Park adjacent to the north eastern section of the subject allotment boundary.

To the southeast of the subject allotment is currently a combination of managed lands associated with a residential dwelling on a rural lifestyle allotment and open grasslands. However, across the majority of this adjoining site is another residential subdivision which will eliminate most sections of grassland hazard in this direction.

To the southwest of the subject allotment is existing residential dwellings associated with the current northern extent of the Berridale village.

To the northwest of the subject allotment are also lands that are proposed and currently being considered by council for a substantial residential subdivision and this again will eliminate any sections of grassland that would have been a hazard on this proposed subdivision.



Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628



Figure 5; Development Site and adjoining lands ex Nearmap



Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

### 2.3 Classification of Vegetation Effective on the Proposed Development

The vegetation was assessed for a distance of 140 metres from the proposed development building footprint in each of the following directions. To the northwest, west and southwest being the general direction adjacent and away from the proposed development.

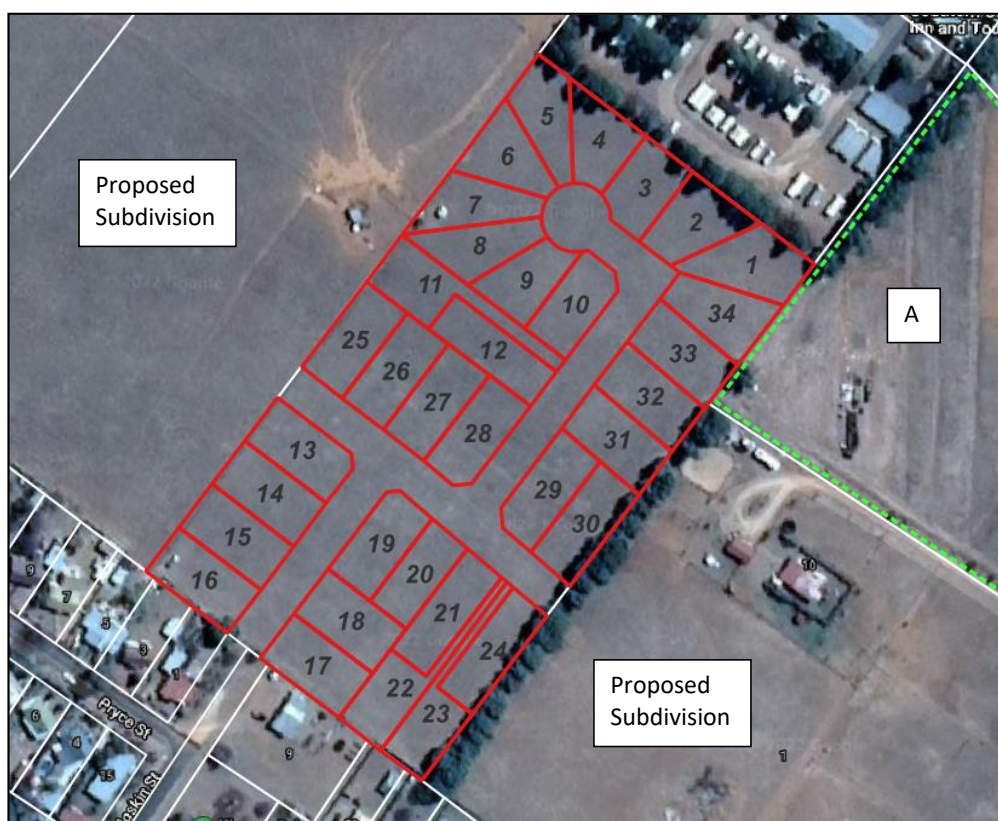


Figure 6: Vegetation study area and building envelopes - Image ex Geoscience Australia

The Area A section of open grasslands located adjacent to the north eastern boundary of the development site.

In each other direction from the development site are managed currently lands that do not contain any areas of bushfire or grassfire hazardous vegetation or lands that will not contain any hazard in the foreseeable future due to adjoining land subdivision.

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

#### 2.4 Slope assessment

The **effective slope** of the land, out to a distance of 100 metres from the proposed scope of works (that is, the slope of the land most likely to influence bushfire behaviour for the purposes of calculating the Category of Bushfire Attack and Asset Protection Zones, has been assessed (using a clinometer) and desktop analysis as being;

- Area A – Grassland - > 0 to 5 degrees downslope (assumed) (elevation 6.17 met / dist. 92.13 met = 3.83 degrees)



Figure 7; Slope/contour image ex Geoscience Australia

#### 2.5 Environmental Considerations

Consultation with the project management team has indicated that there are no significant environmental features, threatened species or aboriginal sites known to exist on the subject site.

It is also my opinion that the bushfire protection measures as recommended within this report will have little or no adverse environmental effect.

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

### 3.0 Bushfire Assessment

#### 3.1 The extent to which the development is to provide for setbacks, including Asset Protection Zones

The proposed development can fully provide suitable asset protection zones within the site boundaries and by consideration of clearly managed lands on adjoining allotments.

The site is located within the Snowy Monaro local government area and is subject to a Fire Danger Index (FDI) rating of 80.

Based upon the provisions of *Planning for Bush Fire Protection* 2019 Table A1.12.3 the asset protection zones required to be provided between any proposed dwelling building footprints of subdivision and the areas of identified vegetation hazard can be fully accommodated within the site or by utilization of existing roads.

The objective of *Planning for Bush Fire Protection* 2019 asset protection zones is to not have any potential building envelop exposed to greater than 29kW/m<sup>2</sup> of radiant heat and this can be easily achieved across the proposed subdivision.

To ensure this level of maximum exposure is not breached this report will recommend that for not less than 11 metres within the development site adjacent to the north eastern section of the subject allotment boundary is maintained in perpetuity as an inner protection area of an asset protection zone and the construction of habitable buildings is not permitted within this area.

Accordingly, this report also recommends that the balance of the development site where not built upon is also maintained in perpetuity as an inner protection area of an asset protection zone.

Given the nature of the existing vegetation being only grass this shall be easily achieved and does not require the removal of any trees or standing vegetation.

The following are the requirements for asset protection zone inner protection areas as described within the documents *Planning for Bush Fire Protection* 2019 and NSW RFS Standards for Asset Protection Zones.

#### Inner Protection Area

The IPA is the area closest to the building and creates a fuel management area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous. In practical terms the IPA is typically the curtilage around the building consisting of a mown lawn and well-maintained gardens.

When establishing and maintaining in IPA the following requirements apply;

#### Trees

- tree canopy cover should be listed 15% at maturity;
- trees at maturity should not touch your overhang the building;

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

- lower limbs should be removed to a height of two metres above the ground;
- preference should be given to smooth bark and Evergreen trees

#### Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards the buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by distance of at least twice the height of the vegetation.

#### Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves vegetation debris should be removed

### **3.2 Fire Fighting Water Supply and other Services**

#### **3.2.1 Water**

This section of Berridale will be serviced by mains reticulated water supply and the supply will be extended into the development site.

This report will recommend that the water supply for the subdivision is undertaken in accordance with AS 2419.1-2005 *Fire hydrant installations* and this will satisfy the provisions of *Planning for Bush Fire Protection 2019*.

#### **3.2.2 Electricity**

The objective of *Planning for Bush Fire Protection 2019* with regards to the supply of electricity is to ensure that the infrastructure for this service does not contribute to the risk of fire to buildings.

The development site is to be provided with electricity by underground infrastructure within the proposed road system leading from the existing road system and this will satisfy the provisions of *Planning for Bush Fire Protection 2019*.

#### **3.2.3 Gas**

The objective of *Planning for Bush Fire Protection 2019* with regards to the supply of gas is to ensure that the infrastructure for this service does not contribute to the risk of fire to buildings.

With respect to subdivisions section 5.3.3 of *Planning for Bush Fire Protection 2019* sets out the performance criteria and acceptable solutions.

The performance criteria for the supply of gas is that *the location of gas services will not lead to ignition of surrounding bush land or the fabric of the buildings*.

The following outlines the acceptable solutions so as to satisfy the performance criteria:

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

- *Reticulated or bottled gas is installed and maintained in accordance with AS 1596-2014 and the requirements of relevant authorities. Metal piping is to be used.*
- *All fixed LPG tanks are kept clear of all flammable materials to a distance of 10 metres and shielded on the non hazard side of the installation.*
- *Connections to and from gas cylinders are metal.*
- *Polymer sheathed flexible gas supply lines are not to be used.*
- *Above ground gas service pipes are metal, including and up to any outlets*

The detail of any gas supply installation was not available at the time of formulating this report however this document will recommend that any gas supply installation must be such as to satisfy section 5.3.3 of *Planning for Bush Fire Protection 2019*.

### **3.3 Public Road Capacity to Handle Increased Traffic Volume**

The objective of *Planning for Bush Fire Protection 2019* with regards the provision of public roads is to ensure safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

Perusal of the subdivision plans indicates that construction of an internal public road is proposed, and a study of the subdivision plan indicates that this road satisfies the acceptable solutions as contained within *Planning for Bush Fire Protection 2019* for width, turning radius and gutter design.

### **3.4 Public Road Links to Fire Trail Network and Two Way Access**

In this instance there is no system of fire trails shown on the subdivision plans.

Given that the area of asset protection zone is clearly defined by other areas of which do not contain vegetative bushfire fuels and access is achievable to all perimeters of the bushfire hazardous vegetation area, a dedicated fire trail is not required.

### **3.5 Adequacy of Access and Egress from the Development Site for Emergency Response**

The proposed development is located approximately 1.7 kilometre (by road) to the north of the Berridale NSW Rural Fire Service Brigade Station.

The system of public roads to the site should be adequate under most conditions to allow for access and egress for the site for emergency service vehicles.

In terms of internal access driveways these are not required for fire tanker access as both dwellings are located directly adjacent to the road frontage boundaries.

### **3.6 Adequacy of Bushfire Maintenance Plans and Fire Emergency Procedures for the Development Site**

No detail of any bushfire maintenance plan or fire emergency procedures has been provided by the proponents with respect of these matters.



Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

### 3.7 Construction Standards for Building Elements in the Development

This proposal does not include for any construction of dwellings although it is noted that the maximum level of exposure is BAL 29 for the any dwelling envelop which clearly satisfies the provisions of *Planning for Bush Fire Protection* 2019.

The diagram below clearly shows that construction in accordance with a maximum of BAL 29 and indeed much less (if any) for the vast majority of the development site.

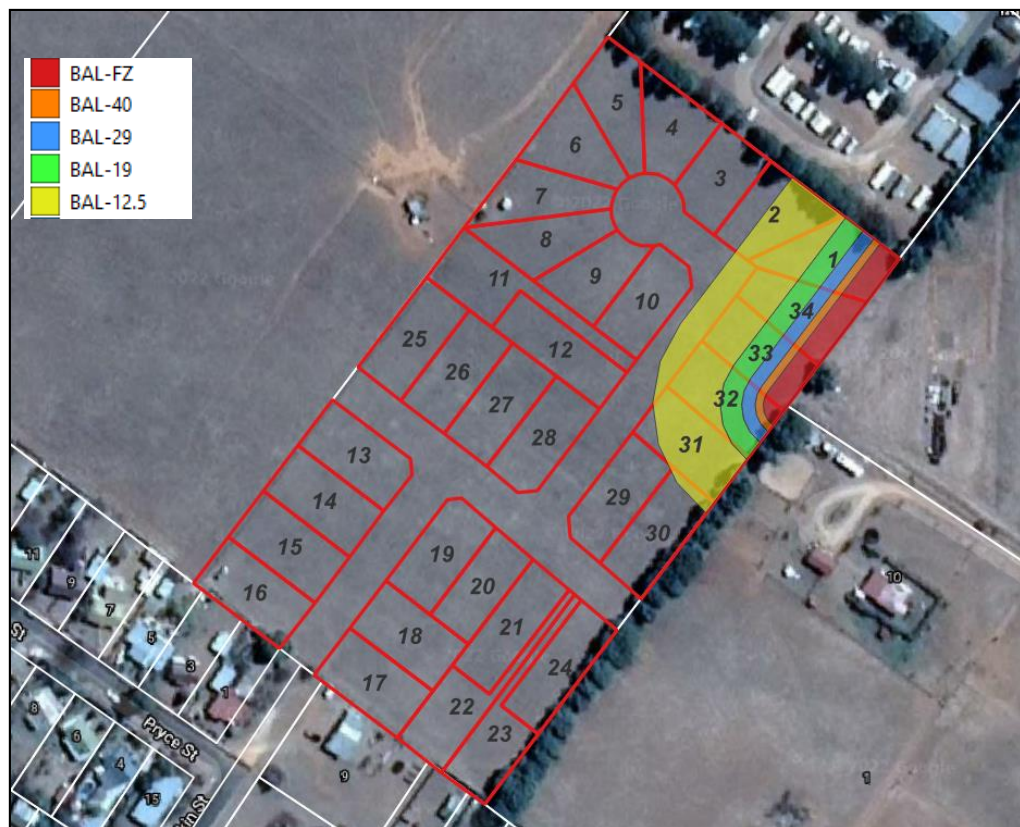


Figure 8; Bushfire Attack Levels (BAL) across the development site

### 3.8 Adequacy of Sprinkler Systems and other Fire Protection Measures to be Incorporated

No additional bushfire protection measures or external bushfire sprinkler systems are recommended for this development apart from those previously nominated in this report and listed within the recommendations section of this report.

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

#### **4.0 Assessment of the extent to which the development conforms or deviates from Chapter 5 of *Planning for Bush Fire Protection* 2019**

The details provided in Section 4 of this assessment outline the relationship between the proposed new subdivision and the specifications set out in Chapter 5 of *Planning for Bush Fire Protection* 2019.

##### **4.1 Asset Protection Zones**

The asset protection zones will satisfy the acceptable solutions of *Planning for Bush Fire Protection* 2019 with the incorporation of the recommendations of this report.

##### **4.2 Access**

The access to the subject development site is by a system of public roads which in the current condition satisfies the acceptable solutions of *Planning for Bush Fire Protection* 2019.

The proposed internal access road will satisfy the acceptable solutions of *Planning for Bush Fire Protection* 2019.

##### **4.3 Water supply, electricity and gas**

The supply of electricity, water and gas will satisfy the will satisfy the acceptable solutions of *Planning for Bush Fire Protection* 2019 with the incorporation of the recommendations of this report.

Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

### 5.0 Recommendations

1. That for not less than 11 metres within the development site adjacent to the north eastern boundary is maintained in perpetuity as an inner protection area of an asset protection zone and the construction of habitable buildings is not permitted within this area.
2. That the balance of the development site where not built upon is also maintained in perpetuity as an inner protection area of an asset protection zone.
3. That no future landscaping features, planting of shrubs, trees or other vegetation shall occur in such a manner as to compromise the integrity of the asset protection zone.
4. That the subdivision internal roads are to be constructed in accordance with section 5.3.2 of *Planning for Bush Fire Protection* 2019.
5. That the supply of water, electricity and gas is established in accordance with section 5.3.3 of *Planning for Bush Fire Protection* 2019.



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Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

## 6.0 Conclusion

Based upon the bushfire hazard assessment for the proposed development of the subject allotment, this report concludes that scope of works as described by the subdivision plans prepared by Jack Atkinson Surveying Pty Ltd and by consultation with the project management team, this development can comply to the requirements of *Planning for Bush Fire Protection 2019* as required under section 100b of the *Rural Fires Act 1997* with the inclusion of the 5 recommendations contained within this report.

Craig Burley AFSM

Grad.Dip. Building in Bushfire Prone Areas (UWS)

FPA Australia Certified Level 3 - Practitioner Bushfire Planning and Design

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### Caveat

Quote from *Planning for Bushfire Protection 2001*, *'notwithstanding the precautions adopted, it should always be remembered that bushfire burn under a wide range of conditions and an element of risk, no matter how small always remains.'*

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Quote from Standards Australia, *'Although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.'*

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Bushfire Hazard Assessment – Berridale 88 Pty Ltd Hoskin Street Berridale NSW 2628

References

Planning for Bushfire Protection 2019 Planning NSW in conjunction with NSW Rural Fire Service

Building Code of Australia Volume 2 2013 Australian Building Codes Board

AS 3959 – 2018 Construction of buildings in bushfire prone areas Standards Australia & Australian Building Codes Board

Landscape and building Design for Bushfire Areas Ramsay C. & Rudolph L. CSIRO 2003

Quantifying bushfire penetration into urban areas in Australia Keping Chan & McAneny J. Geophysical Research Letters, Volume 31, L12212, doi:10.1029/2004GL020244,2004

Bushfires in Australia Luke R.H. & McArthur CSIRO 1978

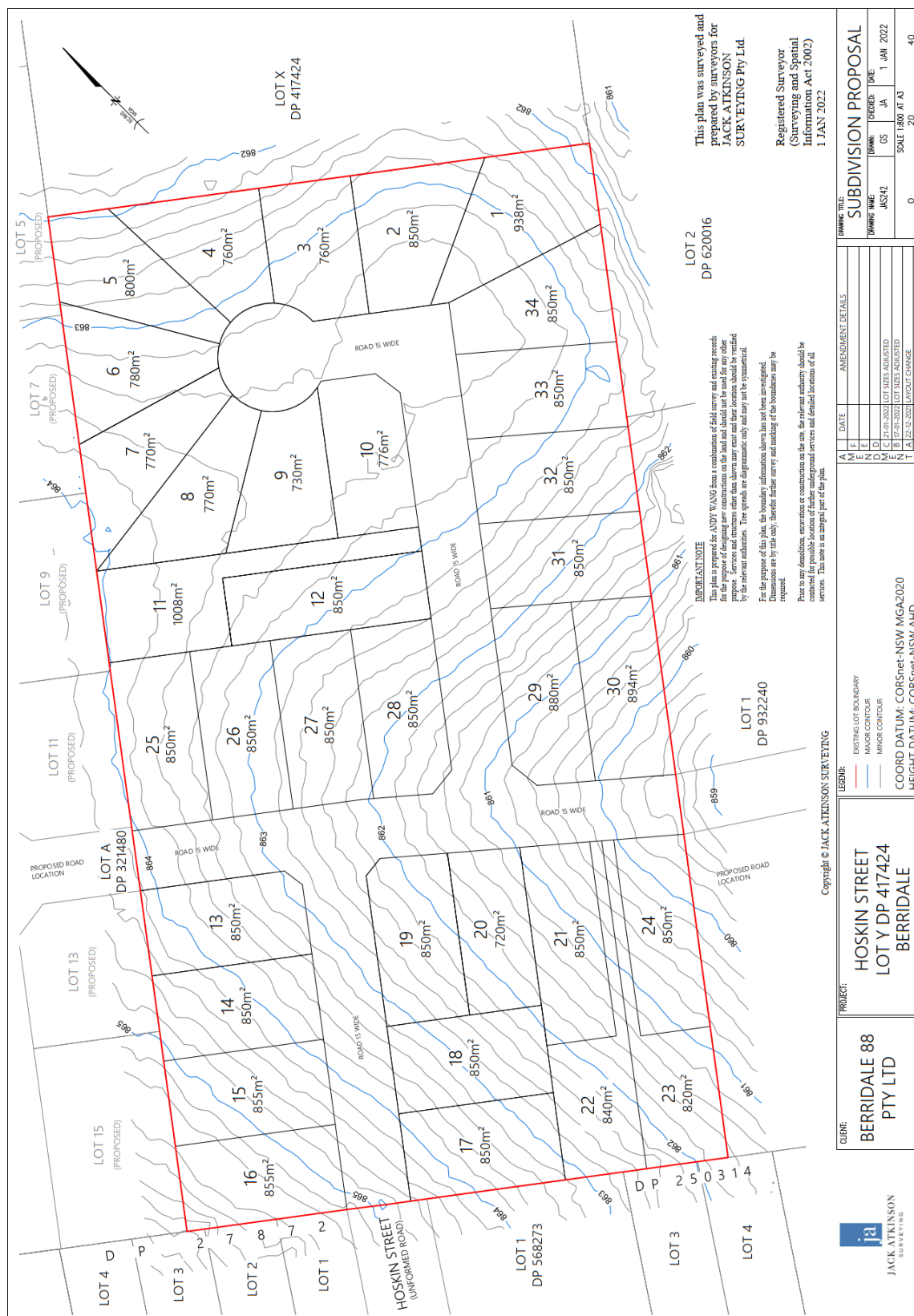
Performance of Building Elements in Bushfire Prone Areas Poon S.L. & England J.P. Warrington Fire Research Australia

Address Validation Search Department of Lands [www.maps.nsw.gov.au](http://www.maps.nsw.gov.au)

Standards for Asset Protection Zones NSW Rural Fire Service 2005

Ocean Shores to Dessert Dunes Keith D. Department of Environment and Conservation Sydney 2004

Appendix 1- Proposed Subdivision Plan ex Jack Atkinson Surveying





## NSW RURAL FIRE SERVICE

Snowy Monaro Regional Council  
PO Box 714  
COOMA NSW 2630

Your reference: CNR-39133 10.2022.154.1  
Our reference: DA20220506007604-Original-1

**ATTENTION:** Sarah Brown

Date: Wednesday 26 October 2022

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – Subdivision – Subdivision**  
**HOSKIN ST BERRIDALE NSW 2628, Y//DP417424**

I refer to your correspondence dated 12/05/2022 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

### General Conditions

The General Terms of Approval are based on the documents/plans supplied via Councils referral to the NSW RFS.

- The plan titled Subdivision Proposal Stage 1 & Stage 2 prepared by Jack Atkinson Surveying dated 26 October 2022 ref JAS277

### Asset Protection Zones

***The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.***

1. At the commencement of building works or the issue of a subdivision certificate, whichever comes first, the entire site must be maintained as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;

1

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

2. At the issue of a subdivision certificate, if the land immediately to the north-west of proposed lots 13-16, PT35, 11, 5-8 & south-east of lots 22-24, 30-34 & 1 has not been developed and the bush fire hazard removed, a suitably worded instrument(s) must be created pursuant to section 88B of the *Conveyancing Act 1919* over the lots which prohibits the construction of buildings other than class 10b structures for a distance of 11 metres to the relevant boundary. The instrument may be lifted upon commencement of any future proposed development on the adjoining land, but only if the bush fire hazard is removed as part of the proposal. The name of authority empowered to release, vary, or modify the instrument must be Council.

#### **Access – Public Roads**

***The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.***

3. Access roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- subdivisions of three or more allotments have more than one access in and out of the development;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- all roads are through roads;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;  
where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access must be provided to an alternate point on the existing public road system;
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*; and
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

#### **Water and Utility Services**

***The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.***

4. The provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;

- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

**General Advice – Consent Authority to Note**

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the *National Construction Code* must be subject to separate application under section 4.14 of the *Environmental Planning and Assessment Act 1979* and address the requirements of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Bryan Netzler on 1300 NSW RFS.

Yours sincerely,

Michael Gray  
**Manager Planning & Environment Services**  
**Built & Natural Environment**



## BUSH FIRE SAFETY AUTHORITY

Subdivision – Subdivision  
HOSKIN ST BERRIDALE NSW 2628, Y//DP417424  
RFS Reference: DA20220506007604-Original-1  
Your Reference: CNR-39133 10.2022.154.1

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Michael Gray**  
Manager Planning & Environment Services  
Built & Natural Environment

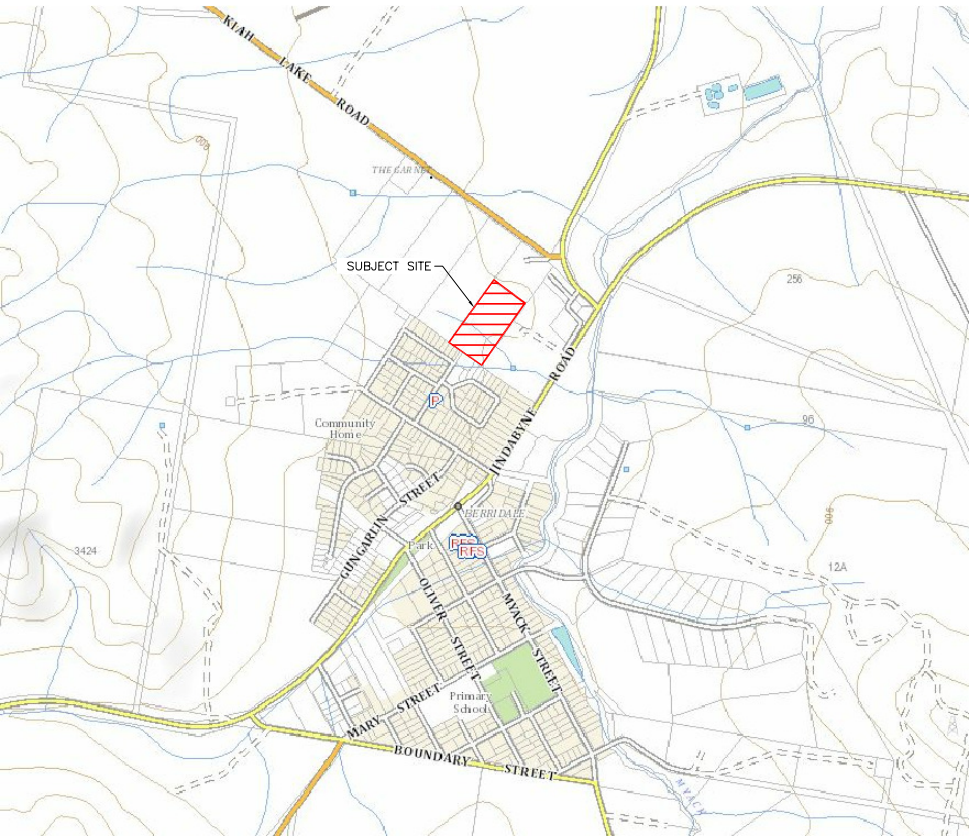
Wednesday 26 October 2022



# 28 HOSKIN STREET, BERRIDALE


## PROPOSED 34 LOT TORRENS TITLE SUBDIVISION

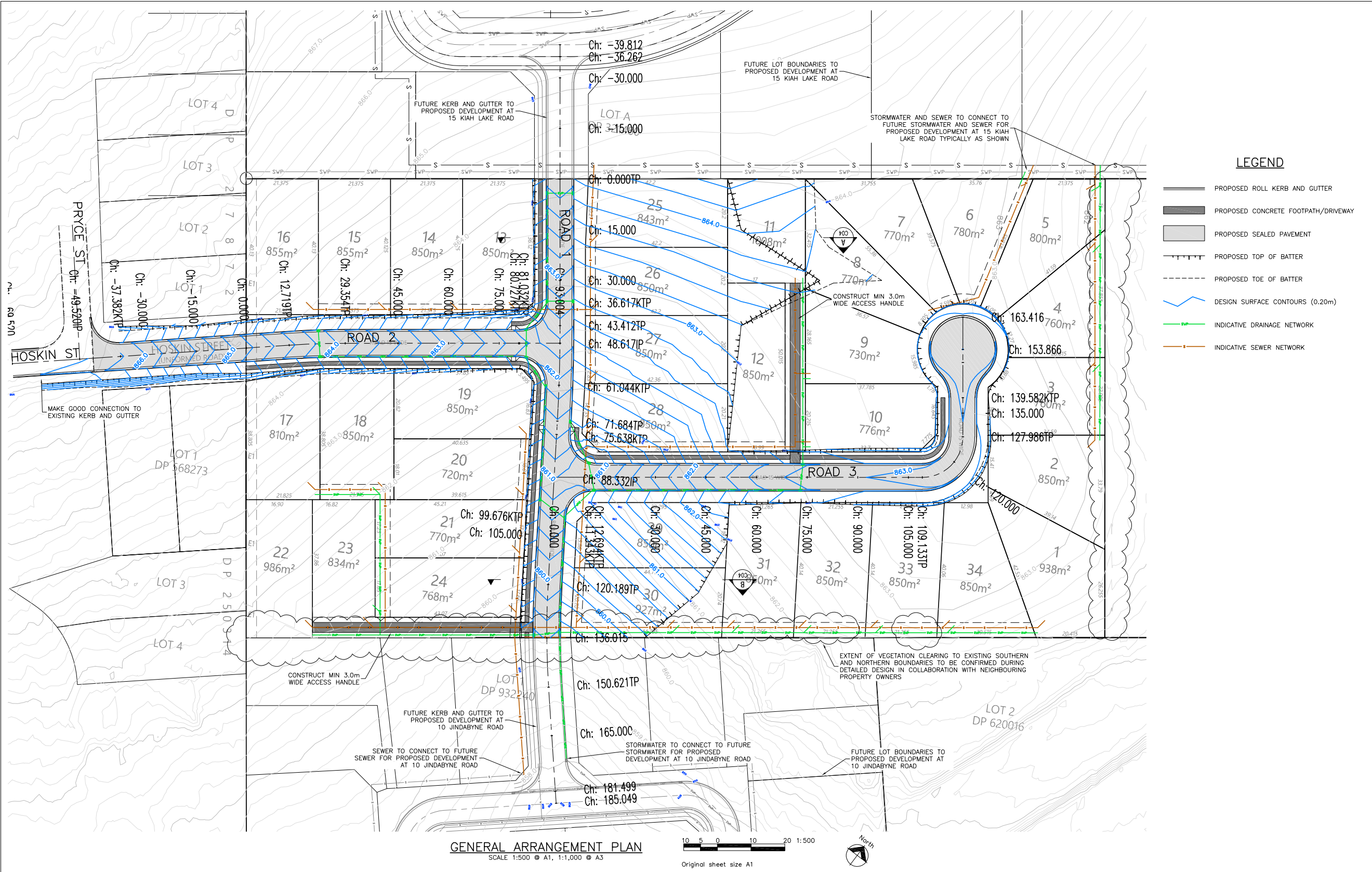
### CONCEPT CIVIL ENGINEERING DRAWINGS




DRAWING INDEX

DRAWING No.	DESCRIPTION
2150-C01	TITLE SHEET
2150-C02	GENERAL ARRANGEMENT PLAN
2150-C03	BULK EARTHWORKS PLAN
2150-C04	TYPICAL SECTIONS AND SECTIONS A AND B
2150-C05	ROAD LONGITUDINAL SECTIONS
2150-C06	ROAD 1 CROSS SECTIONS
2150-C07	ROAD 2 CROSS SECTIONS
2150-C08	ROAD 3 CROSS SECTIONS
2150-C09	EROSION AND SEDIMENT CONTROL PLAN
2150-C10	EROSION AND SEDIMENT CONTROL DETAILS
2150-C11	EXTERNAL SERVICING PLAN

			<div>ISSUED FOR DEVELOPMENT APPLICATION</div> <div>FOOTPRINT (NSW) PTY. LTD. AUTHORISE THE USE OF THIS DRAWING ONLY FOR THE PURPOSE DEMONSTRATED BY THE STATUS STAMP SHOWN ABOVE.</div>	<div>SCALES</div> <div>N.T.S</div>	<div>ORIGINAL</div> <div>A1</div>	<div>SURVEYOR: JACK ATKINSON</div> <div>DATUM: AHD</div> <div>AZIMUTH: MGA2020</div> <div>DRAWN: AB</div> <div>DESIGNED: AB</div> <div>DESIGNED DATE: MAR 2022</div> <div>CHECKED: AB</div>	<div> <b>footprint</b> sustainable engineering a. 15 meehan drive kiama downs nsw 2533 p. 02 4237 6770 m. 0430 421 661</div>	<div>28 HOSKIN STREET, BERRIDALE</div> <div>PROPOSED 34 LOT TORRENS TITLE SUBDIVISION</div> <div>CONCEPT ENGINEERING DRAWINGS</div> <div>TITLE SHEET</div>	<div>DRAWING NO.</div> <div>2150-C01</div>
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2	FOR DEVELOPMENT APPLICATION	30/03/22							
1	FOR DEVELOPMENT APPLICATION	10/03/22							
ISSUE	DESCRIPTION	DATE							<div>SHEET 1 OF 11</div>



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1	FOR DEVELOPMENT APPLICATION	10/03/22								DESIGNED: AB	
ISSUE	DESCRIPTION	DATE				DESIGNED DATE: MAR 2022					
						CHECKED: AB					





3	EXTERNAL SERVICING PLAN ADDED	06/04/22
2	FOR DEVELOPMENT APPLICATION	30/03/22
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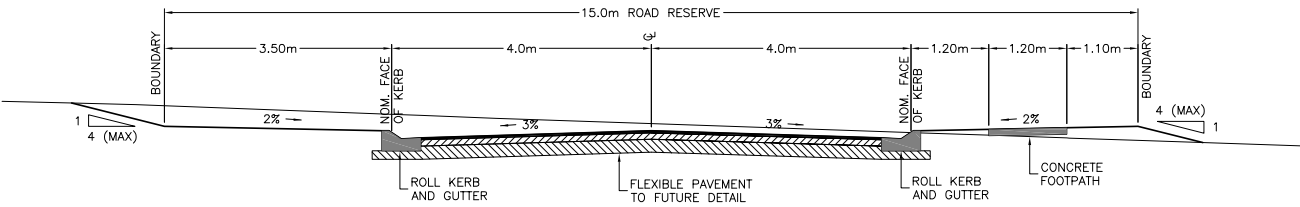
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SURVEYOR:	JACK ATKINSON
DATUM:	AHD
AZIMUTH:	MGA2020
DRAWN:	AB
DESIGNED:	AB
DESIGNED DATE:	MAR 2022
CHECKED:	AB

**footprint**  
sustainable engineering  
a. 15 meehan drive  
kiama downs nsw 2533  
p. 02 4237 6770  
m. 0430 421 661

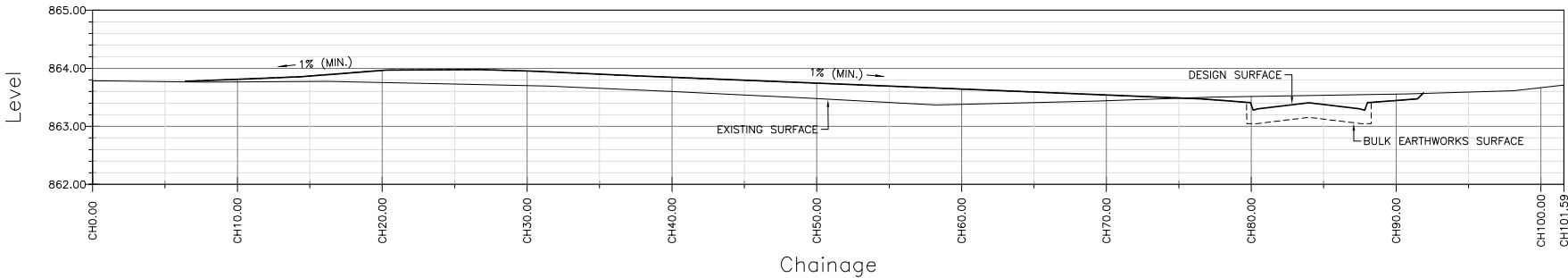
28 HOSKIN STREET, BERRIDALE  
PROPOSED 34 LOT TORRENS TITLE SUBDIVISION  
CONCEPT ENGINEERING DRAWINGS  
BULK EARTHWORKS PLAN

DRAWING NO.	2150-C03
ISSUE.	3
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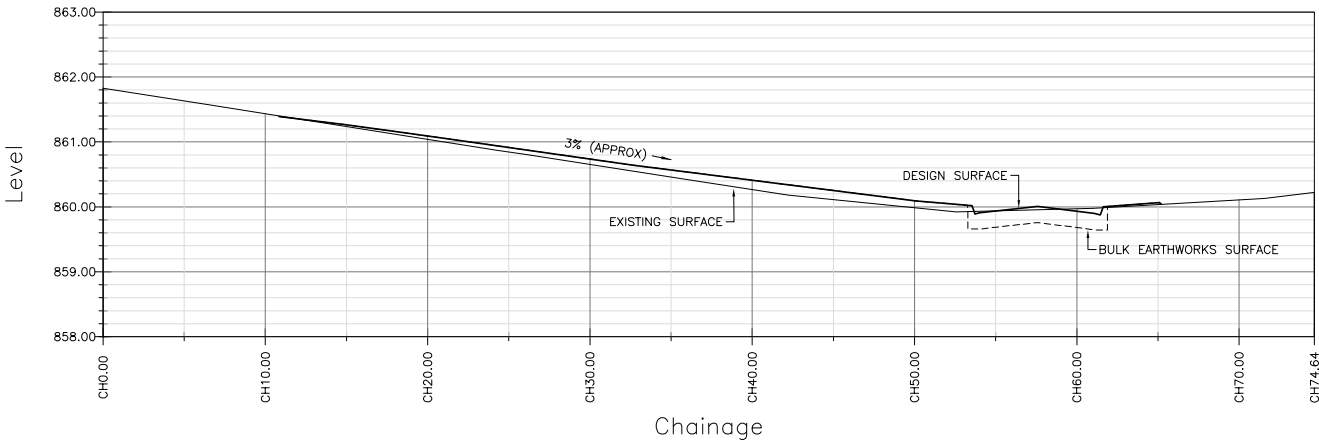


TYPICAL ROAD CROSS SECTION – ROADS 1 AND 2  
(ROAD 3 MIRROR REVERSED – I.E. CONCRETE PATH ON LEFT HAND SIDE)


SCALE 1:50 @ A1, 1:100 @ A3



SECTION A  
CO2/3  
SCALES H 1:200 @ A1, 1:400 @ A3  
V 1:50 @ A1, 1:100 @ A3



SECTION B  
CO2/3  
SCALES H 1:200 @ A1, 1:400 @ A3  
V 1:50 @ A1, 1:100 @ A3

			ISSUED FOR DEVELOPMENT APPLICATION	SCALES AS NOTED	ORIGINAL A1	SURVEYOR: JACK ATKINSON DATUM: AHD AZIMUTH: MGA2020 DRAWN: AB DESIGNED: AB DESIGNED DATE: MAR 2022 CHECKED: AB	 a. 15 meehan drive kiama downs nsw 2533 p. 02 4237 6770 m. 0430 421 661	28 HOSKIN STREET, BERRIDALE PROPOSED 34 LOT TORRENS TITLE SUBDIVISION CONCEPT ENGINEERING DRAWINGS TYPICAL SECTIONS AND SECTIONS A AND B	DRAWING NO. 2150-C04 ISSUE. 3 SHEET 4 OF 11
3	EXTERNAL SERVICING PLAN ADDED	06/04/22							
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1	FOR DEVELOPMENT APPLICATION	10/03/22							
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DRAWING NO.  
2150-C05

ISSUE.  
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Ch 36.617

Ch 105.00C

Ch 30.000

Ch 99.676

Ch 15.000

Ch 75.638

Ch 136.015

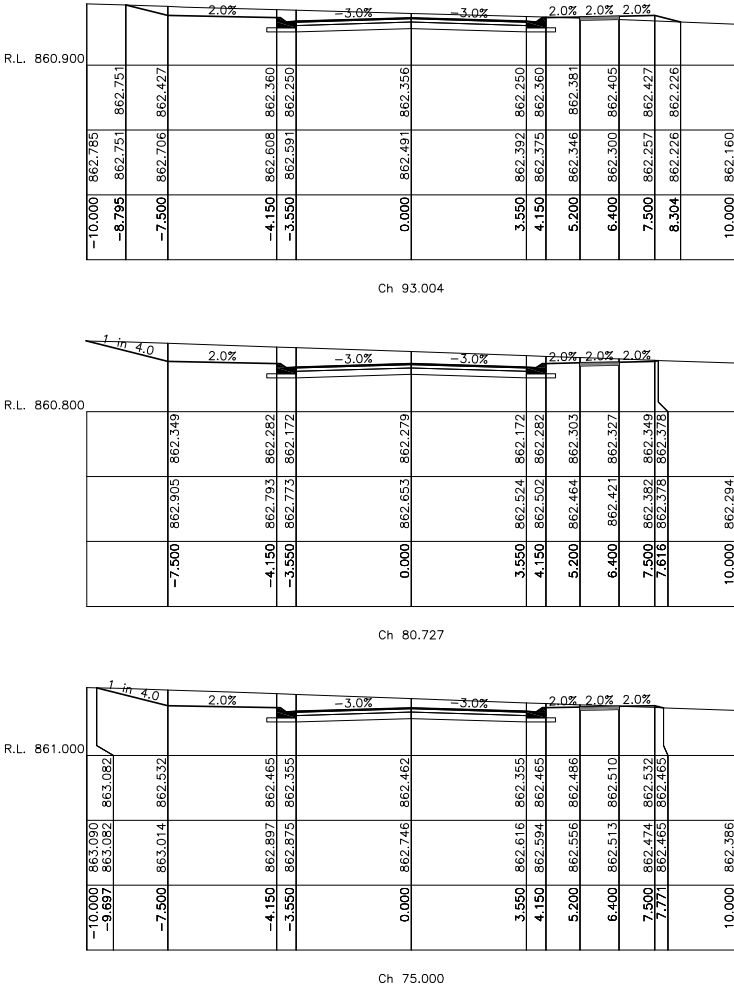
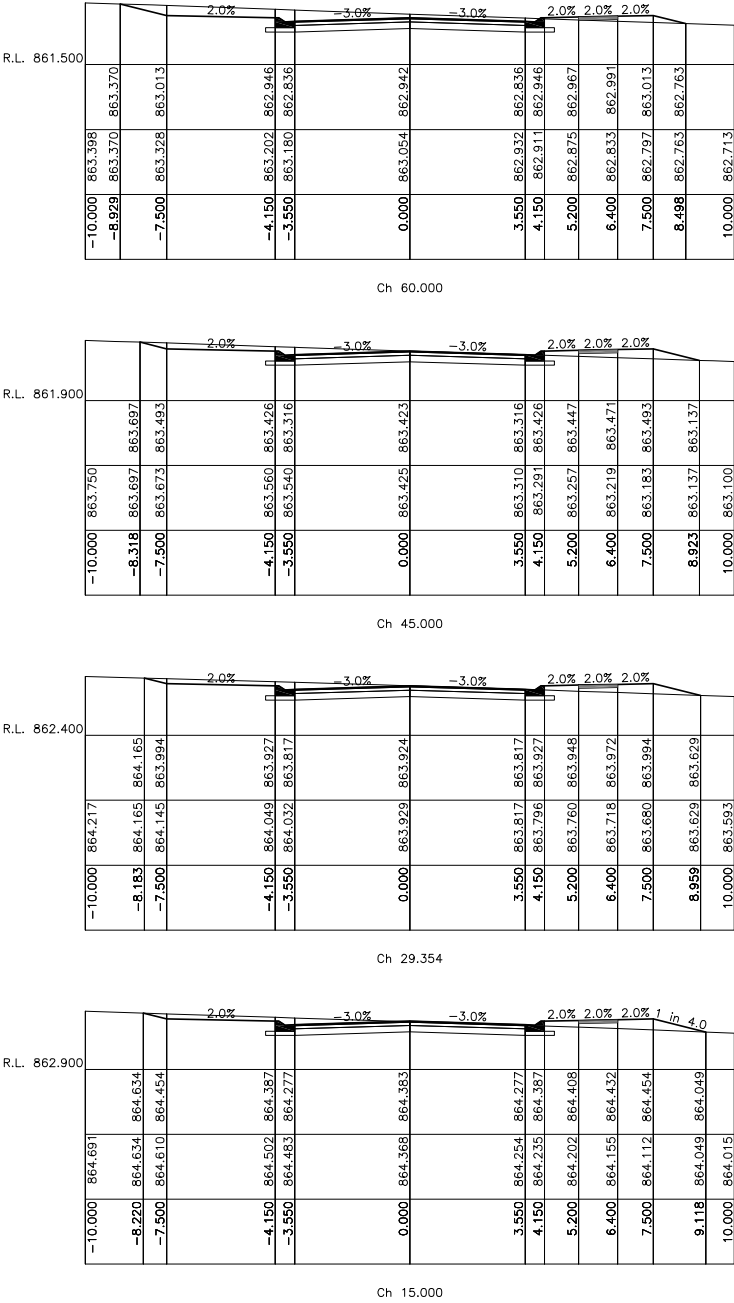
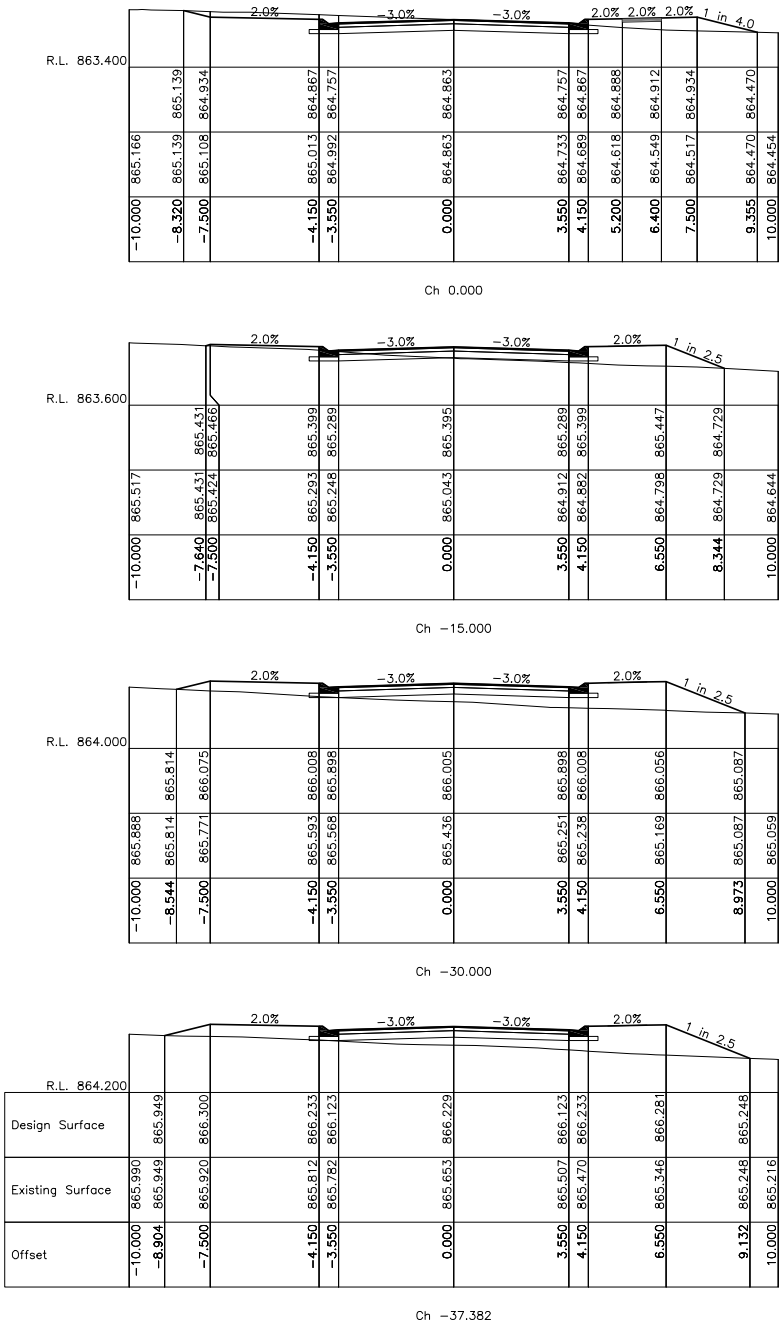
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Ch 61.044

Ch 120.189

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2	FOR DEVELOPMENT APPLICATION		30/03/22							
1	FOR DEVELOPMENT APPLICATION		10/03/22							
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3	EXTERNAL SERVICING PLAN ADDED	06/04/22
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1	FOR DEVELOPMENT APPLICATION	10/03/22
ISSUE	DESCRIPTION	DATE

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DEVELOPMENT APPLICATION

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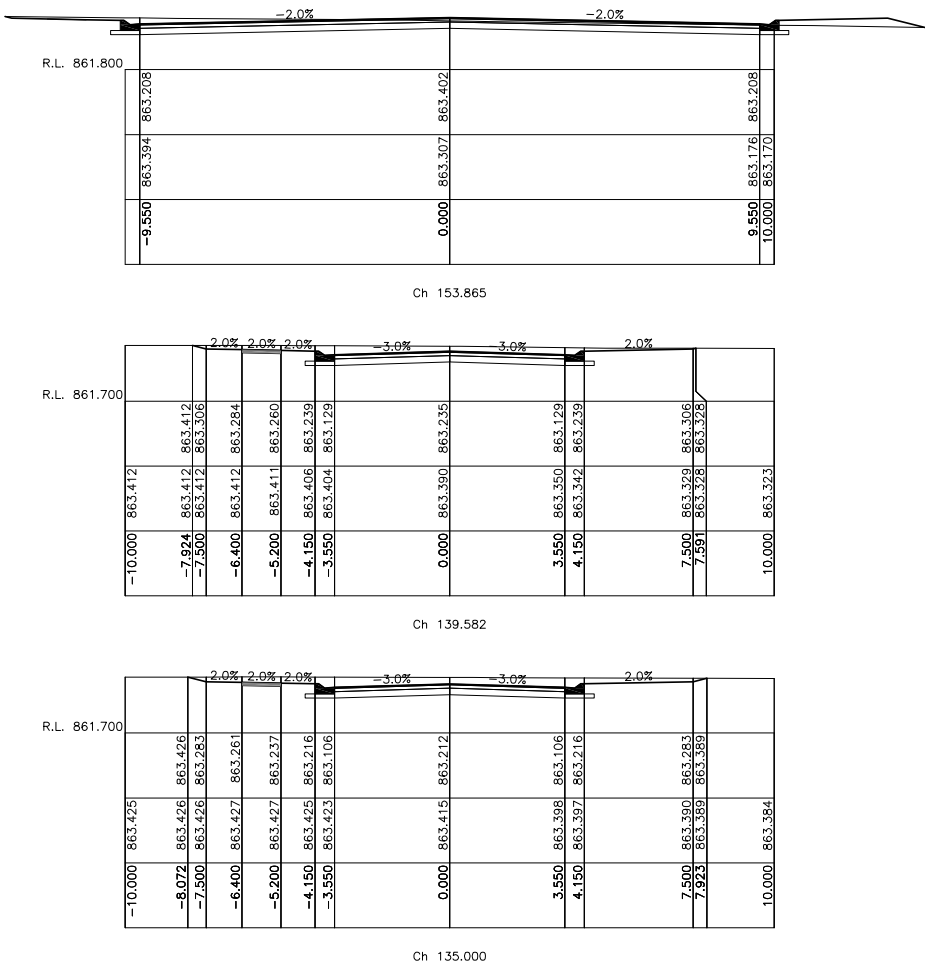
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		DRAWN: AB
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		DESIGNED DATE: MAR 2022
		CHECKED: AB




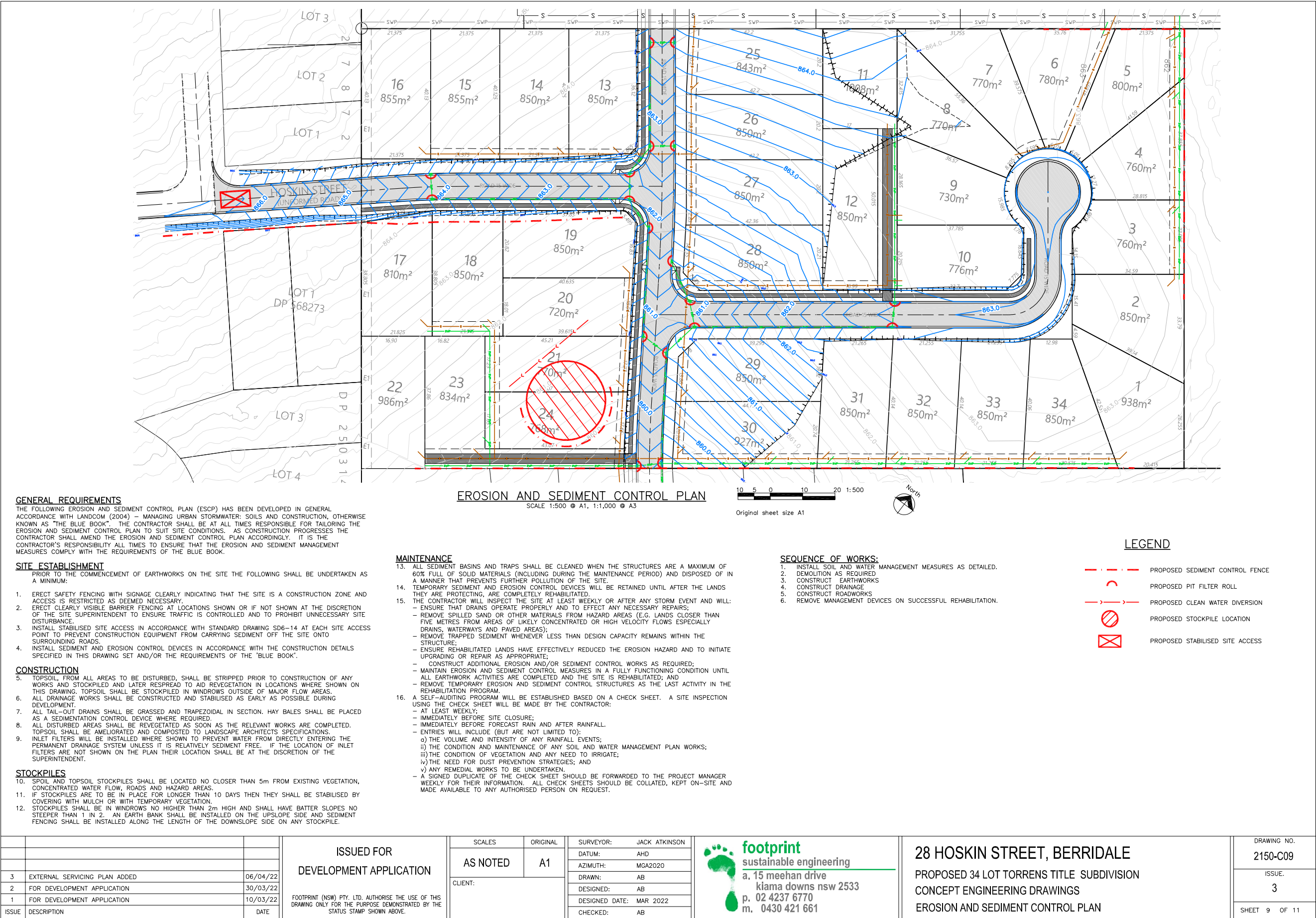
28 HOSKIN STREET, BERRIDALE  
PROPOSED 34 LOT TORRENS TITLE SUBDIVISION  
CONCEPT ENGINEERING DRAWINGS  
ROAD 2 CROSS SECTIONS

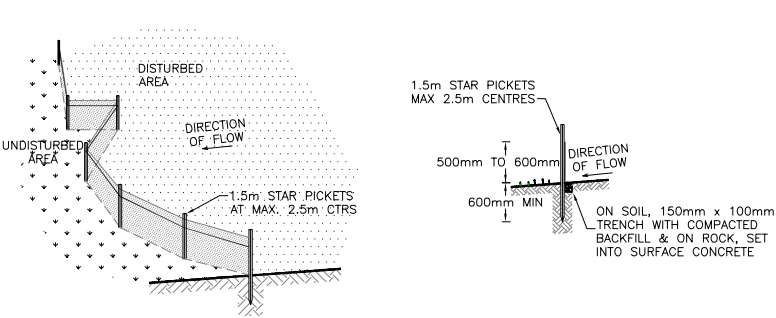
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ISSUE. 3
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ISSUE	DESCRIPTION	DATE									

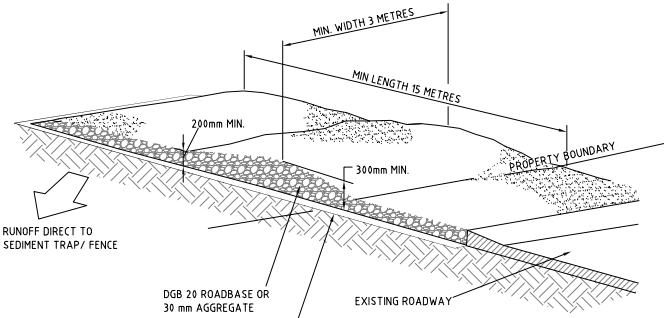




SEDIMENT CONTROL FENCE DETAIL  
NTS

SEDIMENT FENCE CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW F CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10YR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO THE GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GOETEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GOETEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GOETEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GOETEXTILE.

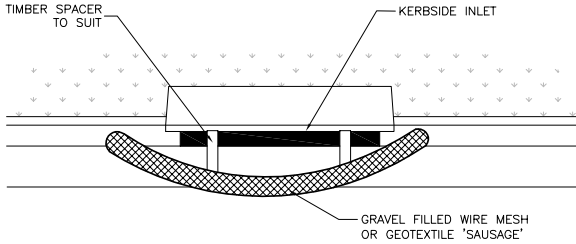


GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYER.

GEOTEXTILE MAY BE A WOVEN OR NEEDLE-PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706.4-4.0) OF 2500N

STABILISED SITE ACCESS


NOT TO SCALE



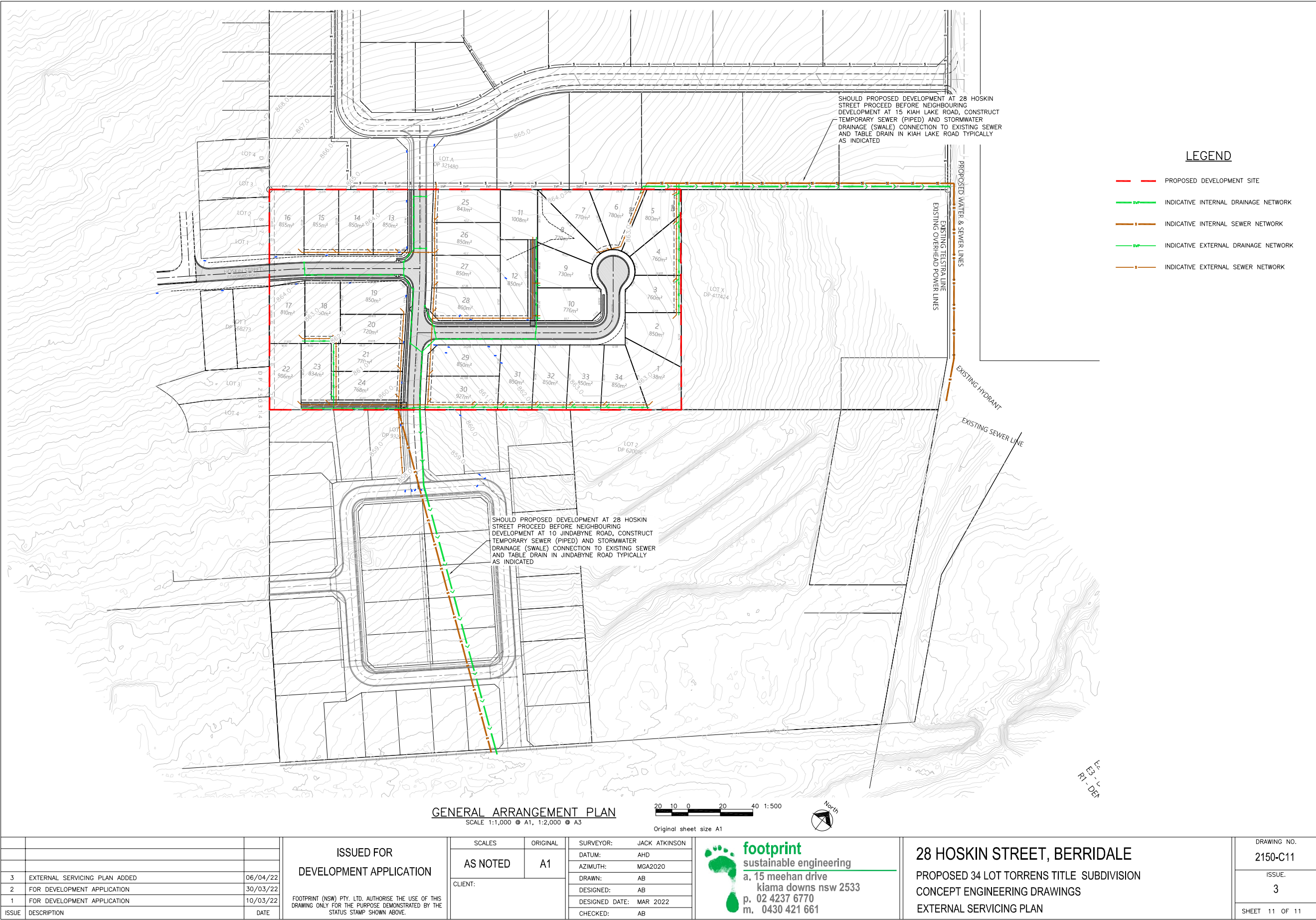
FILTER ROLL DETAIL  
NTS

FILTER ROLL CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GOETEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET.
5. FORM A SEAL WITH THE KERB AT EACH END TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN BE SUBSTITUTED FOR THE MESH OR GOETEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT LADEN WATERS CANNOT PASS BETWEEN.

			ISSUED FOR DEVELOPMENT APPLICATION	SCALES	ORIGINAL	SURVEYOR: JACK ATKINSON	 <b>footprint</b> sustainable engineering a. 15 meehan drive kiama downs nsw 2533 p. 02 4237 6770 m. 0430 421 661	28 HOSKIN STREET, BERRIDALE PROPOSED 34 LOT TORRENS TITLE SUBDIVISION CONCEPT ENGINEERING DRAWINGS EROSION AND SEDIMENT CONTROL DETAILS	DRAWING NO. 2150-C10
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1	FOR DEVELOPMENT APPLICATION	10/03/22				DESIGNED: AB			
ISSUE	DESCRIPTION	DATE	FOOTPRINT (NSW) PTY. LTD. AUTHORISE THE USE OF THIS DRAWING ONLY FOR THE PURPOSE DEMONSTRATED BY THE STATUS STAMP SHOWN ABOVE.			DESIGNED DATE: MAR 2022			SHEET 10 OF 11
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# Technical Memorandum



To: Dennis Atkinson

Copy To: Andy Wang, Jack Atkinson

From: Ashley Bond

Date: 10 March 2022

Re: 28 Hoskin Street, Berridale  
Preliminary Flood Assessment

I refer to your request to provide preliminary flood assessment to be lodged in support of a proposed 34 lot Torrens Title subdivision.

Footprint has been commissioned by the owner of the property to prepare preliminary civil designs for the development, including an assessment of overland flows from upslope of the development site.

A review of the mapping in Appendix C (Berridale) of the Snowy Monaro Regional Council Flood and Floodplain Risk Management Studies shows that:

- a) The subject site is impacted by flooding in the 1% AEP event with flood flows contained to a narrow band within the existing west to east depression through the site, with flood depths in the range of 50 to 150mm (see Figure 1)
- b) Most of the site is classified as H1 Hazard Category in all events from the 5% to 0.2% AEP, except for the higher knob of land in the north-eastern corner of the site.
- c) Most of the site is classified as flood fringe in the 5% to 0.2% AEP events, except for the higher knob of land in the north-eastern corner of the site.
- d) In the PMF event a narrow band within the depression through the site is classified as a floodway with the lower portion being classified as a H2 flood risk.
- e) The whole of the site is classified as a Rising Road Access Area in the 5% to 1% AEP events and a High Trapped Perimeter Area in the PMF event.

- f) No part of the site is within the defined mainstream Flood Planning Area (i.e. from riverine flooding)

The above risk and flood emergency response classifications would not preclude residential development on the subject site subject to the appropriate management of overland flows from upslope catchments. The layout of the subdivision has responded to flooding on the site through the placement of roadway in the approximate location of the existing depression to act as a major overland flowpath.

The catchments are upslope of the eastern boundary of the subject site was calculated at 62.8 hectares using available 2m LIDAR data and catchment analysis software CatchmentSIM. The extent of the upslope catchment is shown in Figure A appended to this report.

Using DRAINS the peak flow arriving at the eastern boundary was estimated to be 5.5m<sup>3</sup>/s 10.3m<sup>3</sup>/s for the 5% AEP and 1% AEP events respectively. A copy of the 1% AEP median hydrograph is shown in Figure 2.

The model adopted:

- A RAFTS runoff routing hydrologic model
- Initial loss of 37mm as per ARR Hub data for the site
- Continuing loss of 3.2mm/hr (40% of ARR Hub data value as per OEH recommendations)
- 5% impervious area
- Catchment Slope of 6% (as per Catchment SIM)

The hydraulic capacity of the proposed road cross section for Road 1 was modelled in AutoCAD Hydraflow Express which using the Manning's equation to determine flow hydraulics and the results are provided in Figures 3 and 4 for the 5% and 1% AEP events respectively.

The results of the hydraulic modelling indicate that flood flows are likely to exceed road boundary levels by approximately 80mm and 140mm in the 5% and 1% AEP events respectively, resulting in flooding within proposed lots of widths up to 8m and 14m respectively at minimum lot grades of 1% (as per design).

It is however noted that Figure C01 of the SMRC FRMS shows a bifurcation of flows occurring approximately 800m upslope of the subject site at an existing farm dam with what would appear to be a significant portion of the flow being directed towards Kiah Lake Road (Refer to Figure 5). Furthermore, Figure C01 shows that flows become dispersed on reaching the residential area at Brown Street and not all flows are therefore conveyed

through to the subject site. Both these observations would result in significantly lower peak flows through the subject site than calculated above and are therefore likely to have much less impact on the proposed residential lots than that modelled.

During detailed design of the development SMEC will be engaged to extract 5% and 1% AEP flows on the subject site from the existing 2D model and these flows would be used as a basis for assessing major flow path requirements in accordance with Council's Engineering Guideline. Major overland flows would be managed through a combination of piped and overland flow path (roadway) systems.





Figure 1: 1% AEP flood levels and depths (extracted from Figure C01 of SMRC FRMS) – subject site in red

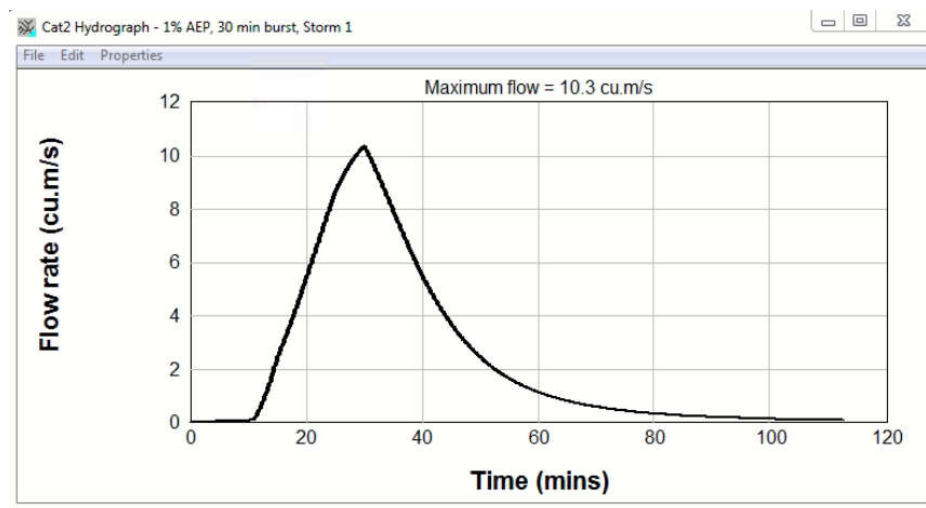


Figure 2: 1% AEP Median Hydrograph

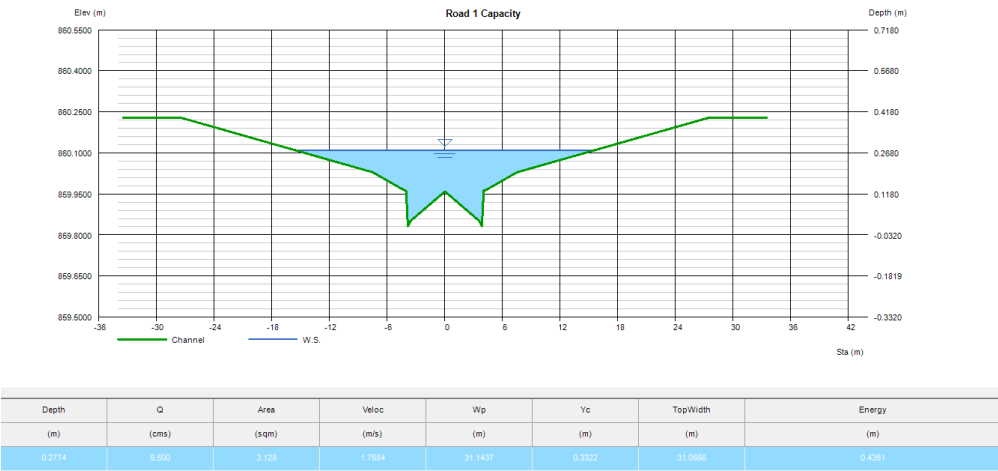


Figure 3: 5% AEP Flows in Road 1

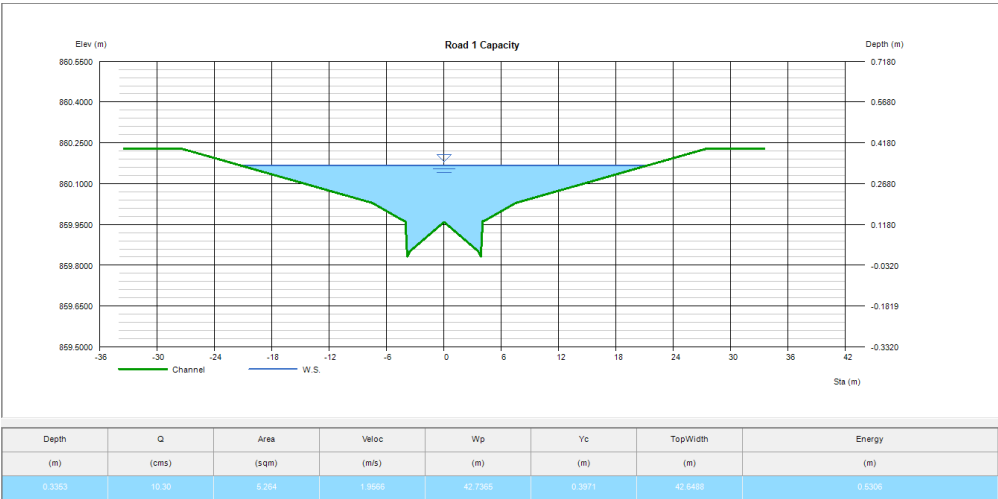


Figure 4: 1% AEP Flows in Road 1

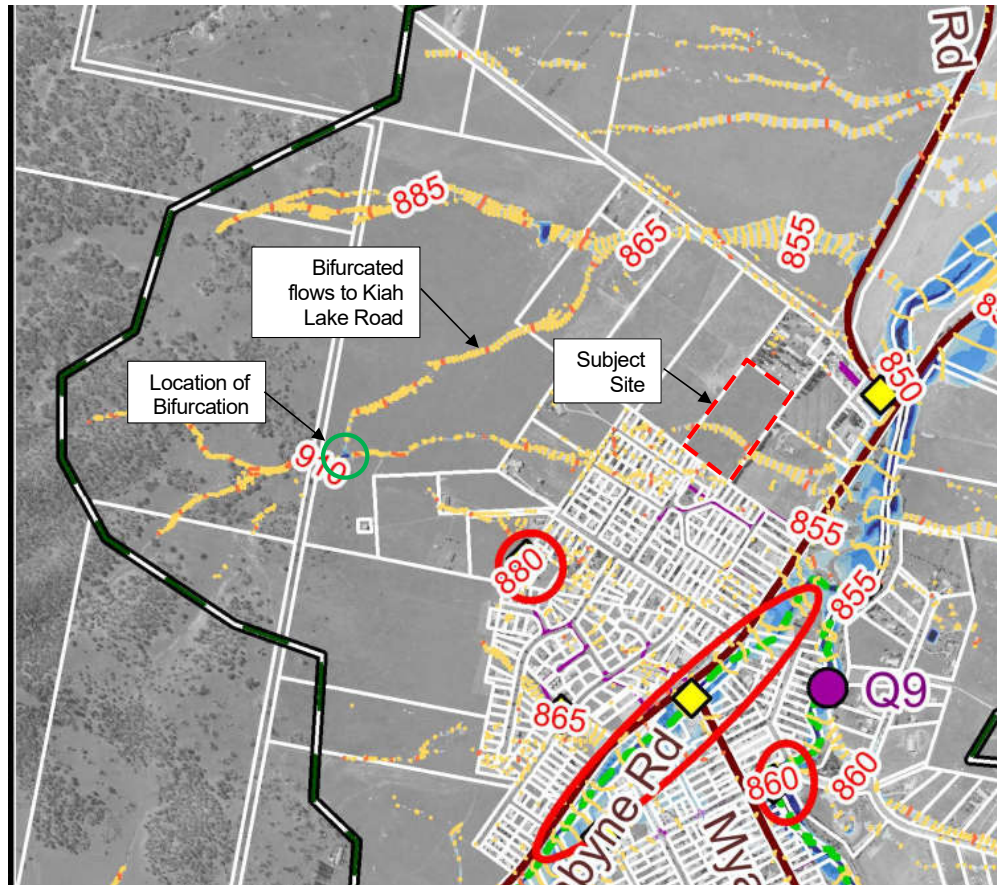
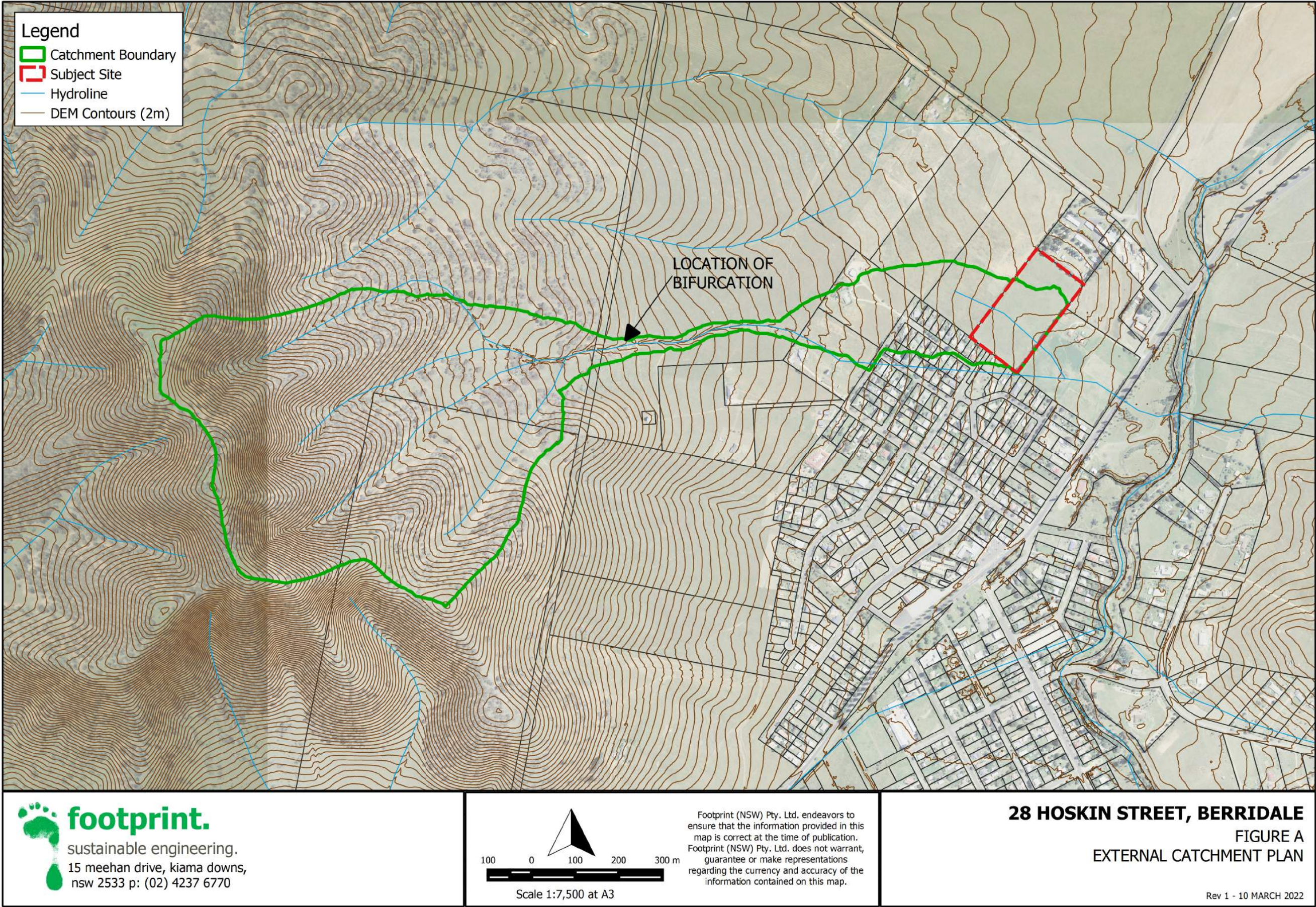


Figure 5: 1% AEP Flow Bifurcation









Suite 2.08, 50 Holt St  
Surry Hills, NSW 2010  
PO Box 1124  
Strawberry Hills NSW 2012

t: (02) 8324 8700  
w: www.traffic.com.au  
acn: 065132961  
abn: 66065132961

Reference: 22.275r01v01

23 June 2022

Berridale 88 Pty Ltd  
53/30 Blackwall Street,  
Barton ACT 2600

Attention: Andy Wang

**Re: Hoskin Street, Berridale (Lot Y DP417424)  
Proposed Residential Subdivision  
Traffic Impact Statement**

Dear Andy,

TRAFFIX has been commissioned to assess the traffic impacts in support of a Development Application (DA) relating to a residential subdivision at Hoskin Street, Berridale (Lot Y DP417424), comprising 34 lots. The subject site is located within the Snowy Monaro Regional Local Government Area and has been assessed under that Council's controls.

This statement documents the findings of our investigations and should be read in the context of the Statement of Environmental Effects (SEE), prepared separately.

#### ➤ Site and Location

The subject site at Lot Y DP417424, Hoskin Street, Berridale is located approximately 600-meters north of Berridale Town Centre. More specifically, it is located on the north-eastern corner of the intersection of Pryce Street and Hoskin Street.

The site is rectangular in configuration and has a total site area of approximately 3.46-hectares. It has a northern boundary measuring approximately 136-metres to an existing tourist accommodation facility, eastern boundary measuring approximately 254-metres to a separate residential subdivision, southern boundary measuring approximately 136-metres to existing residential developments, and a western boundary measuring approximately 254-metres to a separate approved residential subdivision.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2** which provides an appreciation of the general character of roads and other key attributes within proximity of the site.

**TRAFFIX**



Figure 1: Location Plan

**TRAFFIX**



Figure 2: Site Plan



## TRAFFIX

### ➤ Road Hierarchy

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- **Kosciuszko Road:** a TfNSW Main Road (MR 286) that generally traverses in an east-west direction between Snowy Mountains Highway, Cooma in the east and forms a cul-de-sac at Charlotte's Pass in the west. Within the vicinity of the site, Kosciuszko Road is also known as Jindabyne Road within Berridale, and is subject to a 60km/hr speed limit. Jindabyne Road accommodates one (1) lane of traffic in each direction and permits unrestricted kerbside parking along both sides.
- **Hoskin Street:** a local road that traverses in a northeast-southwest direction between Pryce Street in the north and MacKay Street in the south. Within vicinity of the site, Hoskin Street is subject to a speed limit of 50km/hr and accommodates (1) lane of traffic in either direction. Unrestricted kerbside parking is permitted along both sides.
- **Pryce Street:** a local road that traverses in a northwest-southeast direction between Brown Street in the north and Hoskin Street in the south. Within vicinity of the site, Pryce Street is subject to a speed limit of 50km/hr and accommodates (1) lane of traffic in either direction. Unrestricted kerbside parking is permitted along both sides.

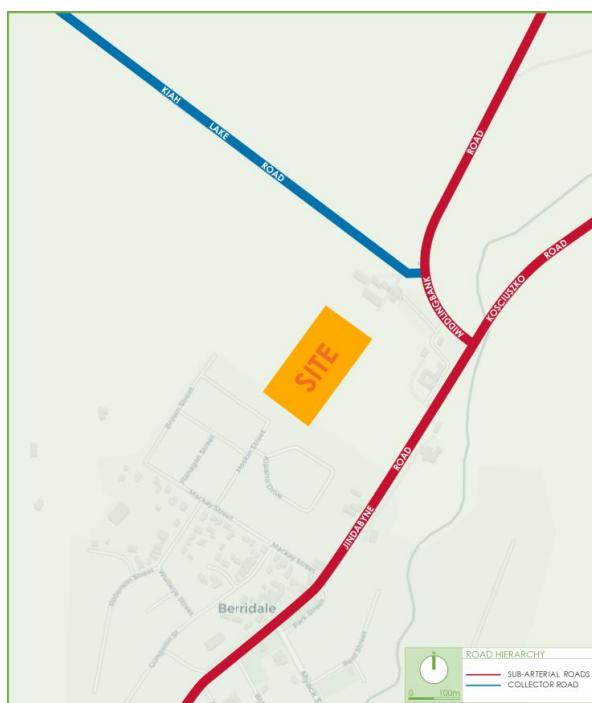


Figure 3: Road Hierarchy

## TRAFFIX

## ➤ Public Transport

The existing bus services that operate in the locality are shown in **Figure 4**. It is evident that the development has access to two (2) bus stops located within 800-meters of the site. This bus stop is dedicated to Transport for NSW Coaches, that provide connections to Canberra, Cooma, Jindabyne, Bombala and Eden. These bus services are summarised below:

- Intercity Service 771 – Canberra to Eden
- Intercity Service 772 – Canberra to Eden
- Intercity Service 775 – Bombala to Canberra Civic
- Intercity Service 776 – Bombala to Canberra Civic

Further information regarding bus frequencies is available from the Transport for NSW information website: <https://www.transportnsw.info>

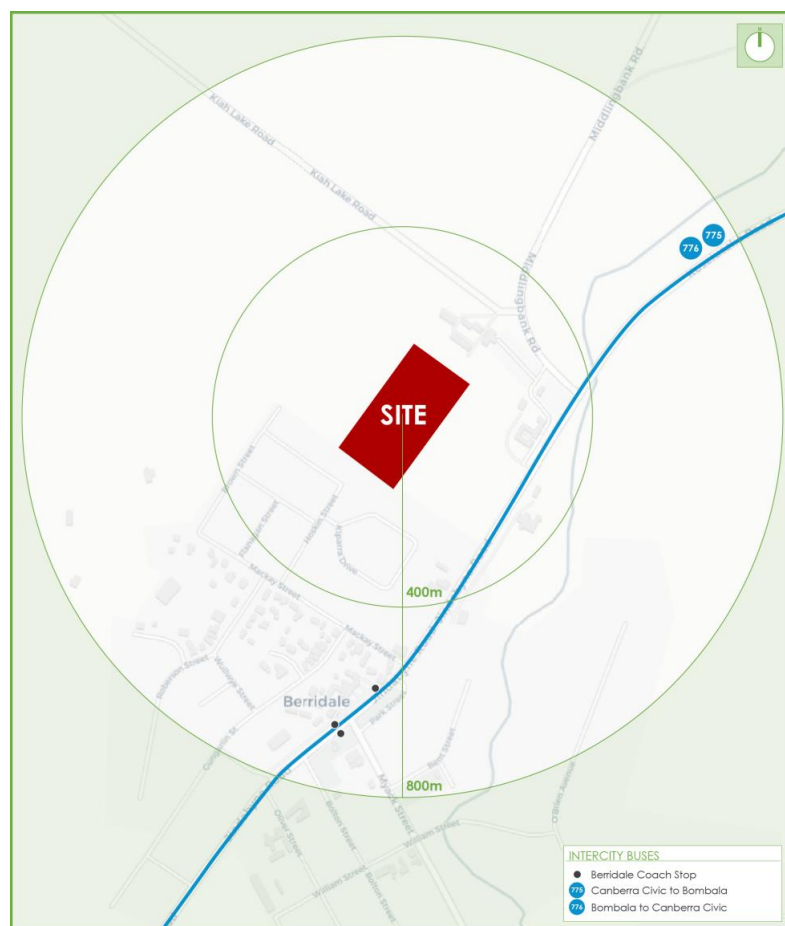


Figure 4: Public Transport

## TRAFFIX

### ➤ Description of Proposed Development

A detailed description of the proposed development can be found in the Statement of Environmental Effects (SEE) prepared separately. In summary, the development for which approval is now sought is a residential subdivision comprising the following components:

- Subdivision of subject site into 34 residential lots;
- Provision of three (3) full width road reserves; and,
- Provision of a cul-de-sac at the end of one (1) proposed internal road.

The parking and traffic impacts arising from the development are discussed in subsequent sections. Reference should be made to the plans submitted separately to Council which are presented at reduced scale in **Appendix A**.

### ➤ Parking Requirements

#### Council Controls

Full details of Snowy Monaro Regional Council's parking requirements are to be addressed at the subsequent development application stage(s) for the individual dwelling houses. Parking requirements for the development will be required to conform to the Snowy River Development Control Plan 2013 (DCP). It is noted the Snowy River 2013 DCP Section C3.4-2 requires parking for residential houses to be provided at the rate of two (2) spaces per dwelling.

#### Road Reservation

The subdivision proposes to provide construction of three (3) full-width roads. These roads will be provided as two-way streets, comprising one (1) road connecting to the existing intersection of Hoskin Street and Pryce Street, and two (2) roads providing connections to adjacent proposed subdivision developments.

The completed local roads will be provided with an 8-metre width in a 15-metre road reserve. The local road carriageway exceeds (superior to) the AMCOR design guide for Street Design and On-street carparking. The guide states "A 7-7.5m carriageway is wide enough for two vehicles to pass each other while passing a parked car. It is wide enough for a moving car to pass between two parked cars but is clearly not wide enough for moving vehicles to pass at once. One must give way."

In addition, driveways are to be located adjacent to each other, where possible, to accommodate areas for vehicles to give way and pass and to maximise available on-street parking.

#### Servicing

Refuse collection for the subdivision will be undertaken using Council's waste collection vehicle. A swept path analysis for Council's 9.9m waste collection vehicle is provided in **Appendix B**. The analysis demonstrates the waste collection vehicle can enter and exit the site and circulate in a forward direction.

Following the completion of proposed local roads, all roads will be available for refuse collection and servicing for the development.

## TRAFFIX

### ➤ Traffic Generation

#### Existing Traffic Generation

The subject site currently accommodates a single residential dwelling. The TfNSW Technical Direction (TDT 2013/04a) provides traffic generation rates for low density residential dwellings in regional areas in the following terms:

- 0.78 trips per dwelling during the AM peak period.
- 0.71 trips per dwelling during the PM peak period.

Application of the above trip rates to the existing residential dwelling, and adopting an 80/20 directional split results in the following traffic generation:

- 1 vehicle trip per hour during the AM peak period (0 in, 1 out); and,
- 1 vehicle trip per hour during the PM peak period (1 in, 0 out).

#### Proposed Traffic Generation

It is noted the proposed development provides 34 residential lots. As such, the application of the aforementioned trip rates to the proposed development, and adopting an 80/20 directional split results in the following traffic generation:

- 27 vehicle trip per hour during the AM peak period (6 in, 21 out); and,
- 24 vehicle trip per hour during the PM peak period (19 in, 5 out).

#### Net Traffic Generation

Taking into account the existing traffic generation of the site, the net traffic generation as a consequence of the development proposal is as follow:

- +26 vehicle trip per hour during the AM peak period (+6 in, +20 out); and,
- +23 vehicle trip per hour during the PM peak period (+18 in, +5 out).

The net additional vehicle trips associated with the proposed development is minor would not adversely affect the local and surrounding road network. On the above basis, the development is considered supportable from a traffic planning perspective and no external network improvements are required.

### ➤ Access and Internal Design Aspects

#### Internal Design Aspects

As noted, the access into the site will be provided via the new road connecting to the existing intersection of Hoskin Street and Pryce Street. It should be noted additional access roads to adjacent subdivisions will be provided once all roads are completed.

It is noted all three (3) full-width road widths will be constructed with a proposed 8-metre carriageway within 15-metre road reserves in accordance with the Snowy River 2013 DCP. This will allow for two-way traffic flow and kerbside parking on either side.

Furthermore, the Snowy River 2013 DCP does not specify a recommended cul-de-sac design for local roads, however, a minimum verge of 2.5m is required. Application of the above to the proposed 13.5-metre radius road reserve for the cul-de-sac results in a 11-metre radius for the cul-de-sac's roadway. Additionally, it is anticipated the largest vehicle to utilise the cul-de-sac is a 9.9m Council's waste



collection vehicle. Swept path analysis for the waste collection vehicle is attached in **Attachment 2**, presenting satisfactory movements.

The corners at the intersections of local roads within the site incorporate a 4m x 4m corner splay to allow appropriate intersection sightlines.

#### **Driveway Access**

Private driveways for each individual lots within the development will be separately assessed at development application stage(s) and will require Category 1 domestic driveways under AS2890.1 (2004) being a combined entry-exit driveway of minimum 3-metre wide.

All private driveways can accommodate a 6-metre setback from the tangent point of an adjacent intersection, in accordance with the requirements of Figure 3.1 of AS2890.1 (2004). All driveways will need to comply with AS2890.1 generally, including the provision of suitable sight distances.

#### **Conclusion**

On the basis of the above, the proposed residential subdivision development at Lot Y DP417424, Hoskin Street, Berridale in our view is considered supportable.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

**Traffix**

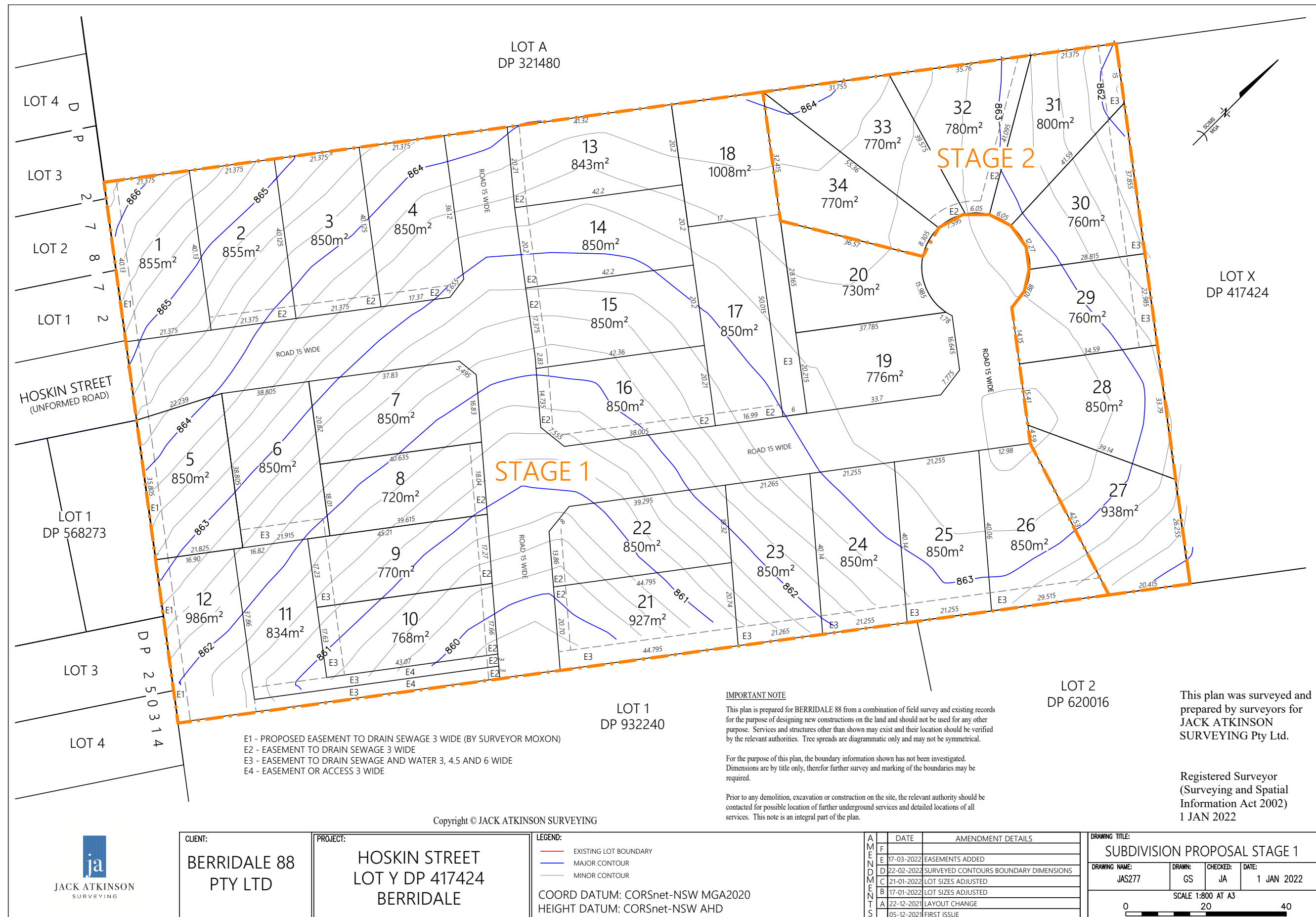
Vince Doan  
**Director**

Encl: Attachment 1 – Reduced Plans  
Attachment 2 – Swept Path Analysis

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## ATTACHMENT 1

Reduced Plans

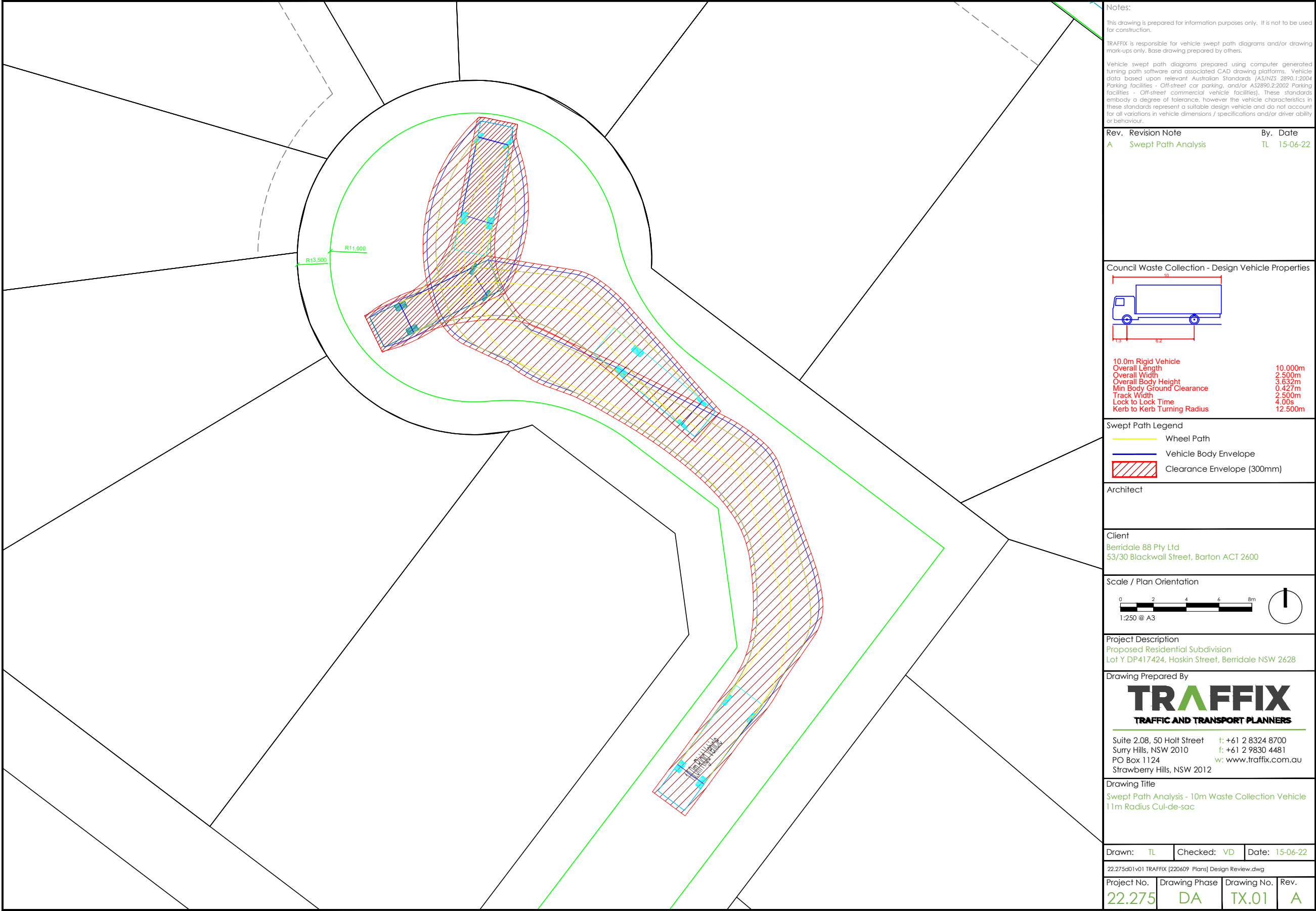




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## ATTACHMENT 2

Swept Path Analysis



Monday 6<sup>th</sup> June 2022

Snowy Monaro Regional Council

PO Box 714

COOMA 2630



Re: Staged 34 Lot Subdivision, Stage 1 – Lots 9-34, Stage 2 – Lots 1-8

We are residents of Pryce Street Berridale and would like to make a submission in regards to the following:

1. Anyone who comes off the Highway, (Jindabyne Road) and has to drive up Mackay Street already knows the problems associated with traffic flow up and down Mackay Street, e.g. – blinding sunlight of an afternoon that hinders your vision, parked cars along both sides of the street, pedestrians walking along the road due to lack of footpaths half way up the street. These issues will all be exacerbated if there are an additional 34 properties in this subdivision alone, as well as the 38 properties that have been approved in the Jindabyne Road Sub Division.
2. Trying to access the Highway from Mackay Street at any time is difficult enough, but because of the increased volume of traffic during the ski season, and now all year round because of the number of people that have moved into this area, this will only get more difficult. Traffic will be held up back along the highway (for people wanting to turn into Mackay Street) as well as all the way up along Mackay Street and Hoskin Street (for those wanting to get onto the Highway).
3. Access to the two new proposed Sub Divisions cannot solely be up Mackay Street, along Hoskin Street and into Kiparra Drive, unless remedial works or a roundabout are installed at the corner of Mackay Street and the Highway and who will pay for that? Surely not the ratepayers.
4. I know the Developers will have to pay contributions towards this proposed subdivision, but the additional infrastructure will need to be maintained by Council at their cost. Problem is that Council is already in deficit and cannot even maintain existing infrastructure within the Shire.
5. In my personal opinion, with the amount of traffic now expected to utilise the one and only existing access point through Mackay Street into the two new proposed subdivisions, I would think that if anything, another access point off Jindabyne Road is critical and essential, and the logical place to put that additional access point would be down near the Snowgate Motel. That would at least reduce the heavy traffic flow through Mackay Street and help to alleviate the congestion that is already being experienced.

Mr Peter Bascomb  
Chief Executive Officer  
Snowy Monaro Regional Council,  
PO BOX 714 Cooma NSW 2630.

**Council Reference:** Hoskins Street, Berridale 2628.  
**Application Number:** 10.2022.154.1  
**Development proposal:** Staged 34 Lot Subdivision.

**Dear Mr Bascomb,**

**Objection to aspects of Subdivision mentioned above.**

**I write in connection to the proposed Subdivision and although I have no major objections to the actual subdivision as such I have major concerns regarding several aspects of the proposal:**

**1:** Berridale residents on the western side of Jindabyne Rd. have only two points of access / egress to Jindabyne Rd. via Mackay St and Poplar St. The residents on the eastern side have six. To allow development of some 72 additional residential blocks without additional vehicular access on the western side is, I consider, unreasonable and a risk to resident safety in emergency situations especially as the majority of business are located on the western side of Jindabyne.

**2: Traffic** – The increase in traffic associated with these additional 34 residential blocks will further affect all residents of Mackay and Hoskin Streets. This will exacerbate the planned increase in traffic created by the 38 residences of the previously approved development of the 10 Jindabyne Rd. Subdivision, where the only access is also via Mackay and Hoskin Streets. Whilst I acknowledge that these two subdivisions are planned to be linked, and eventually linked also to the recently approved Kiah Lake Rd subdivision of 38 residences, the majority of the traffic increase will be borne by the residence of Mackay St, Hoskin St and Kiparra Dr.

Has Council conducted an overall traffic impact assessment, inclusive of all three subdivisions consisting of 107 (35 +38 +34) residences, as a whole and the effect it would have on the community? This traffic impact assessment would need to be undertaken in non-Covid impacted timeframe. With all the streets of Berridale limited to 50kph I assume that these subdivisions will also be limited to 50kph. Why is it that

Jindabyne Rd remains at 60kph whilst Cooma's Sharp St. /Monaro Highway is 50kph?

**3: Intersections of Jindabyne Rd and Mackay Street and Mackay St and Hoskin St.** – With the increase in traffic associated with these 72 new properties a significant upgrade of the entrances to Mackay St and Hoskin St. is essential. The BAR which is to be constructed on Jindabyne Rd as a condition of the 10 Jindabyne Rd subdivision does not solve the problem of the significant “dips” at both these intersections.

**4: Footpaths** - A condition of approval for the 10 Jindabyne Rd. subdivision was the construction of a footpath along Hoskin St as far as Cecil St ( which is about half way along Hoskin St), then down Kiparra Dr. Will this footpath be extended along Hoskin St to join up with the new subdivision?

**5: Street lighting** – Again, a condition of approval of the 10 Jindabyne Rd subdivision was the installation of street lighting. Will this also be extended from the corner of Hoskin St. and Pryce Streets in the new subdivision and will the street lights to be installed meet the NSW Governments Dark Sky Planning Guide recommendations for street lighting?

<https://www.planning.nsw.gov.au/~media/Files/DPE/Guidelines/dark-sky-planning...>

**6: Initial Construction** – As is the case with the 10 Jindabyne Rd subdivision, will Council negotiate with the relevant parties to allow for all heavy machinery associated with the subdivision work, alternative access to reduce the impact on the residents of Mackay and Hoskin St?

**7: Road width** - Councils Pre-Lodgement Meeting Minutes indicate that “16m road width satisfactory” and “16m would be supported.” **This is contradictory to the plan which shows 15m?**

**8: Lifestyle of residents.** – Without additional vehicular access and the upgrading of the abovementioned intersections the proposed change will detract from “The rural setting of the town and its connection to the mountains” for residents on the western side of Jindabyne Rd.

Realistically it will be many years before the full impact of the increase in traffic will be felt as a result of these three adjoining and interconnected developments however now is the time to get it right and not create problems to be rectified in future years.

Berridale \_ Hoskin St sub division.

**SERVICES AND ACCESS** The conceptual engineering plans are included at Appendix C and include indicative layout details for the extension of Hoskin Street and proposed internal roading along with the provision of services within the development and connection to existing or proposed infrastructure. The proposed road network also provides vehicular linkage to intended developments to the east and west.

**2.8 CONNECTIVITY** The developer of the subject land is aware of developments either approved or awaiting approval on lands to the east and west. Our engineer has liaised with the adjoining developers to ensure our road network provides connectivity to both developments. This development will also provide the link to the existing village area of Berridale with the extension of Hoskin Street.

A network of natural and built heritage walking trails through the village. Our Comment: The proposed development will link to the adjoining lands and provide both a pedestrian and vehicular link joining this land and the existing village



C4 Pedestrian and Cycle Access The proposed development includes the construction of a pedestrian pathway within the road reserve

Access, transport and traffic – the surrounding road network is capable of servicing the proposed development.

Pre-Lodgement Meeting Minutes

TfNSW do not really want there to be an access to Jindabyne road and alternative options are being considered for the subdivision at 10 Jindabyne Road

Footpaths to be on a minimum of one side of all road providing connection into Hoskin Street. • Street trees and lighting required

Vehicular connectivity in to Hoskin Street supported. o Unformed portion of Hoskins street would need to be formed by the developer as part of the subdivision. Conditions of consent would apply i.e. S138+

• 16m road width satisfactory – 20m considered too wide and 16m would be supported. o Lots could be bigger if the road reserve was reduced from 16 to 15m o AB to have a look at the proposed subdivision at 10 Jindabyne road o VG – minimum pavement width is 6m for this type of road ♣ Local Street 8m, 1000v per day ♣ Access street 6m 150 v per day (15 lots/7 for dual occ) o AB – No streets proposed are collector and would be local street – pavement needs to be 8m o VG – Cul-de-sac could go down to 6m **Why then does plan show 15m.**

**No mention of upgrade to Mackay from Jindabyne , from Mackay to Hoskin AND the interconnecting street adjoining 10 Jindabyne Rd development.**

**No mention of street lighting and Continuation of footpath along Hoskin into new sub division .**

**? Possibility of residential speed of 40KPH.**

**Heavy machinery access during construction stage of sub division ?**

**Do all footpaths, street lighting road upgrades need to be completed BEFORE any dwelling construction starts ?**

**1: Traffic** – The increase in traffic will greatly affect all residents of Kiparra Drive – not only the residents on the northern side of Kiparra Drive as the plan suggests. All traffic entering and exiting this new subdivision must now use Kiparra Drive which will at least double the amount of traffic in the area and will increase significantly during peak holiday periods.

**2: Mackay Street** - With all traffic now proposed to enter via MacKay St, all the residents from Kosciuszko Road to Hoskin Street and Hoskin Street to Kiparra Drive will feel the effect of the increase in traffic beyond that which they currently experience. With virtually all traffic on the western side of Kosciuszko Rd. is likely to enter via MacKay St. A significant upgrade of the entrance to Mackay road would be necessary but has not been not mentioned in the proposal.

**3: Traffic data** - The average weekly traffic volumes were determined from the 7 days 2/8/21 to 9/8/21. This was during the COVID lockdown when the Greater Sydney Area was in lockdown and many people (not only Greater Sydney residents) were under restricted travel provisions. During this time, the snowfields were also not operational so there would have been a total absence of tourist and employees of the snowfields, who regularly reside in the houses of Kiparra Drive. This would have greatly impacted on the results collected thus distorting the total number of vehicles detected.

**4: Parking / Passing** - Kiparra Drive which is 9.2m wide has only approx. 4m available for passing due to parked cars in some places. As Kiparra Drive enters the new subdivision it tapers down to what appears to be only 7.50m (average 4x4 vehicle, 2.2m wide) making the entry/exit even more difficult and frustrating for two vehicles to pass. Effectively, using Kiparra Drive to link the two subdivisions will create a single subdivision of double the size. The allowance for road width (7.5m) of this new subdivision is not in keeping with the provision in Kiparra Drive and the many other streets on the same side of Kosciusko Road.

**5: Lifestyle of residents.** - The proposed change will greatly detract from the village atmosphere in Kiparra Drive. Residents can currently allow their children to play on the front lawn and between the houses, however, this will no longer be safe with the projected increase in passing traffic. Our own children, and now our Grandchildren, have always enjoyed riding their bicycles around Kiparra Drive with children from other Berridale families. The majority of families who have moved into Kiparra Drive in recent years have stated that a significant part of the attraction of the street was the low traffic loads generated by residents of Kiparra Drive.

To Mr Peter Bascomb  
Chief Executive Officer  
Snowy Monaro Regional Council,  
PO BOX 714 Cooma NSW 2630.

**Council Reference: Hoskins Street, Berridale 2628.**

**Application Number: 10.2022.154.1**

**Development proposal: Staged 34 Lot Subdivision.**

**Dear Mr Bascomb,**

**The following is my submission objecting to certain aspects of the DA 10.2022.154.1  
Hoskins St Subdivision mentioned above, (and also refers back to DA 10.2021.382.1)**

**I have no major objections to the actual subdivision as such yet I do have major concerns  
regarding several aspects of the proposal:**

Berridale residents on the western side of Jindabyne Rd, have only two points of street access / egress to Jindabyne Rd. These are via Mackay St and Poplar St. The residents on the eastern side of Berridale have six streets to access Jindabyne rd. To allow development through 2 new subdivisions of 72 additional residential blocks without additional vehicular access off Jindabyne on the western side of Berridale is unreasonable. Many residents have been talking about their concerns about an increased risk to resident safety in emergency situations, along with an acute awareness of the dangers of increased traffic all being fed through Mackay Street and Hoskin street and of course Kiparra drive with the already approved 10 Jindabyne Road Highland estate sub division. The majority of business are located on the western side of Jindabyne.

**Intersections of Jindabyne Rd and Mackay Street and Mackay St and Hoskin St.** – With the increase in traffic that will be associated with these 72 new properties a significant upgrade to the entrances to Mackay St and Hoskin St becomes essential. The BAR which is to be constructed on Jindabyne Rd as a condition of the 10 Jindabyne Rd subdivision does not solve the problem of the significant “dips” at both these intersections. Please note that residents already regard these intersections as awkward due to their V gutter style dips and observe and discuss dangers as drivers cut the corner of Mackay and Hoskin street, drive too fast up Mackay street, the low afternoon sun is directly into drivers eyes

for much of autumn, winter and spring months. There was a fatality in Mackay street in the late 1970s due to poor afternoon visibility and the footpath on one side of Mackay street was put in as a result of that fatality. This brings me to my key point...

**Current and further development of Berridale needs to refer back to the original plan of a specific joint road access for all THREE new sub-developments.** Objections to the change of recent plan of a street access through the 10 Jindabyne Rd that proposes and approves traffic flow coming through Kiparra drive should be revisited as this would solve the problems now associated with all traffic flow likely going through Mackay and Hoskin streets and Kiparra drive.

**Furthermore we need roundabouts... the whole Jindabyne main road needs more controlled 50kph flow to make our town safer.** If council and state government would work with Traffic NSW.. we ought to have put in 3 roundabouts. One roundabout at the Middlingbank Road intersection with a feed to the 10 Jindabyne rd subdivision or at the street access that was originally proposed for DA 10.2021.382.1. The second roundabout at Mackay street. The third at the end of the shopping precinct at Highdale street. These roundabouts would eliminate many of the problems Berridale's existing residents already have turning across the extremely busy Jindabyne road traffic over all of Winter and at Easter holiday time. **Traffic** – The increase in traffic associated with these additional 34 residential blocks will further affect all residents of Mackay and Hoskin Streets. This will exacerbate the planned increase in traffic created by the 38 residences of the previously approved development of the 10 Jindabyne Rd. Subdivision, where the only access is also via Mackay and Hoskin Streets. Whilst I acknowledge that these two subdivisions are planned to be linked, and eventually linked also to the recently approved Kiah Lake Rd subdivision of 38 residences, the majority of the traffic increase will be borne by the residence of Mackay St, Hoskin St and Kiparra Drive. Our question to council... "Has Council conducted an overall traffic impact assessment, inclusive of all three subdivisions consisting of 107 (35 +38 +34) residences, as a whole and the effect it would have on the community?" A new traffic impact assessment needs to be undertaken in non-Covid impacted timeframe. With all the streets of Berridale limited to 50kph I assume that these subdivisions will also be limited to 50kph. Why is it that Jindabyne Rd remains at 60kph whilst Cooma's Sharp St. /Monaro Highway is 50kph?

**Existing residents are extremely concerned** that approvals for all three of the subdivisions is being done without consideration of the need for better street and main road improvements along with lack of consideration of the impact of up to 107 dwellings on Berridale's existing old sewerage, water supply and power infrastructure.

**Intersections of Jindabyne Rd and Mackay Street and Mackay St and Hoskin St.** – With the increase in traffic associated with these 72 new properties a significant upgrade of the entrances to Mackay St and Hoskin St. is essential. The BAR which is to be constructed on Jindabyne Rd as a condition of the 10 Jindabyne Rd subdivision does not solve the problem of the significant "dips" at both these intersections.

**Footpaths** - A condition of approval for the 10 Jindabyne Rd. subdivision was the construction of a footpath along Hoskin St as far as Cecil St ( which is about half way along Hoskin St), then down Kiparra Dr. Will this footpath be extended along Hoskin St to join up with the new subdivision?

**Street lighting** – Again, a condition of approval of the 10 Jindabyne Rd subdivision was the installation of street lighting. Will this also be extended from the corner of Hoskin St. and Pryce Streets in the new subdivision and will the street lights to be installed meet the NSW Governments Dark Sky Planning Guide recommendations for street lighting?

<https://www.planning.nsw.gov.au/~media/Files/DPE/Guidelines/dark-sky-planning...>

**Initial Construction** – As is the case with the 10 Jindabyne Rd subdivision, will Council negotiate with the relevant parties to allow for all heavy machinery associated with the subdivision work, alternative access to reduce the impact on the residents of Mackay and Hoskin St? I personally believe that the original planned street into 10 Jindabyne rd subdivision is absolutely necessary for the subdivisions construction and therefore safety in the future and access /egress point for future residents who will not be happy with heading off to work around 3 other streets rather than turning straight onto Jindabyne Rd.

**Road width** - Councils Pre-Lodgement Meeting Minutes indicate that “16m road width satisfactory” and “16m would be supported.” **This is contradictory to the plan which shows 15m?**

It is quite obvious to current residents of Kiparra drive, Mackay Street and Hoskin street that these streets are not fit for the purpose that could be assigned to them should our objections to traffic flow problems not be addressed. We are discontent indeed about the lack of consideration shown to our efforts to explain this to council.

**Lifestyle of residents.** – Without additional vehicular access and the upgrading of the above mentioned intersections the proposed change will detract from “The quiet rural setting of the town and its connection to the mountains” for residents on the western side of Jindabyne Rd.

Realistically it might be many years before the full impact of the increase in traffic will be felt as a result of these three adjoining and interconnected developments however **now is the time to get it right and not create problems to be rectified in future years.**

We invite you, your mayor and town planner to meet with us and see this unfolding and concerning situation in person, with locals from these streets so we can explain it visually on the real ground. We appeal to your role as councillors to see that developments in Berridale are done with care, foresight and diligence in considering both long term residents and new residents. It is really important to act now and I feel you need to work more constructively with civil engineers, existing long term planning that was ignored and most definitely work with Traffic NSW to get the road in this town sorted to several roundabouts and improvements to existing streets...as is happening in Cooma.

To the Snowy Monaro Regional Council ([council@snowymonaro.nsw.gov.au](mailto:council@snowymonaro.nsw.gov.au)) regarding the development proposal at 10 Jindabyne Road, Berridale

**This is an OBJECTION TO THE PROPOSED Development;**

**Description;**

Staged 34 Lot Subdivision

Stage 1-Lots 9- 34, Stage 2- Lots 1-8

Hoskin Street, Berridale, 2628

Lot: Y DP: 417424

Jack Atkinson Surveying Pty LTD

Application# 10.2022.154.1

**Reasons for objecting to Hoskin Street proposed development;**

1. **There will be a substantial increase in traffic with a minimum of 2 cars per household PLUS delivery vehicles, service vehicles, visitors, kids with cars and tenants with cars (for those with dual occupancy).**

Between the Highlands Estate 38 lot development with potential dual occupancy and the latest 34 Lot Hoskins development also with dual occupancy potential and the Kiah Lake development of 38 Lots with potential dual occupancy there is still another 30+ Lot development about to come up at top end of Mackay street and those also- will have potential dual occupancy.

At travelling only 1 way in -and 1 way out this makes for minimum of 296 extra vehicles per day (calculated at just 2 cars per household) That number is extremely modest as it does not include multiple trips made in and out ie; going to grocery store after work or zipping to the post office, going for a drink at the pub, school runs etc.

That number does not include visitors, delivery and services vehicles - or tenants. The number will be more like 500 extra vehicles per day for Mackay street and Hoskins street. That's a massive amount of new traffic without implementing some serious road improvements and new infrastructure such as roundabouts, speed bumps/chicanes, crosswalks and sufficient sidewalks- to name just a few.

**\*\*\*\*\*Times that extremely modest figure by 365 days per year – and this equates to a minimum of 108,040 extra car passes up and down these side streets at just two cars per household driving one way in and one way out. Add visitors, delivery and service vehicles,**



multiple trips to & fro, a teenager with a car and two tenants with one or two cars this number more than doubles.

The carbon emissions impact will be significant. The wear and tear on roads will be significant. Increased vehicle accidents and pedestrian safety put at risk. Council could change the outcome by having the developer put in – appropriate infrastructure now (they aren't going to do it after development approved!)

2. There is already a high volume of traffic on Mackay street due to a large number of residents on this side of Berridale and they all need to travel Mackay street in order to get into -or out of their streets. There is also a lot of traffic at morning drop off and afternoon pick up from the full-time operating childcare facility off Hoskins St (accessed via Mackay Street).
3. During winter and summer peak seasons there are already issues gaining safe and timely access onto to Jindabyne road from Mackay street as well as difficulty gaining safe and timely access from Jindabyne road onto Mackay . This can be met great delay.

In peaks seasons (now both summer and winter) it can take 5 minutes to get onto Jindabyne road from Mackay street. What will this look like with an extra 296 vehicles per day between the 4 developments and at a calculation of just 2 cars per household travelling only just one way in that day and one way out each and every day?

4. It is dangerous turning into Mackay street from Jindabyne Rd. during peak seasons (summer and winter) without a turning lane now (at our current population level on this corner of town). What will happen with adding 296 cars per day trying to turn onto -or off of Mackay street during peak season?  
Vehicle accidents is the answer and hopefully no serious injuries or worse. The council will be held accountable for you are the ones approving all these developments without making the developer do barely anything to compensate for the GROSS increase of traffic.
5. The bottom of Mackay street has a significant flaw (substantial dip) in the contour of the road where Mackay street meets Jindabyne road and you have to slow down to 5km per hour when turning onto Mackay street or turning onto Jindabyne road (I can provide photos) or your vehicle scrapes (bottoms out) on the road causing damage to cars travelling up and down Mackay street.  
Council will need to fund the resurfacing and smoothing of this vehicle damaging dip or enforce a developer to do it on council's behalf as part of the development approval process BEFORE ANY DEVELOPMENT COMMENCES.
6. There are no sidewalks on any of the proposed side streets (except for just one sidewalk on one side of Mackay street).  
There are no sidewalks on Hoskins street or Kiparra Drive – or any of the other streets on this side of town, although Highland Estate is putting in one sidewalk on one side of Kiparra (allegedly) and one side of Hoskins (allegedly) there are still NO crosswalks for the elderly or our children walking home from school to access these sidewalks safely!!)

Pedestrians (mostly children!) walk their dogs, ride their bikes, scooter, skateboard and mothers push their prams, and elderly with walkers - walk in the middle of these streets as there are NO sidewalks and NO crosswalks.

There are many residential vehicles that park on the roadside blocking vision and narrowing the driving space, and with no sidewalks or crosswalks and people driving fast to and from Childcare centre etc and without chicanes, or roundabouts or speed bumps it is already dangerous.

How will this look with an extra 296 vehicles per day? But really, more like 500 extra vehicles per day (between all 4 new developments) that travel in and out from home more than once per day and those with teens with cars and those with tenants with cars and those with visitors with cars and delivery and services vehicles etc etc?

These side roads ALL become a ONE WAY STREET WHEN THERE ARE CARS PARKED ON EITHER SIDE. What then? Is council going to widen the roads?

7. There is no 'cross walk' between Hoskins street and Mackay street -to access the sidewalk on the opposite side of Mackay street.
8. The increased traffic has great potential to devalue properties on Hoskin and Mackay street. We did not choose to live on a busy road . Highland Estate and Kiah Lake Estate do not have to have entry exit points onto our narrow back streets when they have MAIN ROAD FRONTAGE.
9. There will be a substantial fire evacuation risk with convoluted entry and exit access points that are hard to find and hard to navigate large vehicles in a rush. There will be absolute mayhem in a fire when visibility reduced due to smoke for both residents and emergency service vehicles

Access for all emergency service vehicles will be affected by awkward difficult convoluted difficult to find entry/exit access points. The grass/dirt track into Highland estate is an embarrassing joke. Emergency service vehicles will NOT use these roads with patients in them - or if the ground is wet as they will get stuck. This so called emergency road needs to be paved at the very least!

10. There will be a major increase in construction traffic (ie; cranes, delivery trucks, concrete trucks etc). These narrow residential streets are not able to cope with these large trucks and the volume that there will be up and coming between all 4 of these developments and with the pre existing traffic load it will be chaos.

Construction and delivery trucks speed and are inconsiderate of local residents. Trucks with trailers can not make one 'fluent movement/turn' onto Hoskins or off of Hoskins onto Mackay street without having to reverse and go forward again at a turn. I can not count how many times I have seen that! Imagine holding up all that traffic? And they also will not use the 'dirt/grass track' at Jindabyne road as these trucks are too heavy in wet weather and will get stuck and therefor, this will inconvenience the pre existing residents and put the safety of our

children and elderly at risk by fanging up and down Mackay street (as they already do!).  
And we will be made late for work!!

11. Transportable homes will not be able to fit down these streets and most definitely not make the corners! We are not waiting for hours to get home because these large trucks get stuck.
12. There will be increased noise pollution with an MINIMUM of 296 EXTRA vehicles per day (providing they are only driving once in out and once out (and this number does not include visitors, services and delivery vehicles and again those making multiple trips in and out in a day). There will be a substantial increase in wear and tear of these streets. There will be increased maintenance that will be required and new infrastructure required.

Does the council have a sufficient budget to repair these streets for the proposed increased traffic load? Will the council get each developer to contribute to new infrastructure?

We are not paying through increased rates implemented by council later on when you finally see the light. We are not paying for the carnage the developer creates so he can become richer - at our expense.

The developer needs to contribute into our corner of town so as to get what they want (a very small price to pay) and the council contributes monetarily so the council receives more rates in the future from these 4 large development We are not paying for the infrastructure for these developments so developers get rich and the planning department needs to sort this out if you want the developments to go through BEFORE approving!

The Hoskins Development needs to put in at least two 'marked with white lines' crosswalks between Kiparra's new sidewalk and Hoskin's new sidewalk (that Ausland Development/Highland Estate is allegedly to put in) and at least one chicane on Mackay street (before -or after Gungarlin street) to slow the massive load of future traffic. Alternatively two speed bumps.

Berridale is currently a well laid out town with good bones, please do not ruin it by convoluted, poorly thought out planning. Think if this was your side of town?

Setting a precedence for successful growth and development needs to be started off on the right foot. Effective strategic planning needs to be commenced prior to approving these development applications. The council's only opportunity to get infrastructure paid for by the developer is at time of approval. Council scrambling for cash after the fact, then trying to get it out of residents by raising rates- is unfair- and all the while the developer gets richer. We all are happy for Berridale to grow but with good planning. The traffic flow from these 4 developments- is not good planning.

This is a letter of objection.

## **SUBMISSION PROPOSED SUBDIVISION OF LOT Y DP 417424 HOSKIN STREET BERRIDALE**

### **GENERAL**

While the proposed subdivision is not within the Berridale Land Release area, the consideration of the subdivision of this land should have been considered as part of the overall development of the land between the Jindabyne Road and the designated land release area to the entire Northwest of the Berridale township. This of course has not happened and indeed there has been no pre-planning of that area generally and despite the 2013 Snowy River Shire LEP designated that area for release, the development of that entire area has received no appropriate planning and developers are setting the parameters for development. A preplan of that entire area could have had some really positive and long term solutions regarding development and traffic management which unfortunately sees Council once again playing catch up.

### **CROSS SECTIONS**

It is pleasing to note that the road cross sections are being constructed to appropriate standards. It would be good to see the footpath grade extend 1 metre into the lots to support fences and to define the boundary levels.

### **CONCRETE FOOTPATH**

I note the concrete footpath finishes at the lot boundary. It should be extended at the developers cost to meet up with the footpath proposed in Hoskins Street as a condition of the Lot 1 DP932240 Jindabyne Road subdivision.

### **BUSHFIRE PROVISIONS**

I note the Bushfire Assessment Report states that an 11metre wide building exclusion zone is required on the north eastern side of the land as stated in 5.1 of the Bushfire Hazard Assessment. I consider there should be a caveat created on the title of the affected lots to ensure no buildings are constructed within that area.

### **PROPOSED LOT LAYOUT**

The proposed lot layout creates 2 battleaxe blocks which could have been avoided if the approval of the Lot1 DP932240 land had considered my submission on that subdivision.

**My comment on the lot layout for the subdivision of the Lot 1 DP Jindabyne Road Berridale subdivision as submitted to Council is as follows:-**

#### ***LOT LAYOUT***

*While the proposed lot layout makes for effective development of the land with lot sizes that are attractive I believe a bit of fine tuning of boundaries will make for a better layout.*

*The Northeastern boundaries of proposed lots 6 to 14 should be made parallel to their Southwestern boundaries. That will create a small kink in the alignment of Road 1 at about the Kiparra Drive intersection thereby eliminating the appearance of a through road and will also save the developer cost through shortening the length of the Kiparra Drive extension. That alignment will also allow for the lot and road layout for the future development of Lot Y DP417424 to provide more ordered lot sizes and shapes as well as a safer intersection with any proposed extension of Hoskin Street.*

*The longer boundaries of lots 15 to 18 should intersect at right angles with the Northwestern boundary of the lot.*

*If proposed Road 1 is extended in a Westerly direction between lots 14 and 15, it will also eliminate the proposed undesirable battleaxe blocks 13 and 14 by creating a road frontage for them.*

**My comment was completely disregarded**

Subsequently the Lot Y DP417424 subdivision has created 2 battleaxe blocks (lots 23 and 24) which overlook the two battleaxe blocks, lots 13 and 14 of the Lot 1 DP932240 subdivision. I consider this arrangement to be poor planning as it has the potential to cause social disruption between neighbors due to noise and privacy issues and over shadowing. Of course nothing can be done to alter the arrangement other than to eliminate at least one of the proposed lots in this subdivision. Either way it will still lead to probable conflict between the owners of the battle axe blocks on the Jindabyne Road subdivision.

**Easements for Sewer Drainage**

I note the creation of sewer easements within lots where a public road is on the low side of the block and where sewage could be directed to a main within the footpath area. The creation of an easement in that situation is fraught with problems when it comes to Council having to do works within the easement. Landowners will object to their gardens being disturbed and there will be nothing Council will be able to do to satisfy the landowner to accept the finished restoration. This scenario will be very expensive for Council and unnecessary if the drainage is located within the footpath area of the road reserve. If the opinion of Council is that the drains cannot be installed within the footpath area due to lack of room then the road reserve should be widened to accommodate the additional infrastructure. Of course easements to drain sewage are necessary within lots that fall away from the road.

Please note, I also raised this issue when I commented on the subdivision to the Northwest of this subdivision and again no heed was paid to my submission.

The sewer design of the Lot 1 DP932240 has the sewers discharging to a footpath located main which is in my opinion a far better option than creating unnecessary easements within private property

22<sup>nd</sup> June 2022

Snowy Monaro Regional Council

email: [council@snowymonaro.nsw.gov.au](mailto:council@snowymonaro.nsw.gov.au)

**Re:** Development Proposal at Hoskin Street, Berridale

This is an **OBJECTION TO THE PROPOSED DEVELOPMENT**

**Description:** Gateway Estate, Hosking Street, Berridale, LOT Y DP: 417424  
Application No 10.2022.154.1  
Staged 34 Lot Subdivision by "Jack Atkinson Surveying Pty Ltd"

**Reasons for objecting:**

1. Obviously this will substantially increase traffic flow through Mackay Street which is going to be significantly impacted by the recent approval of the Jindabyne Road subdivision and change of access. Council have not allowed for any improvements to Mackay and Hoskin Streets to allow for this extra traffic, nor have they allowed to improve the intersection of Mackay Street and Jindabyne Road. During the peak holiday seasons, this intersection is hard to enter and exit in a safe manor. The high flow of traffic on Jindabyne Road during these peak times causes traffic congestion in Mackay Street and long delays to exit.
2. Existing high volume of traffic for this area which includes the local Police Station, childcare and aged care facilities.
3. The expansion of the Berry Cottages at the end of Mackay Street need to be considered as well as the future development of Brown Street acreage which is in the process of being approved for sub-division.
4. If there are two cars parked either side of Mackay or Hoskin Streets, only one car can pass through at a time.
5. There is only one footpath on Mackay Street, most people walk / ride bikes on the road which will be impacted if there is extra traffic. This infrastructure needs to be in place before any extra traffic should be allowed in this area.



6. There is a dip at the end of Mackay Street which causes all cars to slow down to cross (especially small cars as bumpers hit the road), this impacts the flow of traffic entering and exiting Mackay Street.
7. The amount of additional traffic in the area during construction of the development and future dwellings will be substantial and these streets aren't built for large trucks to be moving through the area.
8. Increased traffic will decrease the value of homes in the area along with increased noise pollution.
9. Access for emergency vehicles will be restricted and take more time to get into / out of the development site when needed.
10. Increased maintenance to roads will be required with the additional traffic. Does council have funds available for this in the future.
11. We all want to see the town grow, but it needs to be done properly from the beginning. If this is allowed to go ahead, it will change how any future subdivisions are managed as well.

To Whom it may concern

I would like to voice my opinion and objection to the proposed new gateway estate and Highlands estate , I'm all for development but if you put the right infrastructure in so it doesn't impact the existing residents of Kiparra ,hoskins and Mackay street in Berridale, the impact would be substantial to these rds the average family has 2 cars in the case of an emergency how can every resident in all of these area get out with just one access, these new Subdivisions need and must have their own access to Jindabyne Rd, its crazy to not have the correct infrastructure in place for the new estates

We implore you to do the right thing for the residents and rate payers of Berridale

Dear Chief Executive Officer,

I would like to make a formal objection in relations to

## **Hoskin Street BERRIDALE 2628**

### **Application number 10 .2022.154.1 Property Address Hoskin Street BERRIDALE 2628**

Lot: Y DP: 417424

#### **Development Proposal**

Staged 34 Lot Subdivision, Stage 1- Lots 9 - 34, Stage 2- Lots 1 - 8

**Applicant** Jack Atkinson Surveying Pty Ltd

**Consent authority** Snowy Monaro Regional Council

(as noted on your SMRC website.)

DA 10.2022.154.001 off of Hoskins Street, Berridale, NSW.

I am objecting on the grounds of unsafe and impractical access to the development. To be honest, I am supportive of local developments but I would like further investigations into access opportunities.

I am a member of a local group of citizens in Berridale who communicate regularly discuss this topic. I am happy for Berridale to grow but I live on Mackay Street and have bought a second property on Mackay Street also. My concerns are communication, traffic and safety based.

Regarding communication, I have recently communicated with our local Mayor and have plans to meet again in September. Prior to this, there has been quite a bit of confusion regarding 'heritage bushes,' Transport NSW, access for building vehicles only- to be closed off after building has ceased, 1-way road access planned, etc. This has caused a great amount of stress for myself and our neighbors as we feel we have not been adequately informed. The concept of increasing safe and adequate access prior to building does not seem to be of utmost concern- when it should be. We had a community meeting with the of Lot 10 JIndabyne Rd developer in April and the Council did not attend. I understand that this is a different development application which I am objecting to but the grounds are the same/ similar. All topics of concern were put back to the developer who said that they were beyond his scope and all related to the local Council. Hence the growing concern.

I am concerned that increased traffic will not only change the 'quiet vibe' of our neighbourhood but will cause stress for the residents who have built their lives here. The stress I am alluding to would be caused by decreased flow options during peak times, increased holiday traffic and delays. These could be improved if we had access- an offset roundabout or a slip lane off of JIndabyne Rd. I understand that this is a State Rd and that it has been "demonstrated that safe and practical local roads are available" but that is simply not the case due to pending increased volume. If all development goes ahead we will have 144 more homes build, 288 if they are dual-occupancy, if all homes have 1-2 cars, that is an increase of 576-1152 more cars accessing Mackay Rd multiple times each day. That is absurd. The entrance onto Mackay Street from Jindabyne Rd has a MAJOR dip without any signage so traffic must slow from

100km on the highway, enter Berridale at 60km an hour and then stop completely for those people who will be accessing their homes off of Mackay Street. I have heard that we have already had a few "rear-ender" accidents at opening weekend off of Bushy Park Road where there is no slip lane and new developments. This is an example of hazards related to increased traffic without. It is extremely distressing when turning onto Mackay Street, with a car full of children and seeing headlights (likely those who are unaware of the condition of Mackay Street Rd entrance) come flying up behind me in the darkness of night as I slow to make my turn safely. We need this road access improved prior to increasing traffic flow onto it.

Safety- We have an Aged Care facility and a Day Care which also feed onto Mackay Street. So we have slow moving people- children and elderly, walking on the road, on the 1-sided road sidewalk daily. Many cars have been seen hurtling down Mackay Street going 80km an hour. We need sidewalks on both sides of the road and speed bumps to maintain safety for foot traffic to share the space. At present, access to the Hoskins development traffic will feed onto Hoskins street and down Mackay. We'll need a stop sign at this corner. There is also discussion about utilising Kiparra Street with and turning it into a one-way as it is a narrow corridor with traffic parked on both sides. This narrow road is suitable for the current population climate but we will need access off of Jindabyne Road to improve the safety for these residents as their street is at it's capacity at present unless it is turned into a 1-way street, which should be decided in partnership with those residents personally. There is simply not enough access at present to make this safe. The park needs a fence, we may need increased signage, sidewalks bilaterally, stops signs. Also the sun at 4pm in summer and 3pm in winter is blinding. This has caused 1 death of a padestrian wandering across the the road and being hit by a car who could not see them. We must consider this when having discussion of road speed allowances and stop signs needed and access on sidewalks as this is a holiday destination which must be shared safely and effectively. Lastly, access is needed off of Jindabyne Road due to fire danger. As we have recently had fires, as close at Lake Eucumbene and without increasing escape access, we could end up with kaos/people getting stuck, accidents and death as a result of inadequate access.

Please consider our quality of life and safety when considering purposful, safe and effective access prior to commencement of further development.

All submissions will be treated as a public document. Any person making a submission is required to disclose any reportable political donations or gifts at the time of making the submission: I have not received an reportable political donations or gifts when making this submission.



## Development Application Form

Portal Application number: PAN-215102  
Council Application number: 10.2022.154.1

### Applicant contact details

tion?

Title	Mr
First given name	Jack
Other given name/s	
Family name	Atkinson
Contact number	
Email	
Address	Suite 3, First Floor, Centennial Plaza, 114 Sharp Street
Application on behalf of a company, business or body corporate	Yes
ABN	77633782635
ACN	633782635
Name	JACK ATKINSON SURVEYING PTY LTD
Trading name	
Is the nominated company the applicant for this applica	
ABN	77633782635
ACN	633782635
Name	JACK ATKINSON SURVEYING PTY LTD
Trading name	
Is the nominated company the applicant for this application?	Yes
Yes	

### Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Berridale 88 Pty Ltd
ABN / ACN	93 655 029 806

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

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

### Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

### Development details

Application type	Development Application
Site address #	1
Street address	Hoskin Street Berridale 2628
Local government area	SNOWY MONARO REGIONAL

Lot / Section Number / Plan	
Primary address?	Yes
Planning controls affecting property	Land Application LEP NA Land Zoning NA Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

**Proposed development**

Proposed type of development	Subdivision of land
Description of development	Development Application for a two stage residential (village) subdivision of Lot Y DP417424, Hoskin Street Berridale. The subject land is within the Snowy Monaro Regional Council Local Government Area and is located within the village of Berridale and subject to the provisions of the Snowy River Local Environmental Plan (SRLEP) 2013.
<b>Dwelling count details</b>	
Number of dwellings / units proposed	0
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of existing floor area	
Number of existing site area	
<b>Cost of development</b>	
Estimated cost of work / development (including GST)	\$89,500.00
Do you have one or more BASIX certificates?	No
<b>Subdivision</b>	
Number of existing lots	1
Is subdivison proposed?	Yes
Type of subdivision proposed	Torrens Title
Number of proposed lots	34
<b>Proposed operating details</b>	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	
<b>Concept development</b>	
Is the development to be staged?	Yes, this application is for staged development which may include concept and/or multiple stages.
Description of the proposed staging of the development	Staging will be as per Concept plan Stage 1 - Lots 9-34 Stage 2 - Lots 1-8



Crown development	
Is this a proposed Crown development?	No

**Related planning information**

Is the application for integrated development?	Yes
Acts under which licences or approvals are required	Rural Fires Act 1997
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
<b>Section 68 of the Local Government Act</b>	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	Yes
<b>10.7 Certificate</b>	
Have you already obtained a 10.7 certificate?	No
<b>Tree works</b>	
Is tree removal and/or pruning work proposed?	No
<b>Local heritage</b>	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
<b>Affiliations and Pecuniary interests</b>	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
<b>Political Donations</b>	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

**Payer details**

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

The Environmental Planning and Assessment Regulation 2000 and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

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

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

First name	Jack
Other given name(s)	
Family name	Atkinson
Contact number	
Email address	
Billing address	Suite 3, First Floor, Centennial Plaza, 114 Sharp Street

#### Application documents

The following documents support the application.

Document type	Document file name
Bushfire report	Berridale 88 Pty Ltd Berridale BHA Report
Civil Engineering Plan	2150_C01-C11_3
Flood risk management report	220310 - Memo - 28 Hoskin Flooding
Generated Pre-DA form	Pre-DA form_1649841788.pdf
Other	L(A) Development Application Lodged - Jack Atkinson Surveying Pty Ltd - DA 010.2022.00000154
Statement of environmental effects	Hoskin Street DA SEE Denis Atkinson April
Survey plan	JAS277 - CONCEPT PLAN_Rev F_STAGE 2 JAS277 - CONCEPT PLAN_Rev F_STAGE 1

#### Applicant declarations

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

#### Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes

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Total fee paid	\$4,120.00
Council unique identification number	10.2022.154.1
Date on which the application was lodged into Council's system	2/05/2022



## CONDITIONS OF CONSENT

10.2022.377.1

### Part A – Administrative Conditions

**Reason for imposition of conditions:** Unrestricted consent may affect the environmental amenity of the area and would not be in the public interest.

#### ADM\_01 - Endorsed plans and supporting documentation

Development must be carried out in accordance with the following plans and documentation, except where amended by Council and/or the conditions of this development consent.

#### Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

Plan No.	Plan Title.	Prepared By.	Dated.
A207-002 DA0001 Rev C	General Notes & Site Information	Ignite	20/06/22
A207-002 DA0002 Rev C	Drawing Conventions	Ignite	20/06/22
A207-002 DA0003 Rev B	Exterior Renders	Ignite	20/06/22
A207-002 DA0004 Rev B	Exterior Renders	Ignite	20/06/22
A207-002 DA0005 Rev B	Exterior Renders	Ignite	20/06/22
A207-002 DA0051 Rev C	Location Plan and Site Analysis	Ignite	20/06/22
A207-002 DA0052 Rev B	Shadow Diagrams	Ignite	20/06/22
A207-002 DA1001 Rev C	Existing Site Plan	Ignite	20/06/22
A207-002 DA1003 Rev C	Proposed Site Plan	Ignite	20/06/22
A207-002 DA1004 Rev B	Erosion & Sediment Control Plan	Ignite	20/06/22
A207-002 DA1201 Rev C	Ground Floor Plan	Ignite	20/06/22

SNOWY MONARO REGIONAL COUNCIL

A207-002 DA1202 Rev C	Roof Plan	Ignite	20/06/22
A207-002 DA2001 Rev C	Overall Elevations	Ignite	20/06/22
A207-002 DA2002 Rev C	Internal Elevations	Ignite	20/06/22
A207-002 DA2501 Rev C	Materials & Overall Sections	Ignite	20/06/22
A207-002 DA3101 Rev C	Reception Building – Plans and Sections	Ignite	20/06/22
A207-002 DA3102 Rev C	Reception Building – Elevations	Ignite	20/06/22
A207-002 DA3151 Rev C	Entry Ramp – Plans & Sections	Ignite	20/06/22
A207-002 DA3152 Rev C	Entry Ramp – Elevations	Ignite	20/06/22
A207-002 DA3201 Rev C	Laundry Building – Plan Elevations & Sections	Ignite	20/06/22
A207-002 DA3301 Rev B	Neighbour Notification	Ignite	20/06/22

Document Title.	Prepared By.	Dated.
Statement of Environmental Effects	Cherie McNair	undated
Soil Assessment Classification Report	Keane Environmental	15/10/21

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

**ADM\_03 Compliance with the Building Code of Australia and insurance requirements under the Home Building Act 1989**

**Reason**

For the purposes of section 4.17(11) of the Act, the following conditions are prescribed in relation to a development consent for development that

To ensure the development complies with the requirements of

SNOWY MONARO REGIONAL COUNCIL

involves any building work:

- a. that the work must be carried out in accordance with the requirements of the Building Code of Australia.
- b. in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

Clause 69 of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

This condition does not apply:

- c. to the extent to which an exemption is in force under the Home Building Regulation 2004, or
- d. to the erection of a temporary building.

**Note:** In this condition, a reference to the BCA is a reference to that code as in force on the date the application for the relevant Construction Certificate is made.

#### **ADM\_07 Aboriginal Objects**

#### **Reason**

No Aboriginal objects may be harmed without an approval from Heritage NSW.

To ensure compliance with the provisions of the National Parks and Wildlife Act.

### **Part B – Other Approvals**

#### **OA\_01 Separate Section 138 Permit - Roads Act 1993**

#### **Reason**

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 an 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.

To ensure works undertaken in the road reserve have the approval of Council.

#### **OA\_04 Separate Section 68 Approval for Water supply, stormwater and sewerage works**

#### **Reason**

Prior to issue of the Construction Certificate, an application pursuant to Section 68 of the Local Government Act 1993 to carry out water supply, stormwater and sewerage works must be submitted to Council. The following must be clearly illustrated on the site plan to accompany the application for Section 68 approval:

To ensure compliance with the provisions of the Local Government Act

- Position and depth of the sewer (including junction).



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- Stormwater drainage termination point.
- Easements.
- Water main.
- Proposed water meter location.

The developer is to ensure that approval for the s68 application must be obtained prior to any plumbing and drainage works being undertaken on the site

Note - Failure to obtain the Section 68 Approval prior to works being undertaken may result in the developer receiving a monetary penalty and the plumber being subject to investigation by the Department of Fair Trading and a fine exceeding \$1500.

#### **Part C – Prior To the Issue of the Relevant Construction Certificate**

##### **PCC\_22 Building Upgrade Condition - Compliance with the Building Code of Australia Reason**

The building is to be constructed and fully comply with the provisions of the National Construction Code of Australia (BCA) in its entirety.

To ensure legislative compliance.

If the new building is to be connected to the existing sprinkler system, the sprinkler system is to be fully upgraded to comply with the BCA and cater for the increased coverage. Details of this will be required to be submitted to the PCA prior to issuance of the Construction Certificate.

**Note:** In this condition, a reference to the BCA is a reference to that code as in force on the date the application for the relevant Construction Certificate is made.

##### **PCC\_03 Payment of section 7.12 contributions**

##### **Reason**

Before the issue of a construction certificate the applicant must pay a total contribution of \$49,686.96 as calculated at the date of this consent to Council under section 7.12 of the EP&A Act in accordance with Snowy Monaro Section 7.12 Local Infrastructure Contributions Plan 2022. The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the Snowy Monaro Local Infrastructure Plan 2022 (2.8. Indexation of contributions).

To address the increased demand for regional infrastructure resulting from the approved development.

A copy of the development contributions plan is available for inspection at <https://www.snowymonaro.nsw.gov.au/Building-and-Planning/Development/Building-and-Construction/Local-Infrastructure-Contributions>.

**PCC\_01 Water and Sewer Contributions**

The developer shall submit to Council a Section 305 Compliance application (Water and Sewer Contributions) under Section 305 of the Water Management Act 2000 prior to the approval of any construction certificate. The developer must obtain a Compliance Certificate under Section 307 of the Water Management Act 2000 prior to the approval of any construction certificate.

**Reason**

To address the increased demand on water and sewer infrastructure resulting from the approved development

**PCC\_06 Long service levy**

In accordance with Section 6.8(1)(b) of the Environmental Planning and Assessment Act 1979, a Construction Certificate must not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by instalments, the first instalment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment must be provided to Council.

**Reason**

To ensure legislative compliance.

**PCC\_07 Compliance with Australian Standards and Building Code of Australia**

The development is required to be carried out in accordance with all relevant Australian Standards and the requirements of the Building Code of Australia. Details demonstrating compliance must be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

**Reason**

To ensure legislative compliance.

**PCC\_08 Information required prior to the issue of a Construction Certificate**

The following documentation must be submitted to the satisfaction of the Principal Certifying Authority, prior to the granting of the construction certificate (where applicable):

- A. Detailed building plans and specifications containing sufficient information to verify that the completed building will comply with the Building Code of Australia and the relevant Australian Standards.
- B. A list of any existing fire safety measures provided in relation to the land or any existing building on the land (not applicable to dwellings or outbuildings).
- C. A list of any proposed fire safety measures provided in relation to the land or any existing building on the land (not applicable to dwellings or outbuildings).
- D. A report prepared by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, and what measures are to be implemented to prevent damage from occurring to adjoining or nearby premises as a result of the proposed excavation works. (NOTE: Any practices or procedures specified to avoid damage

**Reason**

To ensure the design of the proposed work may be assessed in detail before construction commences and because it is in the public interest that the development complies with the appropriate construction standards. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended

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to adjoining or nearby premises are to be incorporated into the plans and specifications for the Construction Certificate).

Structural engineering details or design documentation including details of the following where relevant:

- Reinforced concrete strip footings.
- Reinforced concrete raft slab.
- Suspended reinforced concrete slabs.
- Structural steelwork.
- Structural timber work exceeding the design parameters of Australian Standard AS1684-1999 "Residential timber-framed construction".
- Upper floor joist layout.
- Retaining walls.
- Roof trusses.
- Wall/roof bracing.
- The existing structure must be certified as being structurally adequate to carry out the proposed additional loadings.

F. Method of protecting window/door openings as required by BCA Part

G. Method of ventilating the basement car park. (Note: If mechanical ventilation is required, mechanical ventilation plans must be submitted that also confirm the minimum height clearance specified by AS 2890.1 – Car parking, will be achieved).

**PCC\_23 Landscaping Plan**

**Reason**

The landscaping plan shall be provided and shall include similar plants to that found within the surrounding streetscape.

To ensure compliance SEPP Housing 2021

**PCC\_24 Relocation of Plant Room**

**Reason**

Prior to the issue of the construction certificate the developer shall provide a site plan showing the plant room on the eastern boundary (Mittagang Road) moved one metre to the west outside of the easement shown on the deposited plan.

To ensure no encroachments occur to easements.

**Part D – Prior To the Commencement of Works**

**PCW\_01 Prior to the commencement of works**

**Reason**

No construction works approved by this consent are to commence unless the

To ensure legislative

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following have been satisfied:

compliance.

- A. A Construction Certificate has been issued by a certifying authority.
- B. A Principal Certifying Authority has been appointed by the person having benefit of the development consent.
- C. A notice of commencement of building or subdivision works, and details of the appointed Principal Certifying Authority (in the event that Council is not appointed), are issued to Council at least 48 hours prior to the commencement of works.

The Principal Certifying Authority is notified in writing of the name and contractor license number of the owner/builder intending to carry out the approved works.

#### **PCW\_03 Erection of signage**

#### **Reason**

A sign must be erected in a prominent position on any site on which any approved work is to be carried out:

- showing the name, address and telephone number of the certifying authority for the work;
- showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
- stating that unauthorised entry to the work site is prohibited.

To ensure the development complies with prescribed conditions under the Environmental Planning and Assessment Regulations 2021.

The sign must be maintained while the approved work is being carried out and must be removed when the work has been completed.

#### **PCW\_12 Temporary Sanitary Facilities**

#### **Reason**

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:

To ensure legislative compliance.

- A. a standard flushing toilet; and
- B. connected to either: an accredited sewage management facility or an approved chemical closet.
- C. Located on the site so as to minimise the visual and sensory impacts to neighbouring properties.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

#### **PCW\_16 Termite Control**

#### **Reason**

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

To ensure the development is protected from

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with the provisions of Australian Standard AS 3660.1. The submitted documentation will include:

termites.

- a) details of the proposed methods to be used; and
- b) certification of works performed;

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.

**PCW\_19 Enclosure of the Site**

**Reason**

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

To ensure the protection of the public

**Part E – During Construction**

**DC\_01 Erosion and drainage management**

**Reason**

Erosion and sediment control works must be implemented in accordance with the endorsed erosion and sediment control plan and maintained throughout the construction process.

It is in the public interest that the development works do not damage existing Council infrastructure.

**DC\_03 Infrastructure and Public Road and Footpath Areas**

**Reason**

Infrastructure must not be removed and/or reconstructed without prior written approval from Council. Any costs incurred due to the relocation, restoration or reconstruction of pram ramps, footpath, light poles, kerb inlet pits, service provider pits, street trees or other infrastructure in the street footpath area for the proposed development must not be borne by Council. The owner, principal contractor or owner-builder must meet all costs associated with such works.

To ensure no negative impact on public road and footpath areas.

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This condition does not set aside the need to obtain relevant approvals under the Roads Act 1993 or Local Government Act 1993 for works within roads and other public places.

#### **DC\_05 Use of Power Tools - Residential and Village Areas**

#### **Reason**

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:

To ensure building works do not have adverse effects on the amenity of the area.

Monday to Friday:	7.00am to 6.00pm
Saturday:	7.00am to 5.00pm
Sunday:	No work
Public Holidays:	No work

#### **DC\_06 Principal Certifying Authority**

#### **Reason**

A Principal Certifying Authority appointed to replace another must ensure that notice of the appointment and of the approval of the appointment is given to the consent authority and Council (if not the relevant consent authority) within 48 hours of the appointment.

To ensure compliance with the EP&A Act 1979.

#### **DC\_07 Inspections**

#### **Reason**

All mandatory inspections required by the Environmental Planning and Assessment Act 1979 and any other inspections deemed necessary by the Principal Certifying Authority must be carried out during the relevant stage of construction. Work must not proceed beyond each critical stage until the Principal Certifying Authority is satisfied that work is proceeding in accordance with this consent, the Construction Certificate(s) and the Act. Council must be given 48 hours' notice to undertake the inspections.

It is in the public interest that critical stage inspections be issued for these components of the development in accordance with Section 162A of the Environmental Planning and Assessment Regulations 2000 as amended.

#### **DC\_08 Items not to be placed on roadway**

#### **Reason**

The following items must not be placed on the footpath, roadway or nature strip at any time throughout the construction process:

- building materials, sand, waste materials or construction equipment;
- bulk bins/waste skips/containers; or

other items that may cause a hazard to pedestrians.

To ensure no obstruction to the roadway.

#### **DC\_09 Site maintenance**

#### **Reason**

The principal contractor, owner-builder or any other person having benefit of

It is in the public

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the development consent must ensure that:

- approved sediment and erosion control measures are installed and maintained during the construction period;
- building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held; and
- the site is clear of waste and debris at the completion of works.

interest that the development works do not damage existing Council infrastructure or cause nuisance to the community.

Such measures will be in place throughout the construction process.

#### **DC\_10 Contaminated, scheduled, hazardous or asbestos materials**

#### **Reason**

Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the owner, principal contractor or owner-builder must ensure the appropriate regulatory authority (for example: Office of Environment and Heritage, SafeWork NSW, Council, Fire and Rescue NSW) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of the appropriate regulatory authority.

To ensure protection of the environment.

#### **DC\_11 Archaeology – Unexpected Finds**

#### **Reason**

If any Aboriginal object(s) is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the applicant must:

- Not further harm the object(s).
- Immediately cease all work at the particular location.
- Secure the area so as to avoid further harm to the Aboriginal object(s)
- Notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location
- Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

To ensure the protection of objects of potential significance during works

All Aboriginal cultural heritage items must be mapped as polygons on all subdivision and operational plans to ensure these areas are not inadvertently impacted.

If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit (AHIP) must be prepared and submitted to Heritage NSW before work may continue.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and Heritage NSW contacted.

#### **DC\_16 Cut and fill**

#### **Reason**



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Soil removed from or imported to the site must be managed in accordance with the following principles:

To ensure protection of the environment.

- A. All excavated material removed from the site must be classified in accordance with the Department of Environment, Climate Change and Water NSW's Waste Classification Guidelines prior to disposal to an approved waste management facility and reported to the Principal Certifying Authority.

All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material approved under the Department of Environment and Climate Change's general resource recovery exemption.

#### DC\_17 Waste Management

#### Reason

Waste management during the demolition and construction phase of the development must be undertaken in accordance with an approved waste management plan/construction management plan.

To require records to be provided, during construction, documenting that waste is appropriately handled

AND

Written records of the following items must be maintained during the removal of any waste from the site and such information must be submitted to the Principal Certifying Authority within fourteen (14) days of the date of completion of the works:

- The identity of the person removing the waste.
- The waste carrier vehicle registration.
- Date and time of waste collection.
- A description of the waste (type of waste and estimated quantity).
- Details of the site to which the waste is to be taken.
- The corresponding tip docket/receipt from the site to which the waste is transferred (noting date and time of delivery, description (type and quantity) of waste).

Whether the waste is expected to be reused, recycled or go to landfill.

#### DC\_18 Protecting Wastewater supply services

#### Reason

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 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.

It is in the public interest that the development works do not damage existing Council infrastructure. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

#### DC\_20 Protecting Water supply services

#### Reason

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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.

It is in the public interest that the development works do not damage existing Council infrastructure and accordingly a record of existing conditions is required. Section 4.15(e) of the Environmental Planning and Assessment Act 1979.

Council must be informed immediately of any damage 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.

**DC\_23 Approved Plans on Site**

**Reason**

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.

To the works are being completed in accordance with the approved plans.

**DC\_24 Public Access and Site Security**

**Reason**

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.

The ensure community is safe from the construction works.

**DC\_25 Excavation**

**Reason**

1. 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.
2. 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.
3. 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.
4. The owner of the adjoining allotment of land is not liable for any part of

To ensure the development complies with the requirements of Clause 98E of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended

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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.

5. 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.

*Reason: To ensure the development complies with the requirements of Clause 98E of the Environmental Planning and Assessment Regulations 2000, and Section 4.17(11) of the Environmental Planning and Assessment Act 1979, as amended*

#### **DC\_26 Erosion and drainage management**

#### **Reason**

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:

To reduce impact on surrounding properties during construction.

- a) 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,
- b) 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,
- c) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- d) 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,
- e) All equipment wheels will be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- f) 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.

#### **DC\_27 Revegetation Works**

#### **Reason**

At the completion of site works the following landscaping works are to be carried out:

To ensure that the site is revegetated to minimise sediment and soil movement from the site.

- 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;

All disturbed areas are re-vegetated using drylands grass mix with a complete

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fertiliser;

#### **Part F – Prior To the Issue of an Occupation Certificate**

##### **POC\_01 Occupation Certificates**

The owner, principal contractor or owner-builder must meet all costs associated with the foregoing conditions which must be completed prior to the issue of the relevant Occupation Certificate, unless otherwise stated.

##### **Reason**

To ensure the building as has been approved for occupation

##### **POC\_04 Infrastructure repair**

Prior to the issue of an Occupation Certificate, any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired to the satisfaction of Council and at no cost to Council.

##### **Reason**

To ensure protection of Councils assets.

##### **POC\_08 Services**

Any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications required as a result of the development must be at no cost to Council and undertaken prior to the issue of the relevant Occupation Certificate.

##### **Reason**

To ensure any require services are installed by the developer.

##### **POC\_09 Waste management**

All refuse, spoil and/or material unsuitable for use must be removed from the site and lawfully disposed of upon completion of the building works and prior to the issue of the relevant Occupation Certificate.

##### **Reason**

To ensure the site is left in a clean state.

##### **POC\_10 Completion of landscape works**

Prior to the issue of the final Occupation Certificate, the Council must be satisfied that all landscape works, including the removal of all noxious and/or environmental weed species, have been undertaken in accordance with the approved plans and any relevant conditions of consent.

##### **Reason**

To ensure the landscaping is completed as per approved plans.

##### **POC\_15 Fire safety**

Prior to the issue of the relevant Occupation Certificate, the Principal Certifying Authority must be satisfied that a Fire Safety Certificate for all the essential fire or other safety measures forming part of this consent has been completed, and that a copy of the Fire Safety Certificate has been provided to Council.

##### **Reason**

To ensure compliance with the provisions of the BCA

##### **POC\_31 Pathway Lighting**

The developer must ensure that any pathway lighting—

- (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and
- (b) must provide at least 20 lux at ground level.

The location and details of the pathway lighting must be shown on the

##### **Reason**

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

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electrical service and lighting plans submitted with the construction certificate.

**POC\_32 Accessible Entry**

The developer shall ensure that every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.

**Reason**

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

**POC\_33 Wheelchair Access**

The developer shall ensure that the whole of the site has a gradient of less than 1:10 and that 100% of the dwellings have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road and that access must be provided to common areas in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.

**Reason**

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

**POC\_34 Ancillary Items**

The developer shall ensure that all switches and power points in the development must be provided in accordance with AS 4299.

**Reason**

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

**POC\_35 Door hardware**

The developer shall ensure that door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

**Reason**

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

**POC\_17 Surface finishes**

The developer shall ensure that balconies and external paved areas must have slip-resistant surfaces.

**Note**— Advice regarding finishes may be obtained from AS 1428.1.

**Reason**

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

**POC\_18 Bathroom**

**Reason**

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The developer shall ensure that:

At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1—

- (a) a slip-resistant floor surface,
- (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
- (c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future—
  - (i) a grab rail,
  - (ii) portable shower head,
  - (iii) folding seat,
- (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
- (e) a double general power outlet beside the mirror.

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

Note - Subsection (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

#### **POC\_19 Power and Telecommunication connections in Bedrooms**

#### **Reason**

The developer shall ensure that there are the following services provided in resident bedrooms:

- a) 2 double general power outlets on the wall where the head of the bed is likely to be; and
- b) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
- c) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
- d) wiring to allow a potential illumination level of at least 300 lux.

The location and details of the power and telecommunications outlets and wiring must be shown on the electrical service and lighting plans submitted with the construction certificate.

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

#### **POC\_21 Letterboxes**

#### **Reason**

The development must ensure that letterboxes where provided for the development comply with the following requirements:

- (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy

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- the meaning of AS 1428.1), and (Housing) 2021
- (b) must be lockable, and
- (c) must be located together in a central location adjacent to the street entry or, in the case of independent living units, must be located together in one or more central locations adjacent to the street entry.

### Part G – Ongoing Use and Operation

OU_01 Occupation Certificate to be submitted	Reason
An Occupation Certificate must be obtained from the Principal Certifying Authority and a copy submitted to Council (if Council is not the Principal Certifying Authority) prior to the commencement of occupation, or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building	It is in the public interest that an Occupation Certificate be issued prior to occupation of the building. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.
OU_02 External lighting	Reason
At all times for the life of the approved development, all outdoor lighting must not detrimentally impact upon the amenity of other premises and adjacent dwellings and must comply with, where relevant, AS1158.3-1999 Pedestrian Area Category PI Lighting, and AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.	To ensure residential amenity.
OU_04 Air conditioning units	Reason
Air conditioning units must not be visible from the street or public place and are not to obscure windows or window frames or architectural features of the building.	To ensure the structure is in keeping with the character of the area.
OU_05 Waste management	Reason
Provision for the storage of waste and recyclable materials, and the collection of waste and recyclable materials must be provided in line with the approved waste management plan or so that materials generated by the development are contained within the site.	To ensure the site is kept in a safe and health condition and all materials are contained within the site.
OU_08 Landscaping	Reason
The landscape works must be maintained to ensure the establishment and successful growth of plants, meeting the intent of the landscape design. This	To ensure the development has a positive visual impact



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must include but not be limited to watering, weeding, and the replacement of failed plant material. on the streetscape.

#### **OU\_14 Fire Safety**

#### **Reason**

Each year the owners must send to the Council and the NSW Fire Brigade an annual Fire Safety Statement which confirms that all the Essential Fire Safety Measures continue to perform to the original design standard. To ensure legislative compliance.

#### **OU\_28 External Finishes**

#### **Reason**

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. To ensure the structure is in keeping with the character of the area.

#### **OU\_32 Occupancy Rates – Permanent Residential**

#### **Reason**

Each bedroom/unit in the building is to be occupied by a maximum of one (1) persons. To ensure compliance with the approved plans and specifications of the development.

The proposed development is not to permanently accommodate more than sixteen (16) persons in total.

#### **OU\_40 Storm Water Detention**

#### **Reason**

An on-site storm water drainage detention system is to be installed on site as part of the development in accordance with the approved storm water drainage plans, Council's Development Control Plan and Council's Development Design and Construction Specifications or Council's Specifications for Engineering Works. To ensure the development appropriately disposes of stormwater with no impact on surrounding properties.

On-site detention systems must be designed to cater for the runoff generated by a 1% Annual Exceedance Probability (AEP) rainfall event and must provide a site discharge rate no greater than the existing pre-development situation.

Reason: To prevent downstream storm water impacts on private property and Council's storm water system.

#### **OU\_51 Parking and Paver in the Verge**

#### **Reason**

Parking within the road reserve of Binalong Street shall be designed in accordance with AS/NZS 2890.2 and AS/NZS 2890.6. To ensure compliance with Council specifications.

Any works within the road reserve would require a section 138 of Road Act 1993 consent of works prior to commencement.

#### **OU\_52 Maintenance**

#### **Reason**

All parts of the premises and all appurtenances (including furniture, fittings, beds and linen) must be kept in a clean and healthy condition. To ensure compliance with the provisions of

SNOWY MONARO REGIONAL COUNCIL

---

All common areas including the kitchen, laundry, living areas and bathrooms shall be kept in a clean and healthy condition.

Schedule 4 of State  
Environmental  
Planning Policy  
(Housing) 2021

**OU\_53 Private car accommodation**

The developer shall ensure that if car parking (not being car parking for employees) is provided—

- (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890.6, and
- (b) 10% of the total number of car parking spaces (or at least one space if there are fewer than 10 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and
- (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.

**Reason**

To ensure compliance with the provisions of Schedule 4 of State Environmental Planning Policy (Housing) 2021

# YALLAMBEE LODGE HIGH CARE WARD

## DEVELOPMENT APPLICATION

29 MITTAGANG RD COOMA, NSW 2630



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NAME	NUMBER	SHEET	REV
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EXTERIOR RENDERS	DA0004	A1	B
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NEIGHBOUR NOTIFICATION	DA3301	A4	B
Grand total: 22			



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A 1.0m clear exit path is required to be maintained throughout the building/ tenancy/storey.

Shopfront lighting must be separately switched using a timer.



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General Notes:

No.	Description	Nr	Date Issued
A	ENG REVIEW	HB	01/06/22
B	ENG REVIEW	HB	16/06/22
C	DA SUBMISSION	HB	20/06/22

Issue:

# FOR DA

Project Name:

YALLAMABEE LODGE HIGH CARE WARD

Project Address:

29 MITTAGANG RD  
COOMA, NSW 2630

Drawing Title:

DRAWING CONVENTIONS

Drawn by:  
IGNITE

P/L Checked:  
Drawing No:  
A207-002

TLS Checked:  
Revision:  
C

Scale:  
1 : 1 @ A1

Date:  
20/06/22

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Project Address:  
**29 MITTAGANG RD  
COOMA, NSW 2630**  
Drawing Title:  
**EXTERIOR RENDERS**

Drawn by: CI P11 Checked: T15 Checked:  
Project No: A207-002 Drawing No: DA0003 Revision: B  
Scale: @ A1 Date: 20/06/22 North:  
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**YALLAMBEE LODGE HIGH CARE WARD**

Project Address:  
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Drawing Title:  
**EXTERIOR RENDERS**

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Project No: A207-002 Drawing No: DA0004 Revision: B

Scale: @ A1 Date: 20/06/22 North:

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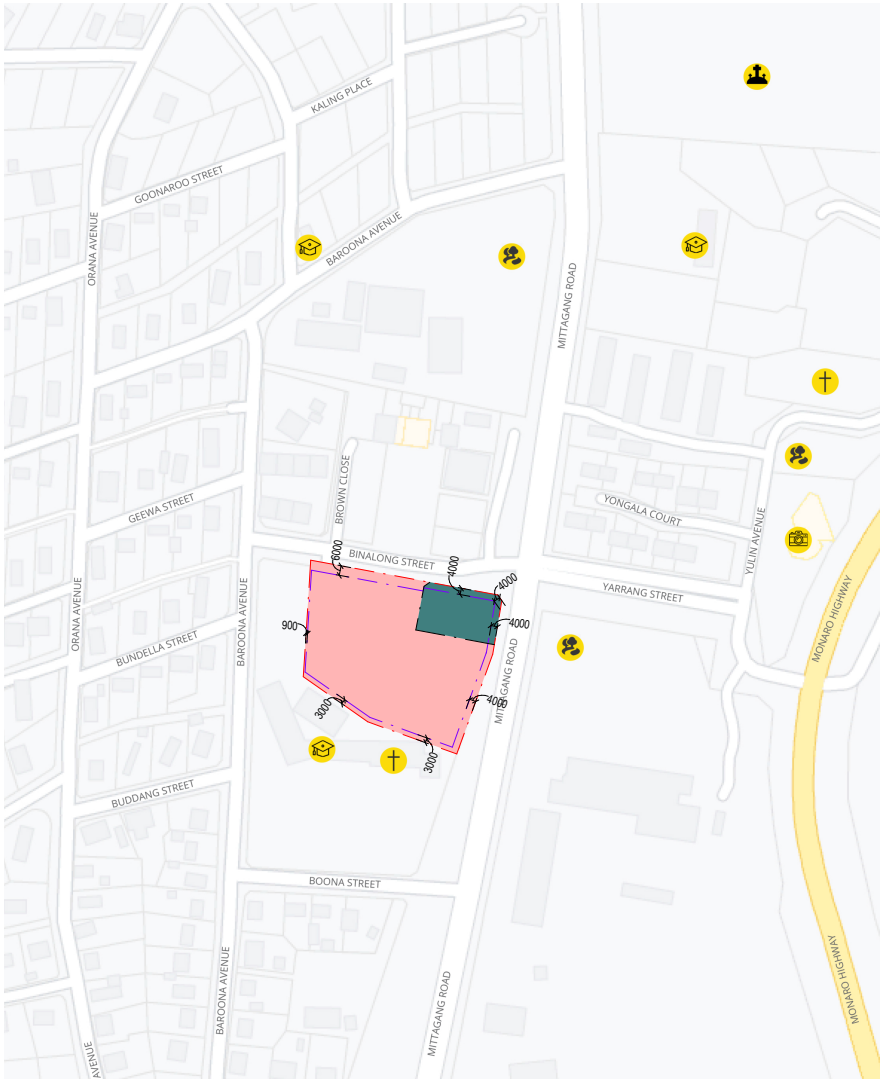
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1 LOCATION PLAN  
1:2000

- SITE BOUNDARY

SCHOOL

B4 - MIXED USE

EASEMENT

CHURCH

PARK

R2 - LOW DENSITY RESIDENTIAL

DCP SETBACK

CEMETERY

DISCOVERY CENTRE



2 SITE ANALYSIS  
1:1000



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Issue:

FOR DA

Project Name:

YALLAMBEE LODGE HIGH CARE WARD

Project Address:

29 MITTAGANG RD

COOMA, NSW 2630

Drawing Title:

LOCATION PLAN & SITE

ANALYSIS

Drawn by:

CI

Project No:

A207-002

Drawing No:

DA0051

Scale:

1 : 2000 @ A1

Date:

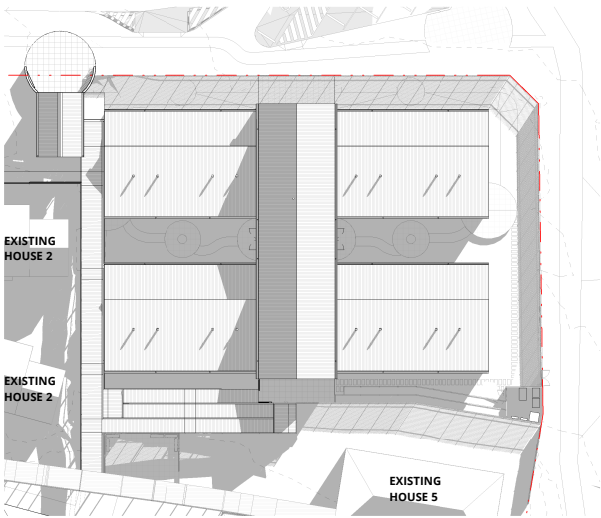
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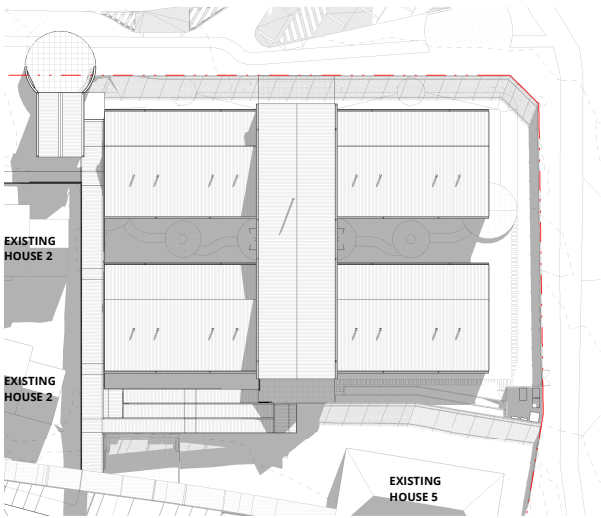
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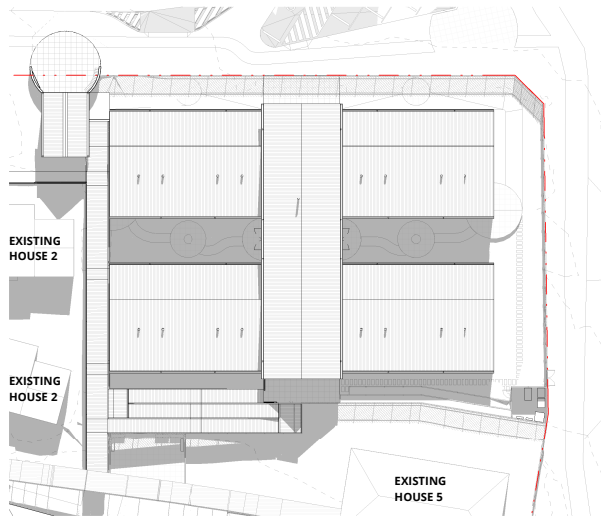
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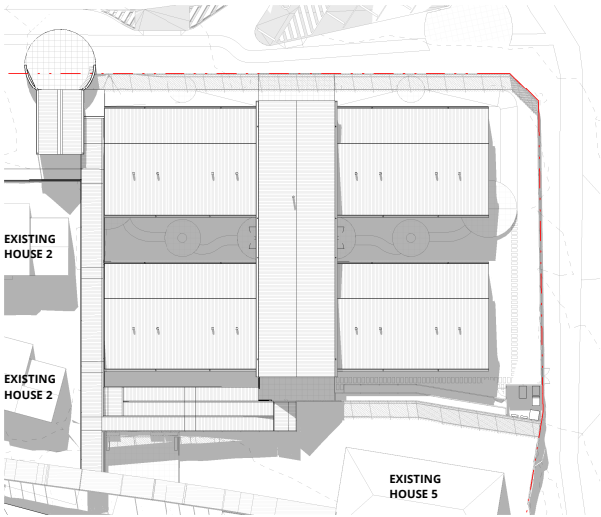
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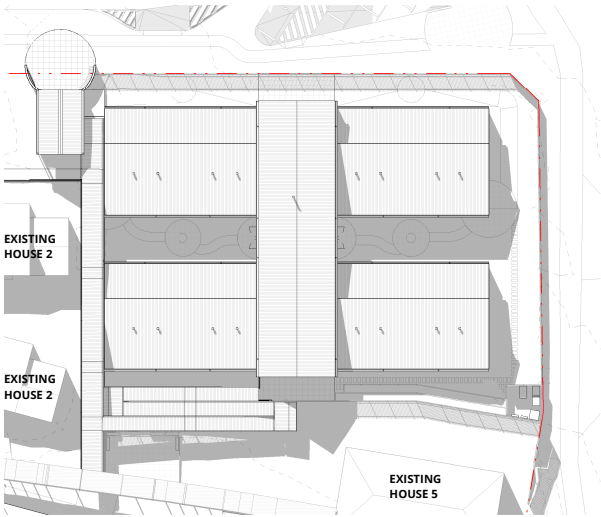
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DA2001/ 1 : 350



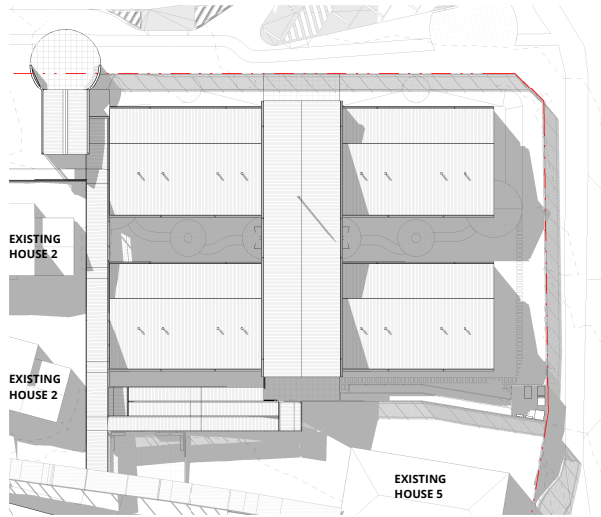
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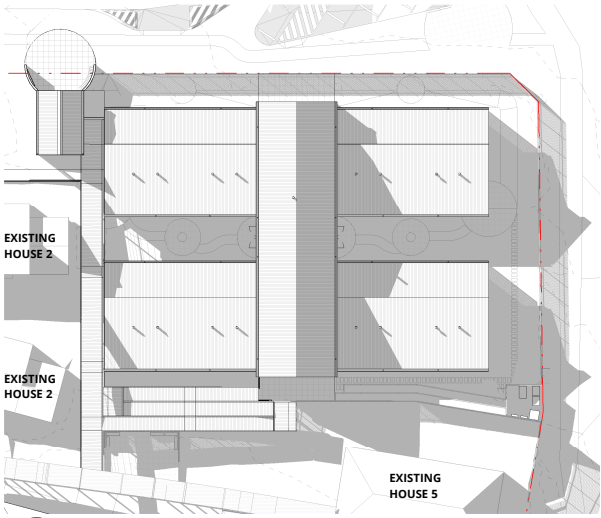
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5 SHADOWS 1pm - JUNE 20  
DA2001/ 1 : 350



6 SHADOWS 2pm - JUNE 20  
DA2001/ 1 : 350



7 SHADOWS 3pm - JUNE 20  
DA2001/ 1 : 350

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A	ENG REVIEW	HB	01/06/22
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Issue:  
**FOR DA**  
Project Name:  
YALLAMBEE LODGE HIGH CARE WARD  
Project Address:  
29 MITTAGANG RD  
COOMA, NSW 2630  
Drawing Title:  
**SHADOW DIAGRAMS**

Drawn by:  
HB  
Project No:  
A207-002  
Drawing No:  
DA0052  
Scale:  
1 : 350 @ A1  
Date:  
20/06/22  
Revision:  
B  
North:

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FOR DA

Project Name:

YALLAMBEE LODGE HIGH CARE WARD

Project Address:

29 MITTAGANG RD  
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Drawing Title:

EXISTING SITE PLAN

Drawn by:	PTL Checked:	TLS Checked:
HB		
Project No:	Drawing No:	Revision:
A207-002	DA1001	C
Scale:	Date:	North:
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[illegible]

Title:

---

**FOR DA**

Project Name:

---

**YALLAMBEE LODGE HIGH CARE WARD**

Project Address:


---

**29 MITTAGANG RD  
COOMA, NSW 2630**

Drawing Title:

---

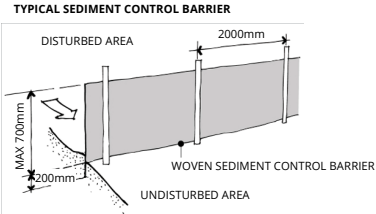
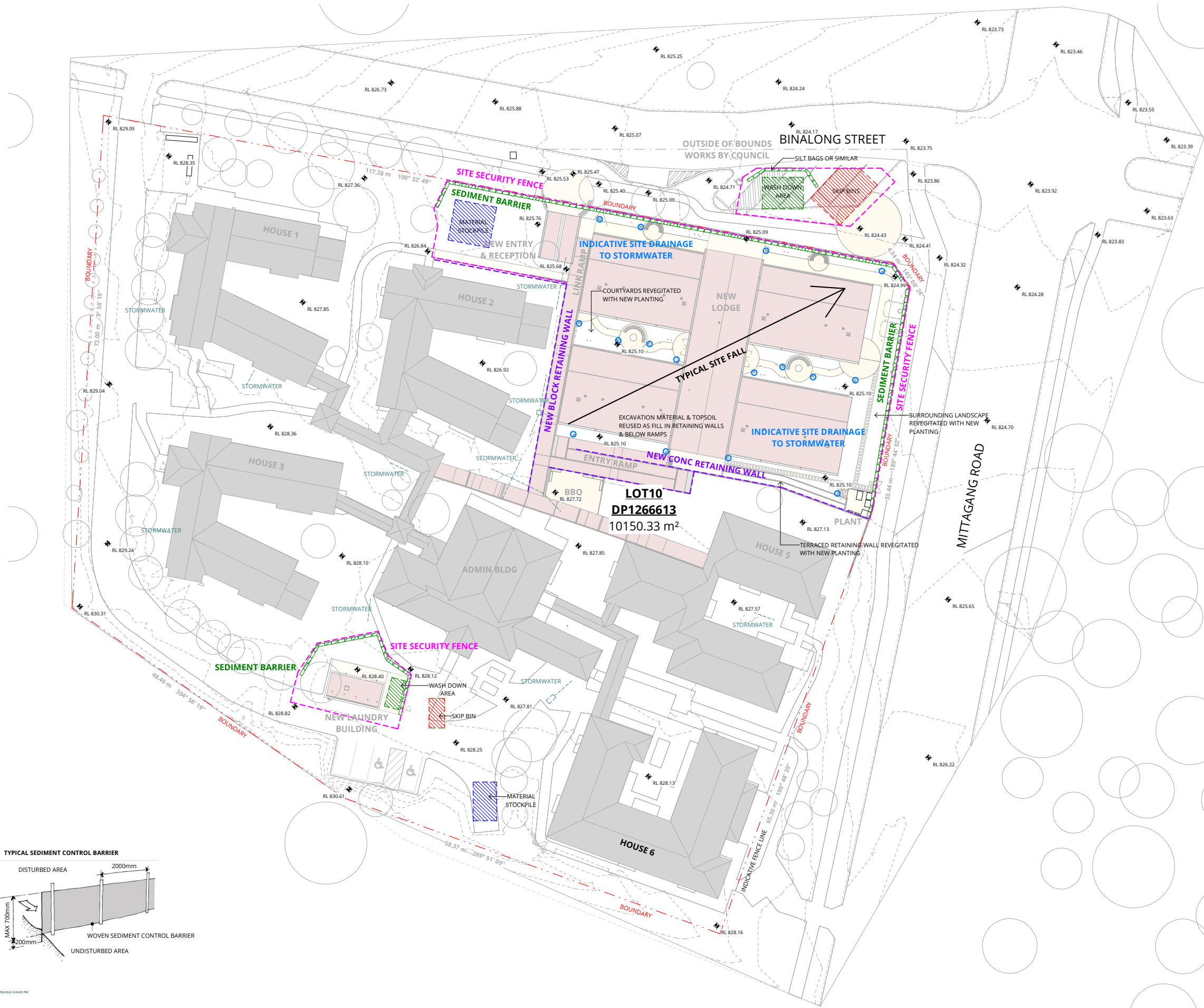
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Drawn by:	PTL Checked:	TLS Checked:
HB		
Project No:	Drawing No.:	Revision:
<b>A207-002</b>	<b>DA1003</b>	<b>C</b>
Scale:	Date:	North:
1 : 250 @ A1	20/06/22	
File:		

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General Notes:

Rev	Description	By	Date Issued
A	ENG REVIEW	HB	16/06/22
B	DA SUBMISSION	HB	20/06/22

Issue:  
**FOR DA**  
Project Name:  
**YALLAMBEE LODGE HIGH CARE WARD**  
Project Address:  
**29 MITTAGANG RD  
COOMA, NSW 2630**  
Drawing Title:  
**EROSION & SEDIMENT  
CONTROL PLAN**

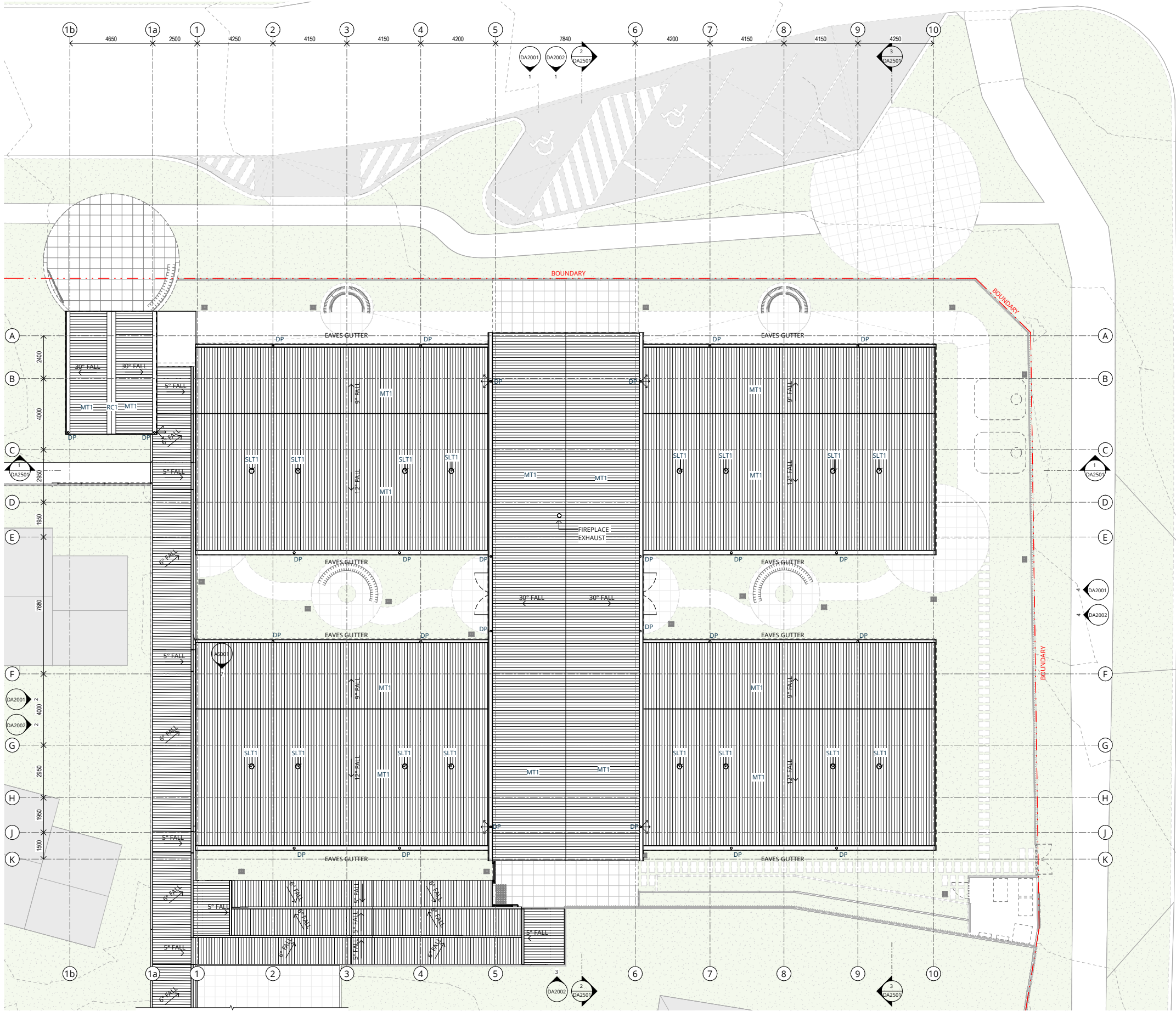
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Project No: A207-002 Drawing No: DA1004 Revision: B  
Scale: 1 : 250 @ A1 Date: 20/06/22 North:  
File:

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General Notes:

Rev	Description	By	Date Issued
A	ENG REVIEW	HB	01/06/22
B	ENG REVIEW	HB	16/06/22
C	DA SUBMISSION	HB	20/06/22


**FOR DA**  
Project Name:  
**YALLAMBEE LODGE HIGH CARE WARD**  
Project Address:  
**29 MITTAGANG RD  
COOMA, NSW 2630**  
Drawing Title:  
**ROOF PLAN**

Drawn by: HB  
Project No: A207-002  
Drawing No: DA1202  
Scale: 1 : 100 @ A1  
Date: 20/06/22  
Revision: C  
North arrow

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
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**General Notes:**

[illegible]

FOR DA

**YALLAMBEE LODGE HIGH CARE WARD**

---

Project Address:  
29 MITTAGANG RD  
COOMA, NSW 2630

## OVERALL ELEVATIONS

Drawn by: <b>HB</b>	PTL Checked:	TLS Checked:
Project No: <b>A207-002</b>	Drawing No.: <b>DA2001</b>	Revision: <b>C</b>
Scale: <b>1 : 100 @ A1</b>	Date: <b>20/06/22</b>	North:

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Rev	Description	By	Date Issued
A	ENG REVIEW	HB	01/06/22
B	ENG REVIEW	HB	16/06/22
C	DA SUBMISSION	HB	20/06/22

Issue:

**FOR DA**

Project Name:

**YALLAMBEE LODGE HIGH CARE WARD**

Project Address:

**29 MITTAGANG RD  
COOMA, NSW 2630**

Drawing Title:

**INTERNAL ELEVATIONS**

Drawn by:

**HB**

PTL Checked:

TLS Checked:

Project No:

**A207-002**

Drawing No:

**DA2002**

Revision:

**C**

Scale:

**1:100 @ A1**

Date:

**20/06/22**

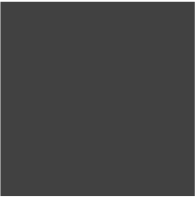
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File:

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EXTERNAL MATERIAL FINISHES



MONUMENT METAL  
ROOF / WALL CLADDING



STACKSTONE OYSTER QUARTZ



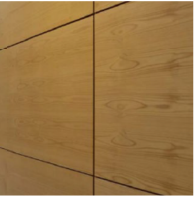
ROCKCOTE RENDER  
LEXICON COLOUR  
SANDCOTE WALL FINISH



ZINCALUME STEEL  
GUTTERS / DOWNPIPES



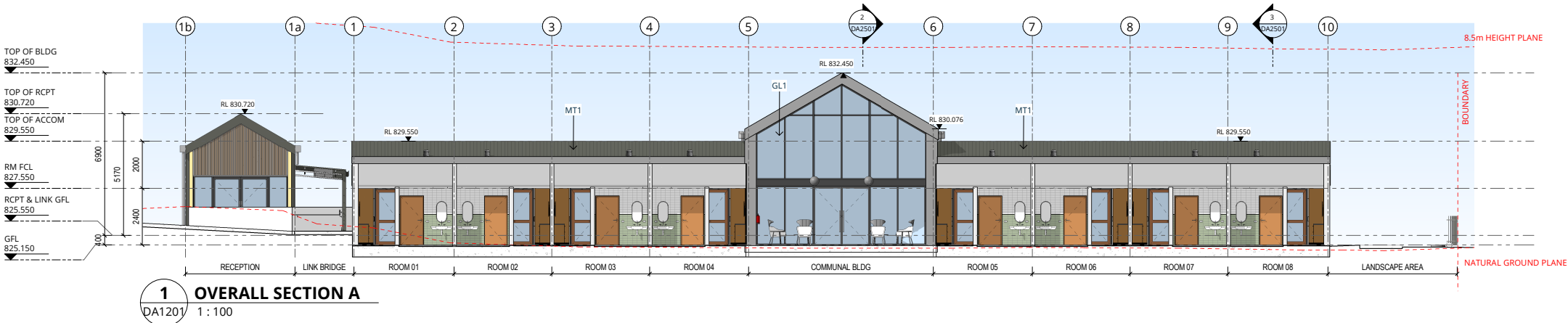
DARWIN STRINGY BARK  
TIMBER BATTEN SCREENS



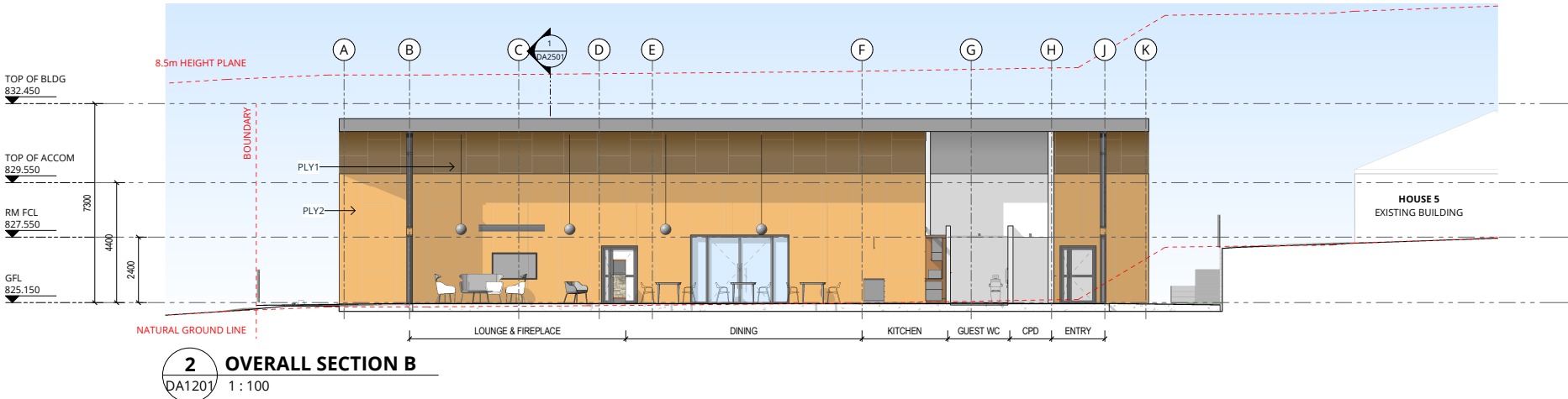
TASMANIAN OAK  
SUPAWOOD SUPALINE PLY



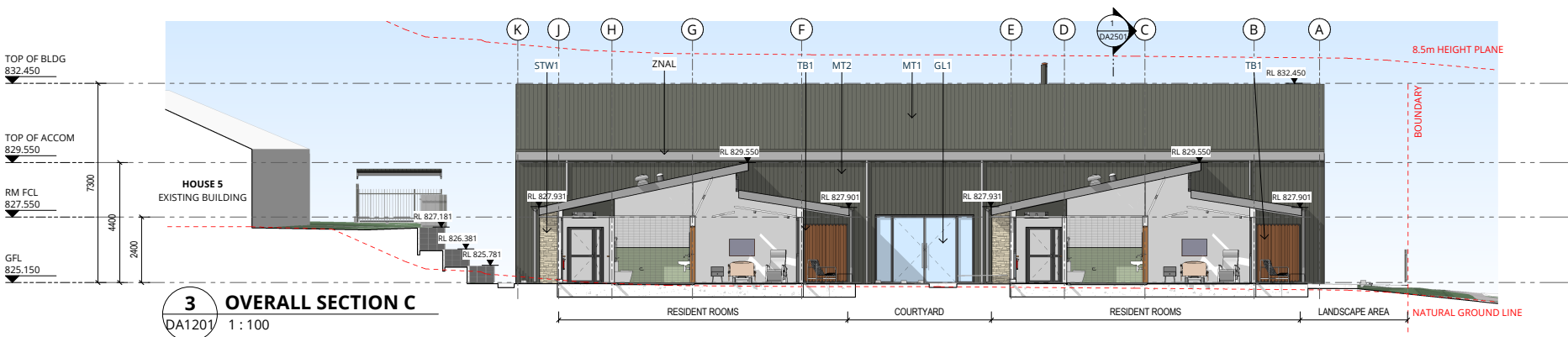
TILE PAVERS  
PEWTER / GREY



1 OVERALL SECTION A  
DA1201 1:100



2 OVERALL SECTION B  
DA1201 1:100



3 OVERALL SECTION C  
DA1201 1:100

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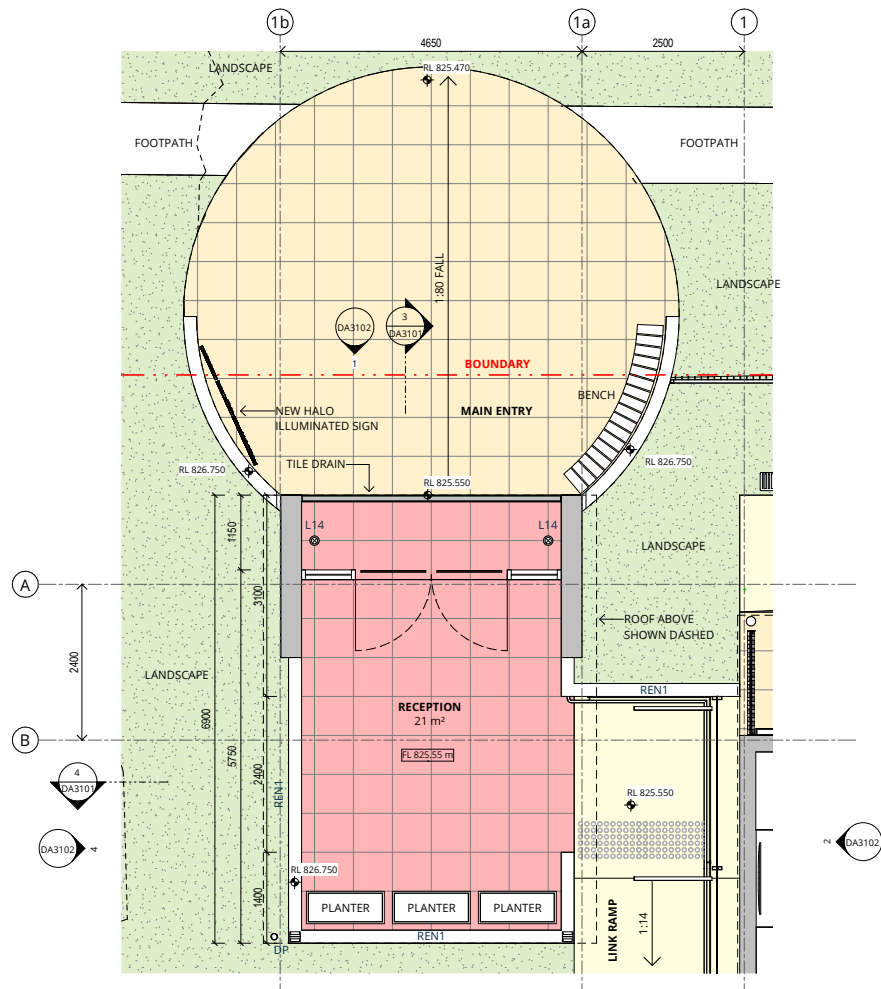
General Notes:

Rev	Description	By	Date Issued
A	ENG REVIEW	HB	01/06/22
B	ENG REVIEW	HB	16/06/22
C	DA SUBMISSION	HB	20/06/22

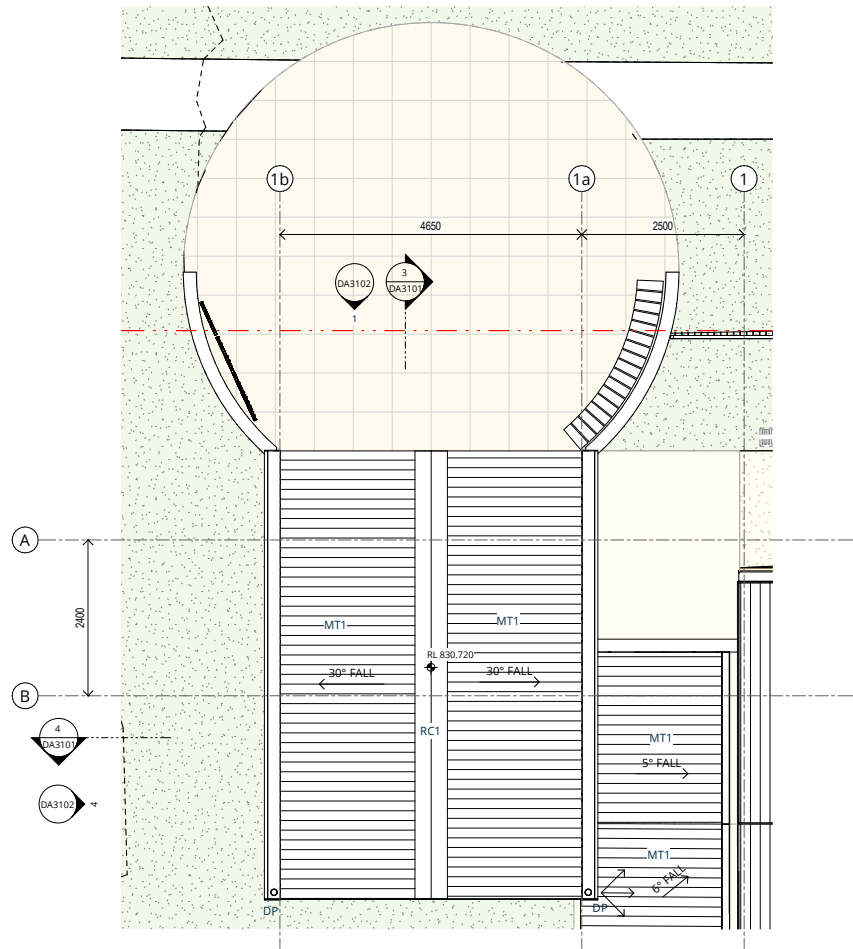
Issue:  
**FOR DA**  
Project Name:  
**YALLAMBEE LODGE HIGH CARE WARD**  
Project Address:  
**29 MITTAGANG RD  
COOMA, NSW 2630**  
Drawing Title:  
**MATERIALS & OVERALL  
SECTIONS**

Drawn by: HB	PLT Checked: 	TLS Checked: 
Project No: A207-002	Drawing No: DA2501	Revision: C
Scale: 1:100 @ A1	Date: 20/06/22	North: 
File: 		

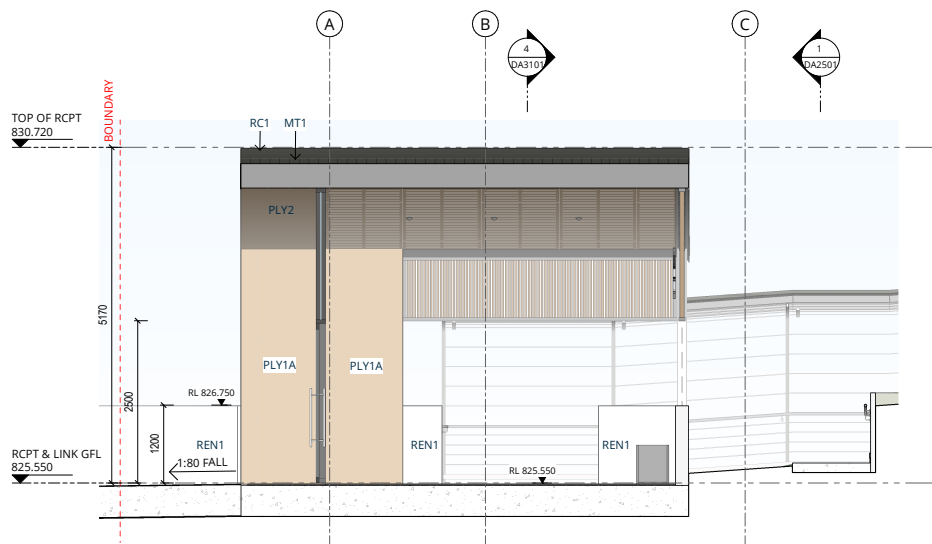
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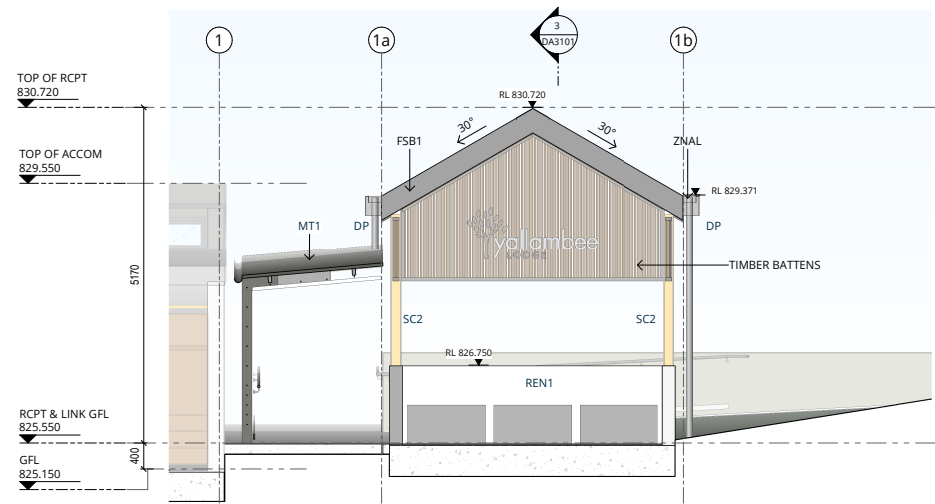
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DA1009 1:50



2 RECEPTION ROOF PLAN  
DA1201 1:50



3 RECEPTION SECTION A  
DA3101 1:50



4 RECEPTION SECTION B  
DA3101 1:50

- ZONES**
- COMMUNAL BUILDING / MEZZANINE
  - CIRCULATION CORRIDOR
  - RESIDENT HABITABLE ROOM
  - COMMUNAL BUILDING / LEVEL 1 / RECEPTION
  - WET AREAS
  - FOOTPATHS
  - OUTDOOR PAVING
  - LANDSCAPE

**ABBREVIATIONS**

- DP DOWNPIPE  
TGS1 TACTILE SURFACE INDICATOR  
RWH RAINWATER HEAD  
ENS1 ENSUITE  
SLT1 SOLARTUBE  
HR1 HANDRAIL  
MB1 BALUSTRADE

**FINISHES FACADE**

- GL1 GLAZING  
MT1 COLORBOND ROOF CLADDING 'WOODLAND GREY'  
MT2 COLORBOND WALL CLADDING 'WOODLAND GREY'  
FSB1 COLORBOND FASCIA BOARD 'WOODLAND GREY'  
GLV1 HOT DIPPED GALVANISED STEEL  
MB1 METAL BALUSTRADE  
P1 DULUX PAINT 'WHITE DUNE'  
HALP HALF  
REN1 ROCKCOTE (TBC)  
ZNAL ZINCALUME GUTTERS / DP

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General Notes:

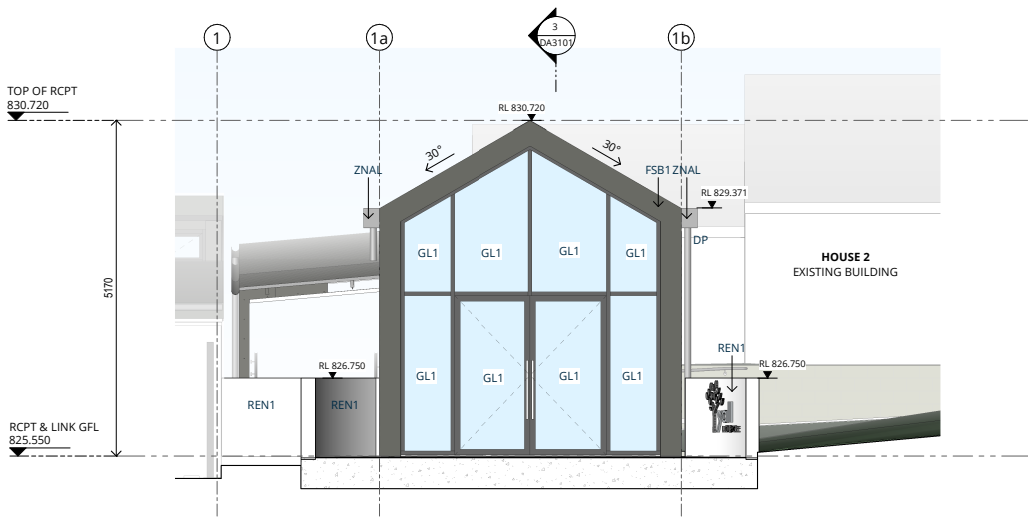
Rev	Description	By	Date Issued
A	ENG REVIEW	HB	01/06/22
B	ENG REVIEW	HB	16/06/22
C	DA SUBMISSION	HB	20/06/22

**FOR DA**  
Project Name:  
YALLAMBEE LODGE HIGH CARE WARD  
Project Address:  
29 MITTAGANG RD  
COOMA, NSW 2630  
Drawing Title:  
RECEPTION BUILDING -  
PLANS & SECTIONS

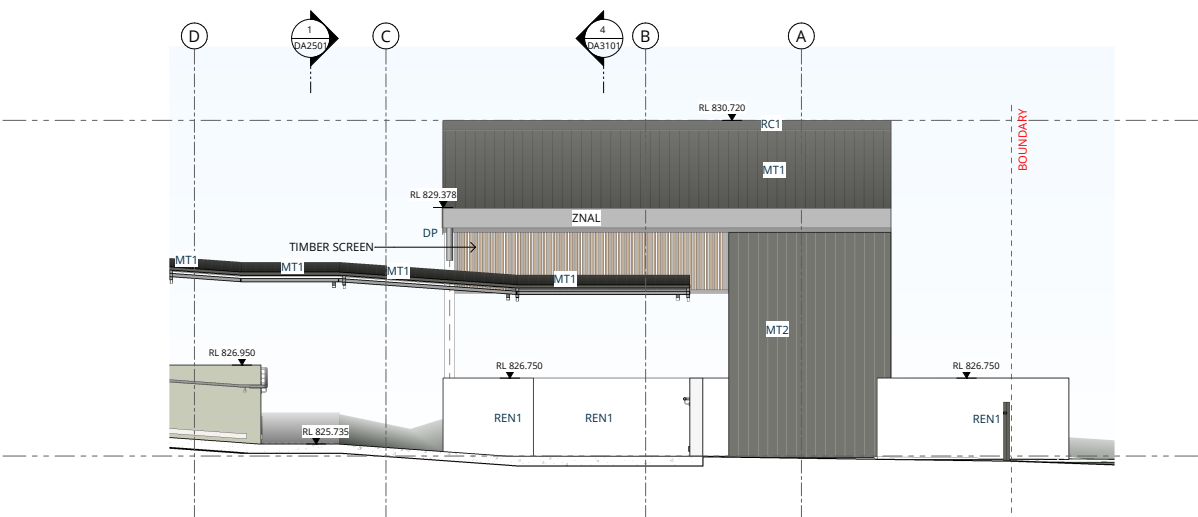
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Project No: A207-002 Drawing No: DA3101 Revision: C  
Scale: 1:50 @ A1 Date: 20/06/22 North:

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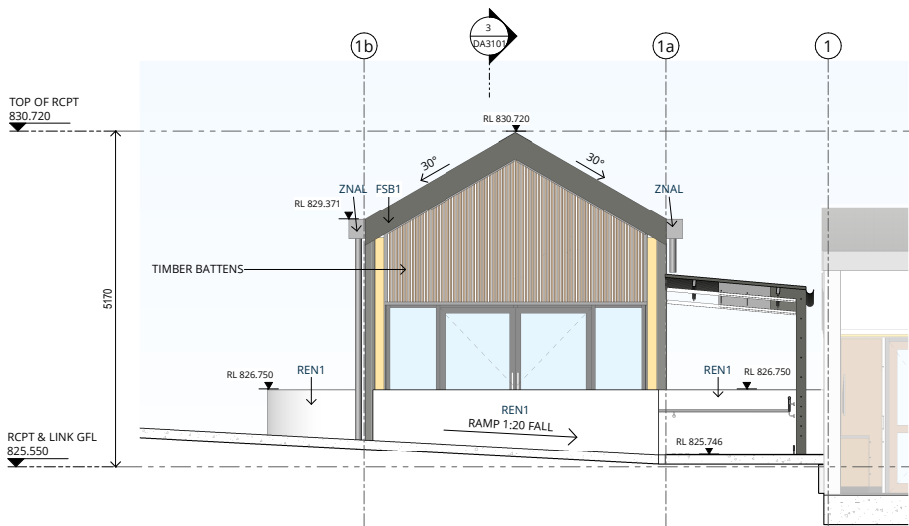




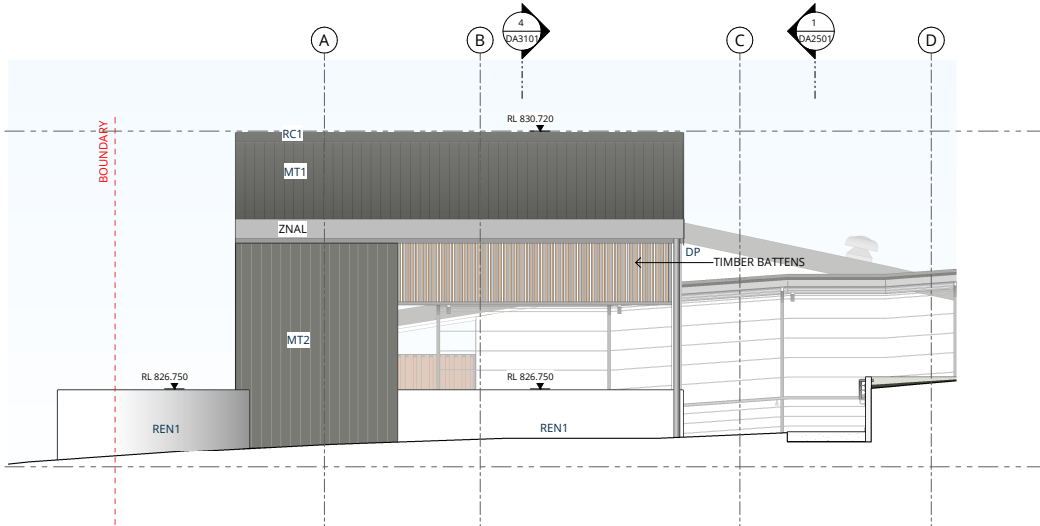
1 RECEPTION ELEVATION A  
DA3101 1 : 50



2 RECEPTION ELEVATION B  
DA3101 1 : 50



3 RECEPTION ELEVATION C  
DA3101 1 : 50



4 RECEPTION ELEVATION D  
DA3101 1 : 50

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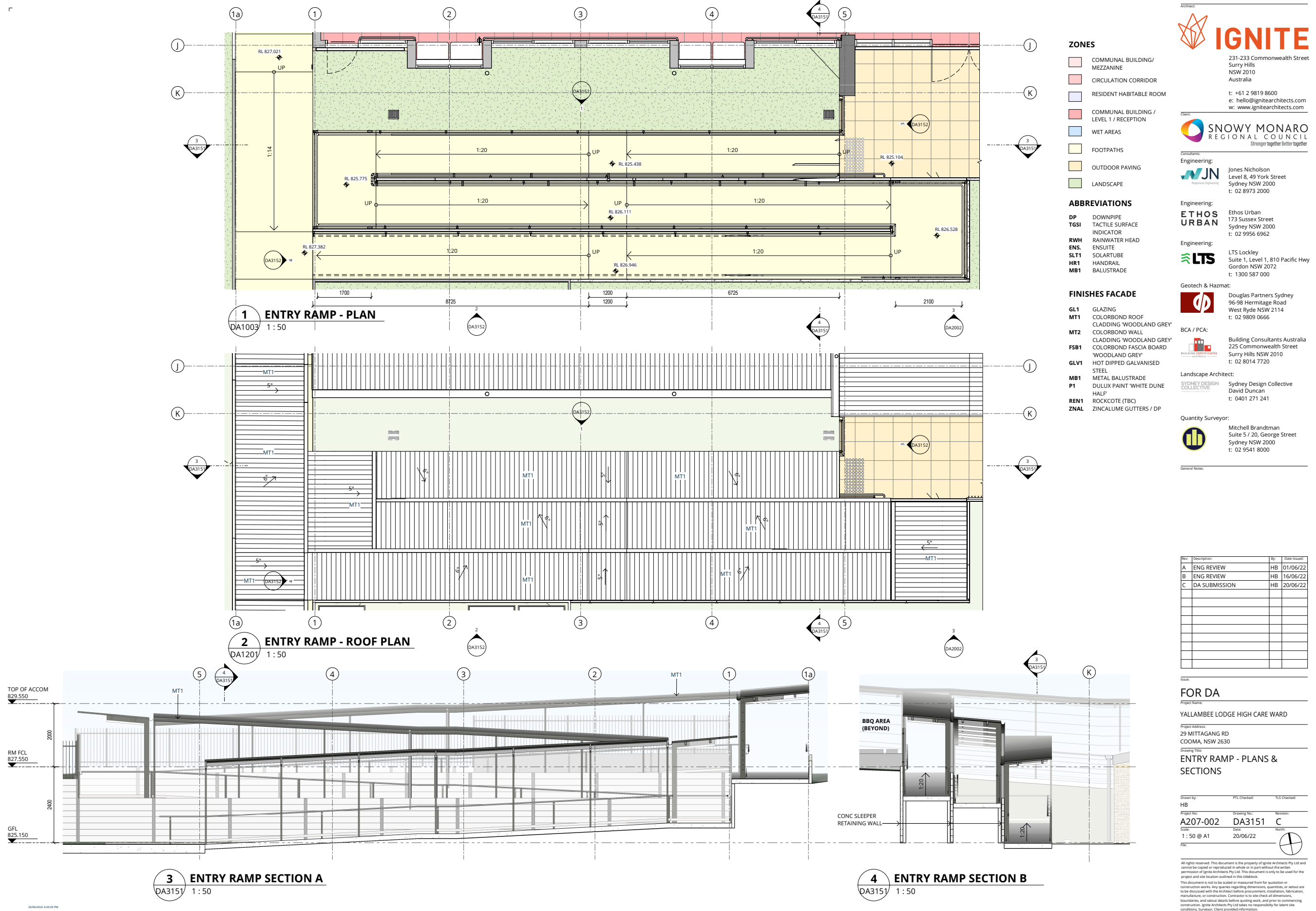
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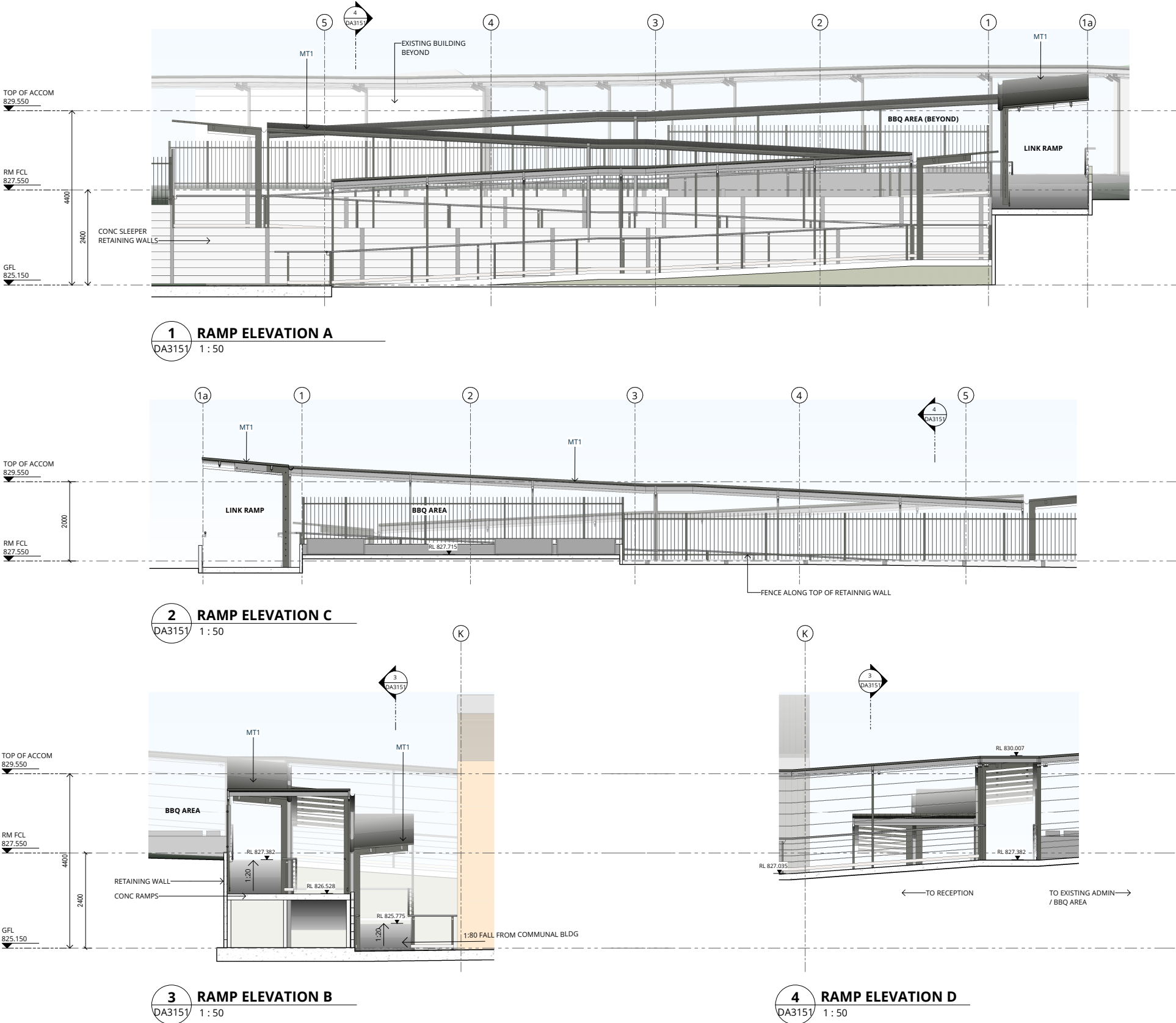
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A	ENG REVIEW	HB	01/06/22
B	ENG REVIEW	HB	16/06/22
C	DA SUBMISSION	HB	20/06/22

Issue:  
**FOR DA**  
Project Name:  
**YALLAMBEE LODGE HIGH CARE WARD**  
Project Address:  
**29 MITTAGANG RD  
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Drawing Title:  
**RECEPTION BUILDING -  
ELEVATIONS**

Drawn by: HB	PTL Checked: 	TLS Checked: 
Project No: A207-002	Drawing No: DA3102	Revision: C
Scale: 1 : 50 @ A1	Date: 20/06/22	North: 
File: 		

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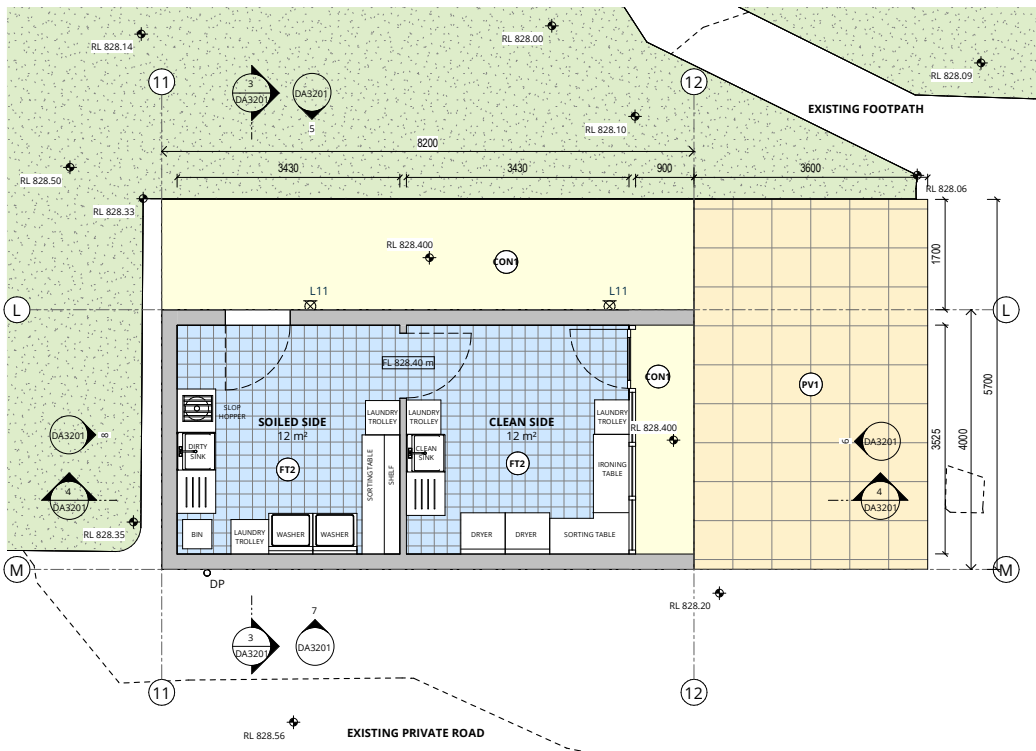
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A	ENG REVIEW	HB	01/06/22
B	ENG REVIEW	HB	16/06/22
C	DA SUBMISSION	HB	20/06/22

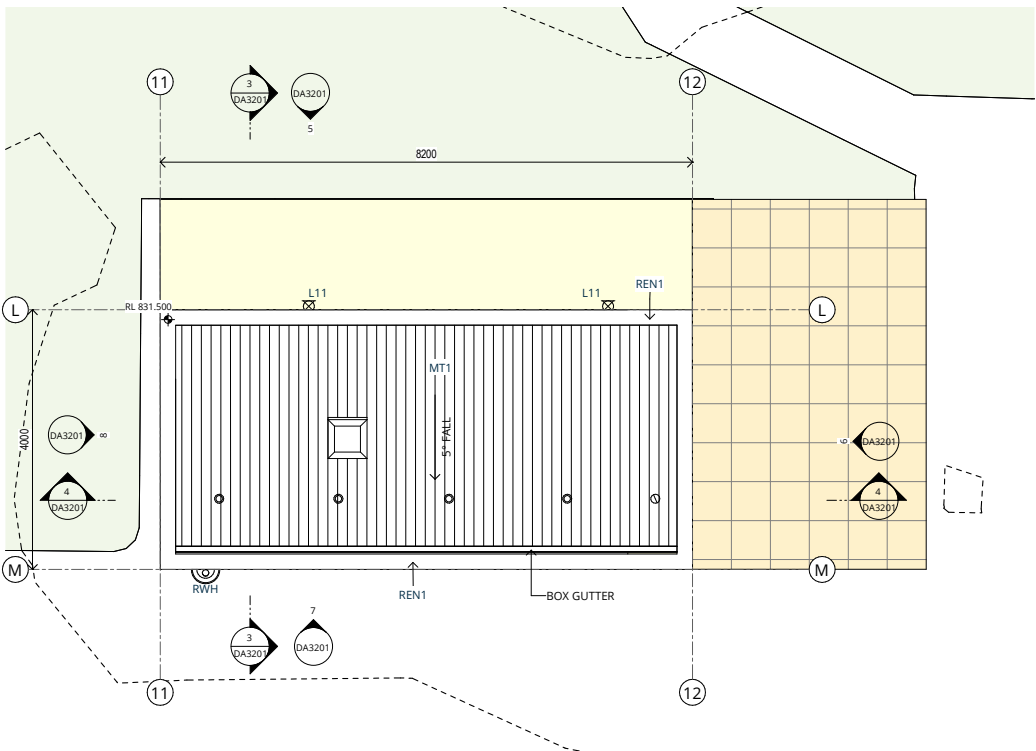
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Project Name:  
YALLAMBEE LODGE HIGH CARE WARD  
Project Address:  
29 MITTAGANG RD  
COOMA, NSW 2630  
Drawing Title:  
ENTRY RAMP - ELEVATIONS

Drawn by: HB  
Project No: A207-002  
Drawing No: DA3152  
Scale: 1 : 50 @ A1  
Date: 20/06/22  
North:  
File:

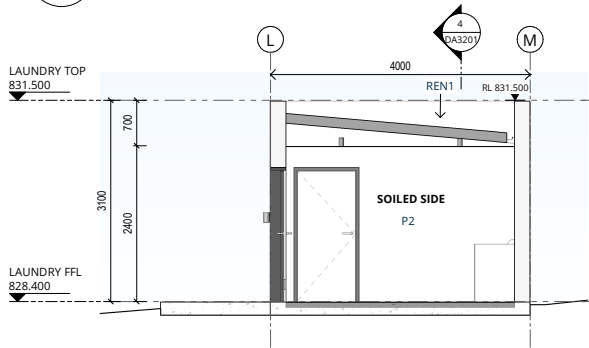
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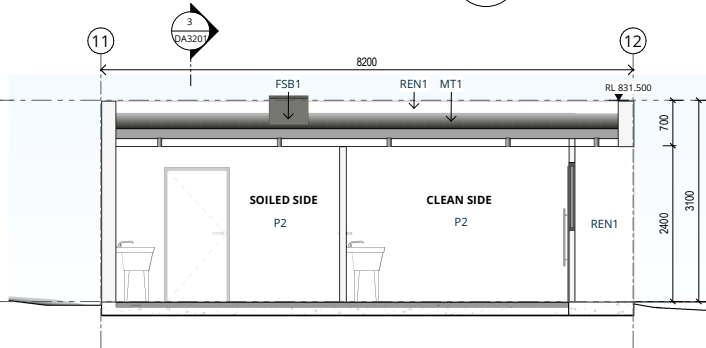
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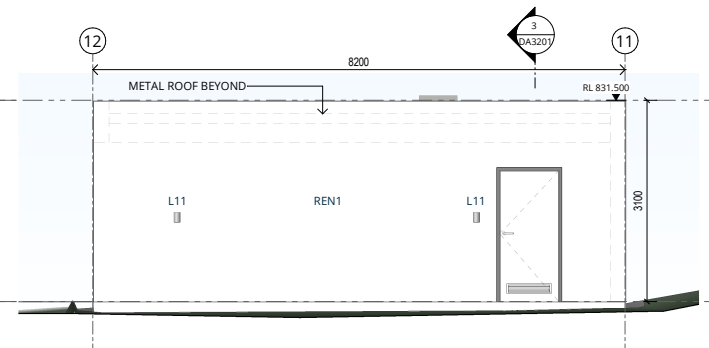
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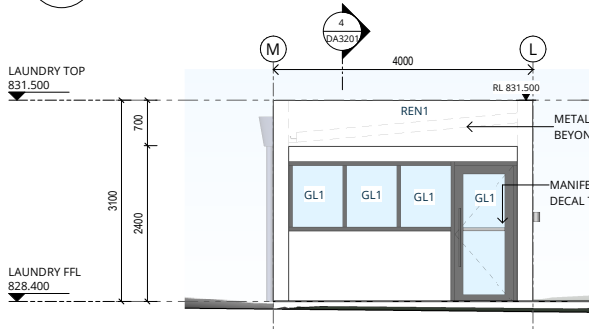
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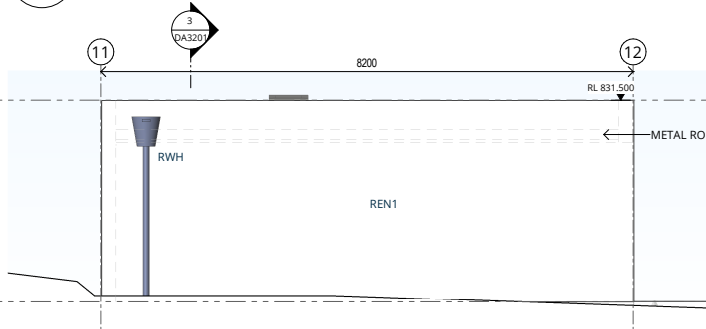
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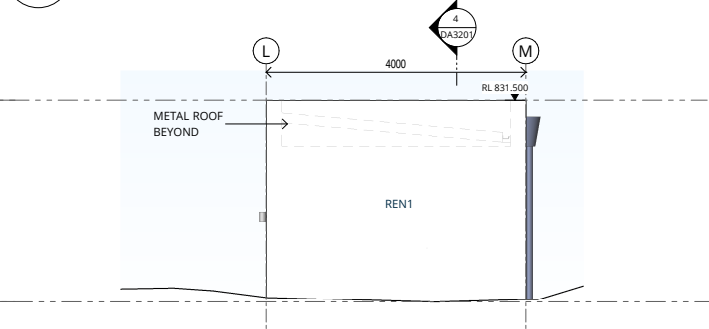
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DA3201 1:50



6 LAUNDRY ELEVATION B  
DA3201 1:50



7 LAUNDRY ELEVATION C  
DA3201 1:50



8 LAUNDRY ELEVATION D  
DA3201 1:50

- ZONES**
- COMMUNAL BUILDING / MEZZANINE
  - CIRCULATION CORRIDOR
  - RESIDENT HABITABLE ROOM
  - COMMUNAL BUILDING / LEVEL 1 / RECEPTION
  - WET AREAS
  - FOOTPATHS
  - OUTDOOR PAVING
  - LANDSCAPE

- ABBREVIATIONS**
- DP DOWNPIPE
  - TGSI TACTILE SURFACE INDICATOR
  - RWH RAINWATER HEAD
  - ENS. ENSUITE
  - SLT1 SOLARTUBE
  - HR1 HANDRAIL
  - MB1 BALUSTRADE

- FINISHES FACADE**
- GL1 GLAZING
  - MT1 COLORBOND ROOF CLADDING 'WOODLAND GREY'
  - MT2 COLORBOND WALL CLADDING 'WOODLAND GREY'
  - FSB1 COLORBOND FASCIA BOARD 'WOODLAND GREY'
  - GLV1 HOT DIPPED GALVANISED STEEL
  - MB1 METAL BALUSTRADE
  - P1 DULUX PAINT 'WHITE DUNE' HALP
  - REN1 ROCKCOTE (TBC)
  - ZNAL ZINCALUME GUTTERS / DP



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Issue:

FOR DA

Project Name:

YALLAMBEE LODGE HIGH CARE WARD

Project Address:

29 MITTAGANG RD  
COOMA, NSW 2630

Drawing Title:

LAUNDRY BUILDING - PLAN,  
ELEVATIONS & SECTIONS

Drawn by:

HB

Project No:

A207-002

Drawing No:

DA3201

Scale:

1:50 @ A1

Date:

20/06/22

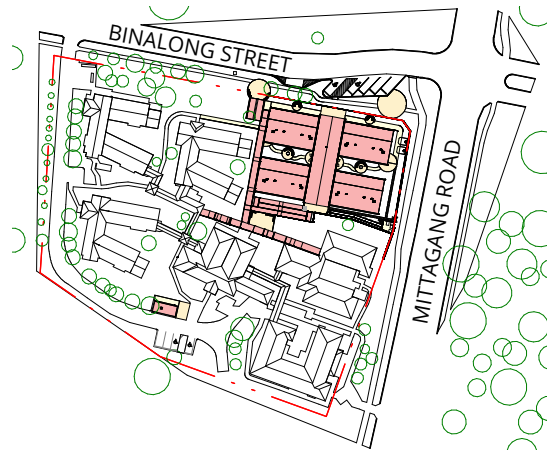
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• 16 RESIDENT ROOM HIGH CARE WARD

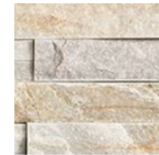


**PROPOSED SITE PLAN**

1 : 2000



MONUMENT METAL ROOF  
/ WALL CLADDING



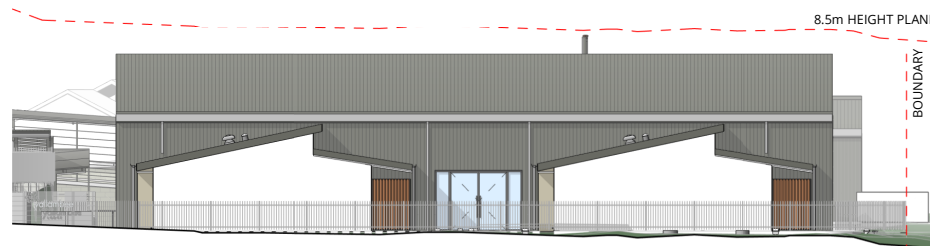
STACKSTONE OYSTER  
QUARTZ



ROCKCOTE RENDER  
LEXICON COLOUR  
SANDCOTE WALL FINISH

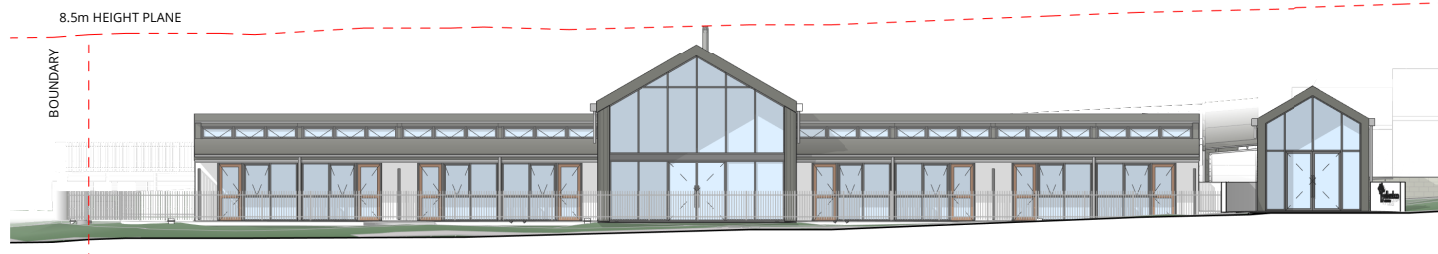


ZINCALUME STEEL  
GUTTERS / DOWNPIPES



**MITTAGANG ROAD ELEVATION**

1 : 250



**BINALONG STREET ELEVATION**

1 : 250

Architect:



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Client:



Project Name.

**YALLAMBEE  
LODGE HIGH  
CARE WARD**

**CONSTRUCTION  
DOCUMENTATION**

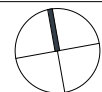
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COOMA, NSW  
2630

Drawing Title

**NEIGHBOUR  
NOTIFICATION**

Scale.

As  
indicated



Project No. Original Size.

A207-002 A4

Drawing No. Revision.

DA3301 B





# 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: Acting Manager, Corporate Projects, Cherie McNair

Company (if applicable): Snowy Monaro Regional Council

## 2 Proposal

Describe Proposal: (Shop, Office, Hardware/Landscape, Food & Drink Premises, Industrial Activity etc.)	New ward consisting of 16 patient rooms, communal building, entry reception an accessible ramp that leads to buildings within the Yallambee Lodge Aged Care facility.			
Machinery involved in activity:	The construction of the facility will require the use of heavy machinery on			
Type of items sold from site directly to public:	N/A Aged Care Facility			
Proposed seating:				
Describe any signage/advertisement proposed:	Naming signage on facade of building			
Opening hours:	Monday - Friday		Saturday - Sunday	
	am	pm	am	pm
Proposed parking arrangements:	Disabled and visitor parking			
Type and extent of landscaping proposed:	4,266m2 landscaping proposed for site			

### If New Building Proposed

Number of buildings proposed:	1
Area of proposed building (m <sup>2</sup> ):	839.70m2 new building proposed
Proposed number of rooms:	16 patient rooms, 1 communal area, 1 reception area, 1 laundry
Proposed number of storeys:	1



## Statement of Environmental Effects

Proposed materials:	External wall finishes	Rockcote render, Lexicon Colour, Sandcote Wall Finish, Stackstone
	Roof finishes	Monument, Colourbond Metal
	Internal driveways/parking	Nil internal
	Fences/privacy screens	Monument Metal
	Other	

## 3 Site &amp; Surrounding Area

## 3.1 Site Analysis

Property Address:	81 Mittagang Rd, Cooma
Lot/DP/SP:	LOT 10 DP 1266613
Site area (m <sup>2</sup> /ha)	10,150m <sup>2</sup>
Existing vegetation cover	There is limited vegetation on the existing site. Existing vegetation consists of grassed areas
Existing structures	There are Five (5) existing houses and One (1) Administration wing on the site.
Existing access arrangements	Primary access to the site is via a single access driveway on Binalong Street.
Describe how water is supplied to the site	SMRC Water
Describe how effluent is currently managed	SMRC Sewer
Describe how stormwater is currently managed	Storm Water controls on site as marked on plan. Existing storm water network.
Describe how electricity and/or gas is supplied to the site	Mains gas supply already to site. Essential Energy supply existing to site.

**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:	This area of North Cooma comprises of late 1950's -1970s residential dwellings and significant number of public buildings; Cooma North Preschool, Public School, Monaro High School, Baptist Church and Christian School. Snowy
Outline the distances to neighbouring dwellings/structures	On-site as marked on plan The closest residential dwelling (Yongala Flats) is est 56m. The next closest is on Baroona Ave at est. 136m.
Describe any Heritage items within the surrounding area	There a no heritage items in the surrounding areas of Yallambee Lodge.
Describe the existing streetscape (ie landscaping, fences and building facades)	Mittagang Rd has an inconsistent streetscape with an incomplete footpath and haphazard landscaping. There is no consistent landscaping fencelines of building facades along the two immediate blocks adjoining Yallambee Lodge.
If applicable outline the predominant Heritage style within any conservation areas.	N/A

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

## Statement of Environmental Effects

### 4 Environmental Impacts

#### 4.1 Traffic & Utility Services

Describe the type/number of vehicles expected to be parked on site	Employees: <b>up to 20</b> Customers/Visitors: <b>less than 5</b>
Describe how the development will gain legal vehicular access	During construction a dedicated construction access point will be created on Binalong Street
Describe the number and size of deliveries expected per day	Deliveries are estimated at 1 per day (currently 5-10 deliveries per week) consisting of food and supplies
Describe how water will be supplied to the development	Water main on Mittagang Rd and connection on Binalong Street (Water Meter to be installed)
Describe how effluent associated with the development will be managed	Main Sewer connection on Mittagang Rd
Describe how stormwater associated with the development will be managed	Site drainage to existing stormwater
Describe how electricity and/or gas will be supplied to the development	Electricity via essential energy connection Main gas via extension on existing connection

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

#### 4.2 Local Amenity

Describe proposed measures to minimise any conflicts between nearby residential development. (ie fencing/privacy screens, landscaping etc)	Due to the nature of the building, a private aged care residence, a boundary fence will be installed. Retaining walls and boundary fences will be softened by landscaping and vegetation.
If applicable describe how items for sale will be displayed to public areas	N/A
Describe proposed measures to ensure any signage will not result in safety issues for public roads (light glare, traffic distraction etc)	N/A
Describe any proposed measures to minimise any impacts on footpaths (ie outdoor dining, signage, goods displayed etc)	N/A
Describe any proposed measures to minimise any emissions (gases, odours, noise etc) associated with the development	N/A
Describe how the proposed development will address the existing streetscape (ie front fences, landscaping, building facade etc)	The proposed development will replace a disused (now demolished) former garage. Basic building materials of stone and colourbond roofing is sympathetic with existing building styles in the area. Landscaping will soften building edges and surrounds. Reception areas are open and welcoming for residents and visitors with high ceilings, glass and vegetation.
If applicable describe how development will complement the existing Heritage items or conservation area	N/A

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

## Statement of Environmental Effects

### 4.3 Natural Environment

Outline proposed measures to minimise any impacts on natural waterways (ie diversion banks, separation etc)	There are no natural waterways in the vicinity of the new development. However sediment controls and storm water controls are in place.
Outline proposed measures to minimise any potential contamination (ie storage of chemicals, bunded areas etc)	
If applicable outline the levels of excavation/fill associated with the development	Excavation material and topsoil reused as fill in retaining walls and below ramps. Minimal excavation required as it was undertaken at garage demolition stage.
If applicable/appropriate describe how the development will manage flood waters (levy banks, construction etc)	N/A
If applicable/appropriate describe how the development will manage bushfire events (asset protection zones, construction etc)	N/A

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

### 4.4 Construction Issues (If applicable)

Describe erosion and sediment control proposed measures (ie silt fences, hay bales etc)	Sediment barriers installed according to fall of site. Silt bags or similar installed on wash down areas				
Outline the expected duration of construction	Total Days:	200			
	Hours:	Monday - Friday		Saturday - Sunday	
		7	am	5	pm
Outline how the site will be secured during the construction process	Site security fencing Construction company CCTV				
Outline any proposed demolition as part of the development (including the removal of any asbestos materials)	N/A Already complete				
Outline how building materials will be stored on the site during construction (ie storage sheds/containers etc)	Material stockpiles as indicate on-plan within site security fencing. Site offices (container shed style) Containers for smaller more valuable items				
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. Waste includes, but is not limited to vegetation, trees, soil, construction waste, demolition waste, timber, asbestos, metals				

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

## Statement of Environmental Effects

## 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
Hazardous Materials		Dedicated Skip Bin	Cooma Transfer Station	Truck
General Waste		Skip Bin - as noted on plan	Cooma Transfer Station	Truck
Recyclable Materials (Timber, Steel, Copper, Concrete, Bricks)		Skip Bin - as noted on plan	Cooma Transfer Station	Truck

**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 Snowy Monaro Regional 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.





## SOIL ASSESSMENT - CLASSIFICATION REPORT

### SOIL ASSESSMENT - CLASSIFICATION REPORT KEF1450

Date of assessment: 15 October 2021

Address: 29 Mittagang Road, Cooma NSW 2630



Assessed By: Muhammad Abdullah

Licensed Asbestos Assessor: AA00037

Consultant

Keane Environmental Pty Ltd - 1/301 Canberra Avenue Fyshwick ACT 2609

For: Snowy Monaro Regional Council





## SOIL ASSESSMENT - CLASSIFICATION REPORT

## DOCUMENT CONTROL

### CURRENT

DOCUMENT NO.	DATA ENTRY		WRITTEN BY		APPROVED BY		DESCRIPTION
	DATE	PERSONEL	DATE	PERSONEL	DATE	PERSONEL	
KEF1450	Date of assessment: 15 October 2021	Ged Keane	28 Oct 2021	Muhammad Abdullah	03 Nov 2021	Ged Keane	Version 1



SOIL ASSESSMENT - CLASSIFICATION REPORT

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## SOIL ASSESSMENT - CLASSIFICATION REPORT

### INTRODUCTION

Muhammad Abdullah a licensed Asbestos Assessor who works with Keane Environmental was engaged by Snowy Monaro Regional Council to conduct a soil classification assessment of the excavated area of 29 Mittagang Road, Cooma NSW 2630.

### OBJECTIVE

The objective of the investigation was to inspect and sample and assess the surface for possible contaminated materials. Due to the volume of materials, a total of ten (10) soil samples and one (1) QC sample would be taken from the site, where future civil works are planned for the construction of the buildings. Excavated locations can be found on the Site Plan attached at Appendix B of this report

Soil classification was undertaken in accordance with the NSW Environmental Protection Authority (EPA) Waste Classification Guidelines, Part 1: Classifying waste, November 2014, and National Environmental Protection Measure (NEPM 1999) as amended (2013).

Chemical classification was undertaken in accordance with Tables 1 and 2 of the NSW Environmental Protection Authority (EPA) Waste Classification Guidelines, Part 1: Classifying waste, November 2014.

A total of ten (10) soil samples and one (1) QC samples from the site for chemical analysis. Samples were collected and stored in 250 ml glass jars for transport to the laboratory. Samples were chilled during transport. No surface asbestos was noted on site.

All samples collected during the inspection were sent to a National Association of Testing Authorities (NATA) accredited laboratory under controlled chain of custody (CoC). The sample results can be found on the Certificate of Analysis attached at Appendix A of this report.

### LEAD-IN-SOIL BACKGROUND



## SOIL ASSESSMENT - CLASSIFICATION REPORT

Lead in soil is normally an accumulation of airborne pollution, from the road, industrial or agricultural activities involving lead and lead painted structures from old paint that has peeled or from the leaded dust created from friction caused when using windows or doors. Soil is a major reservoir of lead in the environment and the lead does not break down. Exterior sanding, scraping or abrasive blasting of lead paint on a building can also cause high levels of lead in soil. Children playing in the dirt risk ingesting lead and lead contamination may also be brought into a building on shoes leading to the indoors being contaminated.

General background concentration of total lead in soil is normally less than 50 mg/kg

Table 1 NEPM Soil Investigation Levels (HIL = Health Investigation Level) (NEPC 2013)				
METAL	RESIDENTIAL		RECREATIONAL	COMMERCIAL
(mg/kg)	HIL Level A	HIL Level B	HIL Level C	HIL Level D
Lead	300	600	1200	1500

**Note:**

Level A – Residential with garden/accessible soil (home grown produce <10% fruit and vegetable intake, (no poultry), also includes children's day care centres, preschools and primary schools.

Level B – Residential with minimal opportunities for soil access includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

Level C – Public open space such as parks, playgrounds, playing fields (e.g. ovals), secondary schools and footpaths. This does not include undeveloped public open space where the potential for exposure is lower and where a site-specific assessment may be more appropriate.

Level D – Commercial/industrial includes premises such as shops, offices, factories and industrial sites.



## SOIL ASSESSMENT - CLASSIFICATION REPORT

### FINDINGS

- The site has been remediated of asbestos contaminated soil and No visual asbestos debris was noted on site during the investigation. Asbestos clearance report attached at Appendix A for the asbestos remediation works..
- The chemical assessment results for revealed all soil samples to be below the NSW Waste Classification Guidelines Part 1: Classifying waste (2014). The HIL criteria for lead in soil was below the lowest HIL A level.

### RECOMMENDATIONS

It is recommended that the report is kept on site for future reference, no further action is required.



SOIL ASSESSMENT - CLASSIFICATION REPORT

CHEMICAL ANALYSIS RESULTS - TABLE 1

NSW Waste Classification Guidelines Part 1: Classifying waste Stockpile One

All values are in mg/kg

PQL - ENVIROLAB	Heavy Metals									PAHs		OC/OP PESTICIDES				TRH		BTEX Compounds					Total PCBs
	Arsenic	Cadmium	Chromium	Copper	Lead	Nickel	Zinc	Mercury	Total PAHs	B[a]P	Total Endosulfans	Chloropyrifos	Total Moderately Harmful <sup>1</sup>	Total Scheduled <sup>4</sup>	C <sub>1</sub> -C <sub>9</sub>	Total C <sub>10</sub> -C <sub>16</sub>	Benzene	Toluene	Ethyl benzene	Total xylenes			
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg			
4	0.4	1	1	1	1	1	1	0.1	0.8	0.05	0.2	0.2	0.5	0.2	25	50	0.2	0.5	1	3	1		
Guideline levels	General Solid Waste sSCC1	100	20	100	NSL	100	40	NSL	4	200	0.8	60	4	NSL	NSL	650	10000	10	288	600	1000	<50	
	Restricted Solid Waste sSCC2	400	80	400	NSL	400	160	NSL	16	800	3.2	240	16	NSL	NSL	2600	40000	40	1152	2400	4000	<50	

Sample Number	Sample Date	Heavy Metals									PAHs		OC/OP PESTICIDES				TRH		BTEX Compounds					Total PCBs
		Arsenic, As	Cadmium, Cd	Chromium, Cr	Copper, Cu	Lead, Pb	Nickel, Ni	Zinc, Zn	Mercury	Total PAHs	B[a]P	Total Endosulfans	Chloropyrifos	Total Moderately Harmful <sup>1</sup>	Total Scheduled <sup>4</sup>	C <sub>1</sub> -C <sub>9</sub>	Total C <sub>10</sub> -C <sub>16</sub>	Benzene	Toluene	Ethyl benzene	Total xylenes			
		Sample Results																						
SS1	15/10/2021	<4	<0.4	46	21	10	22	55	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS2	15/10/2021	<4	<0.4	21	11	8	13	55	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS3	15/10/2021	<4	<0.4	35	16	9	18	51	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS4	15/10/2021	<4	<0.4	32	16	13	18	71	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS5	15/10/2021	<4	<0.4	38	18	13	23	95	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS6	15/10/2021	<4	<0.4	24	11	9	15	48	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS7	15/10/2021	<4	<0.4	31	17	10	20	58	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS8	15/10/2021	<4	<0.4	45	21	9	22	49	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS9	15/10/2021	<4	<0.4	37	32	120	19	100	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS10	15/10/2021	<4	<0.4	44	21	14	22	54	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		
SS10/QC	15/10/2021	<4	<0.4	38	25	57	19	71	<0.1	<0.05	<0.05	LPQL	LPQL	LPQL	LPQL	<25	<50	<0.2	<0.5	<1	<3	<0.1		

NOTES:

1- NSW Waste Classification Guidelines Part 1: Classifying waste

2- Some individual OPs have CT<sub>1</sub>, CT<sub>2</sub> and CT<sub>3</sub> values. Reference should be made to the Classification Guidelines in the event of any detections.

3- Assessment of Total Moderately Harmful pesticides includes: Dichlorvos, Dimethoate, Fenitrothion, Ethion, Malathion and Parathion

4- Assessment of Total Scheduled pesticides include: HBC, alpha-BHC, gamma-BHC, beta-BHC, Heptachlor, Aldrin, Heptachlor Epoxide, gamma-Chlordane, alpha-chlordane, pp-DDD, Dieldrin, Endrin, pp-DDD, pp-DDT, Aldrin Aldehyde

Concentration above the SSC1

Concentration above the SSC2

VALUE

VALUE

ABBREVIATIONS

PAHs: Polycyclic aromatic hydrocarbons

B[a]P: Benzo[a]pyrene

PQL: Practical quantitation limit

LPQL: Less than PQL

OPP: Organophosphorus Pesticides

PID: Photoionization detector

PCBs: Polychlorinated Biphenyls

UCL: Upper limit on mean value

ALPQL: All values less than PQL

NA: Not analysed

NC: Not calculated

SAC: Site assessment criteria

TPH: Total petroleum hydrocarbons

Specific contaminant concentration

CT: Contaminant threshold

TCLP: Toxicity characteristic leaching procedure





## SOIL ASSESSMENT - CLASSIFICATION REPORT

# APPENDICES



SOIL ASSESSMENT - CLASSIFICATION REPORT

APPENDIX A - CERTIFICATE OF ANALYSIS - ASBESTOS CLEARANCE REPORT AND SOIL SAMPLES

Report number : KEF1450 15/10/2021 CC

McMahon's Earth Moving and Tree Services : 29 Mittagang Road, Cooma NSW

Asbestos Clearance Certificate

PROJECT DETAILS			
JOB NUMBER	KEF1450	SAMPLE DATE	15/10/2021
CLIENT	McMahon's Earth Moving and Tree Services	REPORT DATE	15/10/2021
CONTACT NAME	Richard McMahon	CONTACT NUMBER	0427 270 492
SITE ADDRESS	29 Mittagang Road, Cooma NSW 2600		
SCOPE OF WORKS	Removal of non friable asbestos impacted stockpile from site		
SCOPE OF CLEARANCE	A thorough visual inspection was conducted.		
ASBESTOS CONTRACTOR	McMahon's Earth Moving and Tree Services	SUPERVISOR	Richard McMahon
ASBESTOS ASSESSOR	Muhammad Abdullah	LICENCE NUMBER	AA000037
LEGISLATION	Asbestos removal clearance certificate issued under regulations 473 & 474 of the Work Health Safety Regulation 2017		

VISUAL CLEARANCE			
	YES	NO	N/A
Did inspection of the specific work area detailed above find no visible asbestos remaining as a result of the asbestos removal work carried out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did inspection of the site find no visible asbestos remaining as a result of the work carried out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can the site be dismantled?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did inspection of the work area following dismantling of the exclusion zone find no visible asbestos remaining?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Can the area be reoccupied?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONCLUSION

A thorough visual inspection of the removal area found no visible asbestos residue from asbestos removal work in the area or in the vicinity of the area where the work was carried out. **Note: Asbestos may be buried at depth.**

This area has been cleared for reoccupation, and restrictions associated with the asbestos removal can now be lifted.

Kind Regards,

-  
Muhammad Abdullah  
Hygienist

Hazmat Labs

Certificate of analysis - asbestos identification : KE391623092021AID  
Hazmat Labs Customer  
Customer Site Number : 235333  
Level 1, 381 Cranmore Avenue, Tynemouth ACT 2950  
P 02 8339 0210 | E info@hazmat.com.au | W www.hazmat.com.au  
ABN 82 108 280 000

Disclaimer and notes:  
- AS4586 recommends minimum sample sizes for all materials. In particular, soil sample volume is 50-100ml (approximately 50 to 250g). It is the sampling party's responsibility to meet this recommendation.  
- Other analytical reporting limits outside of mentioned scope is not covered by NATA accreditation, such as NATA WWA.  
- Internal lab quality control of all samples under a chain of custody. However Hazmat Labs accept no responsibility for the sampling, identification, the application or packaging of samples from external sources. Please note these results apply only to the samples as received.  
- The asbestos identified by Potentiometric and/or microscopic in conjunction with Dispersion staining techniques. The client is advised to obtain a further result from an independent confirmatory analytical technique due to the nature of sample.  
e.g. scanning electron microscopy (SEM)



Envirolab Services Pty Ltd  
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CERTIFICATE OF ANALYSIS 280577

Client Details	
Client	Keane Environmental Pty Ltd
Attention	Ged Keane
Address	Unit 1 - 301 Canberra Ave, Fyshwick, ACT, 2609
Sample Details	
Your Reference	KEF1450 - 29 Mittagang Road
Number of Samples	11 Soil
Date samples received	18/10/2021
Date completed instructions received	18/10/2021
Analysis Details	
Please refer to the following pages for results, methodology summary and quality control data. Samples were analysed as received from the client. Results relate specifically to the samples as received. Results are reported on a dry weight basis for solids and on an as received basis for other matrices.	
Report Details	
Date results requested by	25/10/2021
Date of issue	25/10/2021
NATA Accreditation Number 2901. This document shall not be reproduced except in full. Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By  
Dragana Tomas, Senior Chemist  
Jenny He, Chemist  
Steven Luong, Organics Supervisor  
Thomas Lovatt, Chemist

Authorised By  
Nancy Zhang, Laboratory Manager

Envirolab Reference: 280577  
Revision No: R00



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SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

vTRHC6-C10/BTEX in Soil					
Our Reference	UNITS	280577-1 Location - SS1	280577-2 Location - SS2	280577-3 Location - SS3	280577-4 Location - SS4
Date Sampled		15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25	<25	<25	<25
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25	<25	<25	<25
vTPH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	mg/kg	<25	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1	<1
Naphthalene	mg/kg	<1	<1	<1	<1
Total +ve Xylenes	mg/kg	<3	<3	<3	<3
Surrogate aza-Trifluorotoluene	%	133	123	126	110

vTRHC6-C10/BTEX in Soil					
Our Reference	UNITS	280577-6 Location - SS6	280577-7 Location - SS7	280577-8 Location - SS8	280577-9 Location - SS9
Date Sampled		15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample		Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	19/10/2021	21/10/2021	21/10/2021	21/10/2021
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25	<25	<25	<25
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25	<25	<25	<25
vTPH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	mg/kg	<25	<25	<25	<25
Benzene	mg/kg	<0.2	<0.2	<0.2	<0.2
Toluene	mg/kg	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	mg/kg	<1	<1	<1	<1
m+p-xylene	mg/kg	<2	<2	<2	<2
o-Xylene	mg/kg	<1	<1	<1	<1
Naphthalene	mg/kg	<1	<1	<1	<1
Total +ve Xylenes	mg/kg	<3	<3	<3	<3
Surrogate aza-Trifluorotoluene	%	124	124	112	118

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SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

VTRH(C6-C10)/BTEX in Soil		
Our Reference	280577-11	
Your Reference	UNITS	Location - SS1/QC
Date Sampled	15/10/2021	
Type of sample	Soil	
Date extracted	-	19/10/2021
Date analysed	-	21/10/2021
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25
VTRH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	mg/kg	<25
Benzene	mg/kg	<0.2
Toluene	mg/kg	<0.5
Ethylbenzene	mg/kg	<1
m,p-xylene	mg/kg	<2
o-Xylene	mg/kg	<1
Naphthalene	mg/kg	<1
Total +ve Xylenes	mg/kg	<3
Surrogate aas-Trifluorotoluene	%	119

Client Reference: KEF1450 - 29 Mittagang Road

VTRH (C10-C40) in Soil					
Our Reference	280577-1	280577-2	280577-3	280577-4	280577-5
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	20/10/2021	20/10/2021	20/10/2021	20/10/2021
TRH C <sub>10</sub> - C <sub>40</sub>	mg/kg	<50	<50	<50	<50
TRH C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	<100
TRH C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	<100
Total +ve TRH (C10-C36)	mg/kg	<50	<50	<50	<50
TRH +C <sub>10</sub> - C <sub>40</sub>	mg/kg	<50	<50	<50	<50
TRH +C <sub>10</sub> - C <sub>40</sub> less Naphthalene (F2)	mg/kg	<50	<50	<50	<50
TRH +C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	<100
TRH +C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	<100
Total +ve TRH (+C10-C40)	mg/kg	<50	<50	<50	<50
Surrogate o-Terphenyl	%	95	95	94	94

VTRH (C10-C40) in Soil					
Our Reference	280577-6	280577-7	280577-8	280577-9	280577-10
Your Reference	UNITS	Location - SS6	Location - SS7	Location - SS8	Location - SS9
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	20/10/2021	20/10/2021	20/10/2021	20/10/2021
TRH C <sub>10</sub> - C <sub>40</sub>	mg/kg	<50	<50	<50	<50
TRH C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	<100
TRH C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	120
Total +ve TRH (C10-C36)	mg/kg	<50	<50	<50	120
TRH +C <sub>10</sub> - C <sub>40</sub>	mg/kg	<50	<50	<50	<50
TRH +C <sub>10</sub> - C <sub>40</sub> less Naphthalene (F2)	mg/kg	<50	<50	<50	<50
TRH +C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	120
TRH +C <sub>10</sub> - C <sub>40</sub>	mg/kg	<100	<100	<100	110
Total +ve TRH (+C10-C40)	mg/kg	<50	<50	<50	220
Surrogate o-Terphenyl	%	94	95	94	100



SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

evTRH (C10-C40) in Soil		
Our Reference	280577-11	
Your Reference	UNITS	Location - SS1/QC
Date Sampled	15/10/2021	
Type of sample	Soil	
Date extracted	-	19/10/2021
Date analysed	-	20/10/2021
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	<50
TRH C <sub>15</sub> - C <sub>18</sub>	mg/kg	180
TRH C <sub>19</sub> - C <sub>24</sub>	mg/kg	400
Total +ve TRH (C10-C36)	mg/kg	580
TRH >C <sub>25</sub> - C <sub>30</sub>	mg/kg	<50
TRH >C <sub>31</sub> - C <sub>36</sub> less Naphthalene (F2)	mg/kg	<50
TRH >C <sub>37</sub> - C <sub>40</sub>	mg/kg	490
TRH >C <sub>41</sub> - C <sub>45</sub>	mg/kg	240
Total +ve TRH (>C10-C40)	mg/kg	730
Surrogate o-Terphenyl	%	94

Client Reference: KEF1450 - 29 Mittagang Road

PAHs in Soil					
Our Reference	280577-1	280577-2	280577-3	280577-4	280577-5
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	21/10/2021	21/10/2021	21/10/2021	22/10/2021
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	<0.1	<0.1	<0.1	<0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	<0.1	<0.1	<0.1	<0.1
Pyrene	mg/kg	<0.1	<0.1	<0.1	<0.1
Benzo(a)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	<0.1	<0.1	<0.1	<0.1
Benzo(b,h,i)fluoranthene	mg/kg	<0.2	<0.2	<0.2	<0.2
Benzo(a)pyrene	mg/kg	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1	<0.1	<0.1	<0.1
Total +ve PAHs	mg/kg	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(POL)	mg/kg	<0.5	<0.5	<0.5	<0.5
Surrogate p-Terphenyl-d14	%	103	105	107	117



SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

PAHs in Soil						
Our Reference	280577-6	280577-7	280577-8	280577-9	280577-10	
Your Reference	UNITS	Location - S56	Location - S57	Location - S58	Location - S59	Location - S510
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	22/10/2021	22/10/2021	22/10/2021	22/10/2021	22/10/2021
Naphthalene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Pyrene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(b,h)fluoranthene	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Benzo(a)pyrene	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve PAH's	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Surrogate p-Terphenyl-d14	%	101	103	101	94	95

EnviroLab Reference: 280577  
Revision No: R00

Client Reference: KEF1450 - 29 Mittagang Road

PAHs in Soil		
Our Reference	280577-11	
Your Reference	UNITS	Location - S510C
Date Sampled	15/10/2021	15/10/2021
Type of sample	Soil	Soil
Date extracted	-	19/10/2021
Date analysed	-	22/10/2021
Naphthalene	mg/kg	<0.1
Acenaphthylene	mg/kg	<0.1
Acenaphthene	mg/kg	<0.1
Fluorene	mg/kg	<0.1
Phenanthrene	mg/kg	<0.1
Anthracene	mg/kg	<0.1
Fluoranthene	mg/kg	<0.1
Pyrene	mg/kg	<0.1
Benzo(a)anthracene	mg/kg	<0.1
Chrysene	mg/kg	<0.1
Benzo(b,h)fluoranthene	mg/kg	<0.2
Benzo(a)pyrene	mg/kg	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1
Total +ve PAH's	mg/kg	<0.05
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5
Surrogate p-Terphenyl-d14	%	93

EnviroLab Reference: 280577  
Revision No: R00





SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

Organochlorine Pesticides in soil					
Our Reference	280577-1	280577-2	280577-3	280577-4	280577-5
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	21/10/2021	21/10/2021	21/10/2021	22/10/2021
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	99	92	109	119

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Organochlorine Pesticides in soil					
Our Reference	280577-6	280577-7	280577-8	280577-9	280577-10
Your Reference	UNITS	Location - SS6	Location - SS7	Location - SS8	Location - SS9
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil
Date extracted	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	22/10/2021	22/10/2021	22/10/2021	22/10/2021
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	98	90	94	95

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Client Reference: KEF1450 - 29 Mittagang Road

Organochlorine Pesticides in soil		
Our Reference	280577-11	
Your Reference	UNITS	Location - SS/QC
Date Sampled	15/10/2021	
Type of sample	Soil	
Date extracted	19/10/2021	
Date analysed	22/10/2021	
alpha-BHC	mg/kg	<0.1
HCB	mg/kg	<0.1
beta-BHC	mg/kg	<0.1
gamma-BHC	mg/kg	<0.1
Heptachlor	mg/kg	<0.1
delta-BHC	mg/kg	<0.1
Aldrin	mg/kg	<0.1
Heptachlor Epoxide	mg/kg	<0.1
gamma-Chlordane	mg/kg	<0.1
alpha-chlordane	mg/kg	<0.1
Endosulfan I	mg/kg	<0.1
pp-ODE	mg/kg	<0.1
Dieldrin	mg/kg	<0.1
Endrin	mg/kg	<0.1
Endosulfan II	mg/kg	<0.1
pp-DDD	mg/kg	<0.1
Endrin Aldehyde	mg/kg	<0.1
pp-DDT	mg/kg	<0.1
Endosulfan Sulphate	mg/kg	<0.1
Methoxychlor	mg/kg	<0.1
Total +ve DDT+DDD+ODE	mg/kg	<0.1
Surrogate TCMX	%	93

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Organophosphorus Pesticides in Soil					
Our Reference	280577-1	280577-2	280577-3	280577-4	280577-5
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil
Date extracted	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	21/10/2021	21/10/2021	21/10/2021	22/10/2021	22/10/2021
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	99	92	109	119

Organophosphorus Pesticides in Soil					
Our Reference	280577-6	280577-7	280577-8	280577-9	280577-10
Your Reference	UNITS	Location - SS6	Location - SS7	Location - SS8	Location - SS9
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil
Date extracted	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	22/10/2021	22/10/2021	22/10/2021	22/10/2021	22/10/2021
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos	mg/kg	<0.1	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	98	90	94	95

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Organophosphorus Pesticides in Soil		
Our Reference	280577-11	
Your Reference	UNITS	Location - SS/QC
Date Sampled	15/10/2021	
Type of sample	Soil	
Date extracted	19/10/2021	
Date analysed	22/10/2021	
Dichlorvos	mg/kg	<0.1
Dimethoate	mg/kg	<0.1
Diazinon	mg/kg	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1
Runnel	mg/kg	<0.1
Fenitrothion	mg/kg	<0.1
Malathion	mg/kg	<0.1
Chlorpyrifos	mg/kg	<0.1
Parathion	mg/kg	<0.1
Bromophos-ethyl	mg/kg	<0.1
Ethion	mg/kg	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1
Surrogate TCMX	%	93

Client Reference: KEF1450 - 29 Mittagang Road

PCBs in Soil						
Our Reference	280577-1	280577-2	280577-3	280577-4	280577-5	
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4	Location - SS5
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil	Soil
Date extracted	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	21/10/2021	21/10/2021	21/10/2021	22/10/2021	22/10/2021	22/10/2021
Aroclor 1016	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	99	92	109	119	100

PCBs in Soil						
Our Reference	280577-6	280577-7	280577-8	280577-9	280577-10	
Your Reference	UNITS	Location - SS6	Location - SS7	Location - SS8	Location - SS9	Location - SS10
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil	Soil
Date extracted	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	22/10/2021	22/10/2021	22/10/2021	22/10/2021	22/10/2021	22/10/2021
Aroclor 1016	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1221	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1232	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1242	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1248	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1254	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aroclor 1260	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	98	90	94	95	96



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PCBs in Soil		
Our Reference	280577-11	
Your Reference	UNITS	Location - SS/QC
Date Sampled	15/10/2021	
Type of sample	Soil	
Date extracted	19/10/2021	
Date analysed	22/10/2021	
Aroclor 1016	mg/kg	<0.1
Aroclor 1221	mg/kg	<0.1
Aroclor 1232	mg/kg	<0.1
Aroclor 1242	mg/kg	<0.1
Aroclor 1248	mg/kg	<0.1
Aroclor 1254	mg/kg	<0.1
Aroclor 1260	mg/kg	<0.1
Total -ve PCBs (1016-1260)	mg/kg	<0.1
Surrogate TCMX	%	93

Client Reference: KEF1450 - 29 Mittagang Road

Acid Extractable metals in soil						
Our Reference	280577-1	280577-2	280577-3	280577-4	280577-5	
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4	Location - SS5
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil	Soil
Date prepared	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	20/10/2021	20/10/2021	20/10/2021	20/10/2021	20/10/2021	20/10/2021
Arsenic	mg/kg	<4	<4	<4	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	46	21	35	32	38
Copper	mg/kg	21	11	16	16	18
Lead	mg/kg	10	8	9	13	13
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	22	13	18	18	23
Zinc	mg/kg	55	55	51	71	95

Acid Extractable metals in soil						
Our Reference	280577-6	280577-7	280577-8	280577-9	280577-10	
Your Reference	UNITS	Location - SS6	Location - SS7	Location - SS8	Location - SS9	Location - SS10
Date Sampled	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample	Soil	Soil	Soil	Soil	Soil	Soil
Date prepared	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	20/10/2021	20/10/2021	20/10/2021	20/10/2021	20/10/2021	20/10/2021
Arsenic	mg/kg	<4	<4	<4	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	24	31	45	37	44
Copper	mg/kg	11	17	21	32	21
Lead	mg/kg	9	10	9	120	14
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	15	20	22	19	22
Zinc	mg/kg	48	58	49	100	54



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Acid Extractable metals in soil		
Our Reference		280577-11
Your Reference	UNITS	Location - SS/QC
Date Sampled		15/10/2021
Type of sample		Soil
Date prepared	-	19/10/2021
Date analysed	-	20/10/2021
Arsenic	mg/kg	<4
Cadmium	mg/kg	<0.4
Chromium	mg/kg	38
Copper	mg/kg	25
Lead	mg/kg	57
Mercury	mg/kg	<0.1
Nickel	mg/kg	19
Zinc	mg/kg	71

Client Reference: KEF1450 - 29 Mittagang Road

Moisture					
Our Reference		280577-1	280577-2	280577-3	280577-4
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4
Date Sampled		15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample		Soil	Soil	Soil	Soil
Date prepared	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	20/10/2021	20/10/2021	20/10/2021	20/10/2021
Moisture	%	13	11	12	16
					42

Moisture					
Our Reference		280577-6	280577-7	280577-8	280577-9
Your Reference	UNITS	Location - SS6	Location - SS7	Location - SS8	Location - SS9
Date Sampled		15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample		Soil	Soil	Soil	Soil
Date prepared	-	19/10/2021	19/10/2021	19/10/2021	19/10/2021
Date analysed	-	20/10/2021	20/10/2021	20/10/2021	20/10/2021
Moisture	%	10	11	9.3	20
					16

Moisture	
Our Reference	280577-11
Your Reference	UNITS Location - SS/QC
Date Sampled	15/10/2021
Type of sample	Soil
Date prepared	- 19/10/2021
Date analysed	- 20/10/2021
Moisture	% 15



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Misc Inorg - Soil						
Our Reference		280577-1	280577-2	280577-3	280577-4	280577-5
Your Reference	UNITS	Location - SS1	Location - SS2	Location - SS3	Location - SS4	Location - SS5
Date Sampled		15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	21/10/2021	21/10/2021	21/10/2021	21/10/2021	21/10/2021
Date analysed	-	21/10/2021	21/10/2021	21/10/2021	21/10/2021	21/10/2021
pH 1:5 soil:water	pH Units	7.6	8.6	8.1	8.7	8.6

Misc Inorg - Soil						
Our Reference		280577-6	280577-7	280577-8	280577-9	280577-10
Your Reference	UNITS	Location - SS6	Location - SS7	Location - SS8	Location - SS9	Location - SS10
Date Sampled		15/10/2021	15/10/2021	15/10/2021	15/10/2021	15/10/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	21/10/2021	21/10/2021	21/10/2021	21/10/2021	21/10/2021
Date analysed	-	21/10/2021	21/10/2021	21/10/2021	21/10/2021	21/10/2021
pH 1:5 soil:water	pH Units	8.6	8.5	7.8	8.3	8.2

Misc Inorg - Soil		280577-11
Our Reference	UNITS	Location - SS/QC
Date Sampled		15/10/2021
Type of sample		Soil
Date prepared	-	21/10/2021
Date analysed	-	21/10/2021
pH 1:5 soil:water	pH Units	8.3

Client Reference: KEF1450 - 29 Mittagang Road

Method ID	Methodology Summary
Inorg-001	pH - Measured using pH meter and electrode in accordance with APHA latest edition, 4500-H+. Please note that the results for water analyses are indicative only, as analysis outside of the APHA storage times.
Inorg-008	Moisture content determined by heating at 105±5 °C for a minimum of 12 hours.
Metals-020	Determination of various metals by ICP-AES.
Metals-021	Determination of Mercury by Cold Vapour AAS.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. P2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. P2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-021	Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
Org-021	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD.
Org-021	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PCBs" is simply a sum of the positive individual PCBs.
Org-022	Determination of VOCs sampled onto coconut shell charcoal sorbent tubes, that can be desorbed using carbon disulphide, and analysed by GC-MS.
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS/GC-MSMS.
Org-022/025	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-MS/GC-MSMS.
Org-022/025	Note, the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.





Client Reference: KEF1450 - 29 Mittagang Road

Method ID	Methodology Summary
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS and/or GC-MS/MS. Benz[a]pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013. For soil results:- 1. EQ PQL values are assuming all contributing PAHs reported as <PQL are actually at the PQL. This is the most conservative approach and can give false positive TEQs given that PAHs that contribute to the TEQ calculation may not be present. 2. EQ zero values are assuming all contributing PAHs reported as <PQL are zero. This is the least conservative approach and is more susceptible to false negative TEQs when PAHs that contribute to the TEQ calculation are present but below PQL. 3. EQ half PQL values are assuming all contributing PAHs reported as <PQL are half the stipulated PQL. Hence a mid-point between the most and least conservative approaches above. Note, the Total +ve PAHs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PAHs" is simply a sum of the positive individual PAHs.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater. Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.

SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

QUALITY CONTROL - vTRH(C6-C10)/BTXN in Soil											
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %		280577-2
						Base	Dup.		LCS-6	19/10/2021	
Date extracted	-			19/10/2021	1	19/10/2021	19/10/2021		19/10/2021	19/10/2021	
Date analysed	-			19/10/2021	1	19/10/2021	19/10/2021		19/10/2021	19/10/2021	
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	25	Org-023	<25	1	<25	<25	0	97	89	
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	25	Org-023	<25	1	<25	<25	0	97	89	
Benzene	mg/kg	0.2	Org-023	<0.2	1	<0.2	<0.2	0	115	108	
Toluene	mg/kg	0.5	Org-023	<0.5	1	<0.5	<0.5	0	96	87	
Ethylbenzene	mg/kg	1	Org-023	<1	1	<1	<1	0	85	78	
mmp-xylene	mg/kg	2	Org-023	<2	1	<2	<2	0	96	86	
o-xylene	mg/kg	1	Org-023	<1	1	<1	<1	0	91	83	
Naphthalene	mg/kg	1	Org-023	<1	1	<1	<1	0	91	83	
Surrogate aad-Trifluorotoluene	%		Org-023	120	1	133	137	3	122	121	

QUALITY CONTROL - vTRH(C6-C10)/BTXN in Soil											
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %		[N1]
						Base	Dup.		[N1]	[N1]	
Date extracted	-			19/10/2021	11	19/10/2021	19/10/2021		97	89	
Date analysed	-			19/10/2021	11	21/10/2021	21/10/2021		97	89	
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	25	Org-023	[N1]	11	<25	<25	0	[N1]	[N1]	
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	25	Org-023	[N1]	11	<25	<25	0	[N1]	[N1]	
Benzene	mg/kg	0.2	Org-023	[N1]	11	<0.2	<0.2	0	[N1]	[N1]	
Toluene	mg/kg	0.5	Org-023	[N1]	11	<0.5	<0.5	0	[N1]	[N1]	
Ethylbenzene	mg/kg	1	Org-023	[N1]	11	<1	<1	0	[N1]	[N1]	
mmp-xylene	mg/kg	2	Org-023	[N1]	11	<2	<2	0	[N1]	[N1]	
o-xylene	mg/kg	1	Org-023	[N1]	11	<1	<1	0	[N1]	[N1]	
Naphthalene	mg/kg	1	Org-023	[N1]	11	<1	<1	0	[N1]	[N1]	
Surrogate aad-Trifluorotoluene	%		Org-023	[N1]	11	119	123	3	[N1]	[N1]	



SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

QUALITY CONTROL: svTRH (C10-C40) in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		LCS-6	280577-2
Date extracted	-			19/10/2021	1	19/10/2021	19/10/2021		19/10/2021	19/10/2021
Date analysed	-			20/10/2021	1	20/10/2021	20/10/2021		20/10/2021	20/10/2021
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	50	Org-020	<50	1	<50	<50	0	117	118
TRH C <sub>15</sub> - C <sub>18</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	115	122
TRH C <sub>19</sub> - C <sub>24</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	91	115
TRH >C <sub>25</sub> -C <sub>40</sub>	mg/kg	50	Org-020	<50	1	<50	<50	0	117	118
TRH >C <sub>25</sub> -C <sub>40</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	115	122
TRH >C <sub>25</sub> -C <sub>40</sub>	mg/kg	100	Org-020	<100	1	<100	<100	0	91	115
Surrogate o-Terphenyl	%		Org-020	95	1	95	96	1	105	95

QUALITY CONTROL: svTRH (C10-C40) in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		[NT]	[NT]
Date extracted	-			[NT]	11	19/10/2021	19/10/2021		[NT]	[NT]
Date analysed	-			[NT]	11	20/10/2021	20/10/2021		[NT]	[NT]
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	50	Org-020	[NT]	11	<50	<50	0	[NT]	[NT]
TRH C <sub>15</sub> - C <sub>18</sub>	mg/kg	100	Org-020	[NT]	11	180	250	33	[NT]	[NT]
TRH C <sub>19</sub> - C <sub>24</sub>	mg/kg	100	Org-020	[NT]	11	400	440	10	[NT]	[NT]
TRH >C <sub>25</sub> -C <sub>40</sub>	mg/kg	50	Org-020	[NT]	11	<50	<50	0	[NT]	[NT]
TRH >C <sub>25</sub> -C <sub>40</sub>	mg/kg	100	Org-020	[NT]	11	490	590	19	[NT]	[NT]
TRH >C <sub>25</sub> -C <sub>40</sub>	mg/kg	100	Org-020	[NT]	11	240	270	12	[NT]	[NT]
Surrogate o-Terphenyl	%		Org-020	[NT]	11	94	97	3	[NT]	[NT]

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QUALITY CONTROL: PAHs in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		LCS-6	280577-2
Date extracted	-			19/10/2021	1	19/10/2021	19/10/2021		19/10/2021	19/10/2021
Date analysed	-			22/10/2021	1	21/10/2021	21/10/2021		21/10/2021	21/10/2021
Naphthalene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	116	113
Acenaphthylene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Acenaphthene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	109	123
Fluorene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	97	128
Phenanthrene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	126	133
Anthracene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	102	125
Pyrene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	125	129
Benzo(a)anthracene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	89	85
Benzo(b,h)fluoranthene	mg/kg	0.2	Org-022025	<0.2	1	<0.2	<0.2	0	[NT]	[NT]
Benzo(k)pyrene	mg/kg	0.05	Org-022025	<0.05	1	<0.05	<0.05	0	82	96
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Dibenz(a,h)anthracene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate p-Terphenyl-d14	%		Org-022025	104	1	103	97	6	110	88

QUALITY CONTROL: PAHs in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		[NT]	[NT]
Date extracted	-			[NT]	11	19/10/2021	19/10/2021		[NT]	[NT]
Date analysed	-			[NT]	11	22/10/2021	22/10/2021		[NT]	[NT]
Naphthalene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Acenaphthylene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Acenaphthene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Fluorene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Phenanthrene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Anthracene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Pyrene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Benzo(a)anthracene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Benzo(b,h)fluoranthene	mg/kg	0.2	Org-022025	[NT]	11	<0.2	<0.2	0	[NT]	[NT]
Benzo(k)pyrene	mg/kg	0.05	Org-022025	[NT]	11	<0.05	<0.05	0	[NT]	[NT]
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Dibenz(a,h)anthracene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Surrogate p-Terphenyl-d14	%		Org-022025	[NT]	11	93	88	6	[NT]	[NT]

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SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

QUALITY CONTROL: Organochlorine Pesticides in soil										
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-6	280577-2
Date extracted	-			19/10/2021	1	19/10/2021	19/10/2021		19/10/2021	19/10/2021
Date analysed	-			22/10/2021	1	21/10/2021	21/10/2021		21/10/2021	21/10/2021
alpha-BHC	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	108	122
HCBI	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	106	117
gamma-BHC	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	131	103
delta-BHC	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	109	134
Heptachlor Epoxide	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	134	119
gamma-Chlordane	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	125	117
Dieldrin	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	122	99
Endrin	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	129	104
Endosulfan II	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	118	112
Endrin Aldehyde	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	118	90
Methoxychlor	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022025	104	1	99	96	3	111	100

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Client Reference: KEF1450 - 29 Mittagang Road

QUALITY CONTROL: Organochlorine Pesticides in soil										
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date extracted	-			[NT]	11	19/10/2021	19/10/2021		[NT]	[NT]
Date analysed	-			[NT]	11	22/10/2021	22/10/2021		[NT]	[NT]
alpha-BHC	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
HCBI	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
gamma-BHC	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
delta-BHC	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
gamma-Chlordane	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Dieldrin	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endrin	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endosulfan II	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Methoxychlor	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022025	[NT]	11	93	94	1	[NT]	[NT]

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Client Reference: KEF1450 - 29 Mittagang Road

QUALITY CONTROL: Organophosphorus Pesticides in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		LCS-6	280577-2
Date extracted	-			19/10/2021	1	19/10/2021	19/10/2021		19/10/2021	19/10/2021
Date analysed	-			22/10/2021	1	21/10/2021	21/10/2021		21/10/2021	21/10/2021
Dichlorvos	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	110	102
Dimethoate	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	136	126
Fenitrothion	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	83	77
Malathion	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	112	114
Chlorpyrifos	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	112	138
Parathion	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	107	103
Biomphos-ethyl	mg/kg	0.1	Org-022	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	115	99
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022025	104	1	99		96	3	111

QUALITY CONTROL: Organophosphorus Pesticides in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		[NT]	[NT]
Date extracted	-			[NT]	11	19/10/2021	19/10/2021		[NT]	[NT]
Date analysed	-			[NT]	11	22/10/2021	22/10/2021		[NT]	[NT]
Dichlorvos	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Dimethoate	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Fenitrothion	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Malathion	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Chlorpyrifos	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Parathion	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Biomphos-ethyl	mg/kg	0.1	Org-022	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022025	[NT]	11	93	94	1	[NT]	[NT]

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QUALITY CONTROL: PCBs in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		LCS-6	280577-2
Date extracted	-				1	19/10/2021	19/10/2021		19/10/2021	19/10/2021
Date analysed	-				1	21/10/2021	21/10/2021		21/10/2021	21/10/2021
Aroclor 1016	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	124	136
Aroclor 1260	mg/kg	0.1	Org-021	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-021	104	1	99		96	3	111

QUALITY CONTROL: PCBs in Soil										
Test Description	Units	PQL	Method	Blank	#	Duplicate		RPD	Spike Recovery %	
						Base	Dup.		[NT]	[NT]
Date extracted	-			[NT]	11	19/10/2021	19/10/2021		[NT]	[NT]
Date analysed	-			[NT]	11	22/10/2021	22/10/2021		[NT]	[NT]
Aroclor 1016	mg/kg	0.1	Org-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aroclor 1260	mg/kg	0.1	Org-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-021	[NT]	11	93	94	1	[NT]	[NT]

Envirolab Reference: 280577  
Revision No: R00

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SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

QUALITY CONTROL: Acid Extractable metals in soil										
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	Spike Recovery %	
Date prepared	-			19/10/2021	1	19/10/2021	19/10/2021		LCS-8	280577-2
Date analysed	-			20/10/2021	1	20/10/2021	20/10/2021			
Arsenic	mg/kg	4	Metals-020	<4	1	<4	<4	0	97	94
Cadmium	mg/kg	0.4	Metals-020	<0.4	1	<0.4	<0.4	0	96	90
Chromium	mg/kg	1	Metals-020	<1	1	46	37	22	95	97
Copper	mg/kg	1	Metals-020	<1	1	21	17	21	97	102
Lead	mg/kg	1	Metals-020	<1	1	10	8	22	98	98
Mercury	mg/kg	0.1	Metals-021	<0.1	1	<0.1	<0.1	0	105	104
Nickel	mg/kg	1	Metals-020	<1	1	22	18	20	97	92
Zinc	mg/kg	1	Metals-020	<1	1	55	47	16	105	93

QUALITY CONTROL: Acid Extractable metals in soil										
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	Spike Recovery %	
Date prepared	-			[NT]	11	19/10/2021	19/10/2021		[NT]	[NT]
Date analysed	-			[NT]	11	20/10/2021	20/10/2021		[NT]	[NT]
Arsenic	mg/kg	4	Metals-020	[NT]	11	<4	<4	0	[NT]	[NT]
Cadmium	mg/kg	0.4	Metals-020	[NT]	11	<0.4	<0.4	0	[NT]	[NT]
Chromium	mg/kg	1	Metals-020	[NT]	11	38	39	3	[NT]	[NT]
Copper	mg/kg	1	Metals-020	[NT]	11	25	27	8	[NT]	[NT]
Lead	mg/kg	1	Metals-020	[NT]	11	57	66	15	[NT]	[NT]
Mercury	mg/kg	0.1	Metals-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Nickel	mg/kg	1	Metals-020	[NT]	11	19	20	5	[NT]	[NT]
Zinc	mg/kg	1	Metals-020	[NT]	11	71	83	16	[NT]	[NT]

Envirolab Reference: 280577  
Revision No: R00

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Client Reference: KEF1450 - 29 Mittagang Road

QUALITY CONTROL: Misc Inorg - Soil										
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	Spike Recovery %	
Date prepared	-			21/10/2021	1	21/10/2021	21/10/2021		LCS-6	[NT]
Date analysed	-			21/10/2021	1	21/10/2021	21/10/2021			[NT]
pH 1:5 soil:water	pH Units		Inorg-001	[NT]	1	7.6	7.6	0	100	[NT]

QUALITY CONTROL: Misc Inorg - Soil										
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	Spike Recovery %	
Date prepared	-			[NT]	11	21/10/2021	21/10/2021		[NT]	[NT]
Date analysed	-			[NT]	11	21/10/2021	21/10/2021		[NT]	[NT]
pH 1:5 soil:water	pH Units		Inorg-001	[NT]	11	8.3	8.3	0	[NT]	[NT]

Envirolab Reference: 280577  
Revision No: R00

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Client Reference: KEF1450 - 29 Mittagang Road

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

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SOIL ASSESSMENT - CLASSIFICATION REPORT

Client Reference: KEF1450 - 29 Mittagang Road

Quality Control Definitions	
Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc. can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E. Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

Laboratory Acceptance Criteria	
Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.	
Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.	
Spikes for Physical and Aggregate Tests are not applicable.	
For VOCs in water samples, three vials are required for duplicate or spike analysis.	
Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% - see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.	
Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.	
In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.	
When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.	
Where sampling dates are not provided, EnviroLab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.	
Measurement Uncertainty estimates are available for most tests upon request.	
Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the EnviroLab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.). Solids testing, total recoverable metals and PFAS where solids are included by default.	
Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.	

EnviroLab Reference: 280577  
Revision No: R00

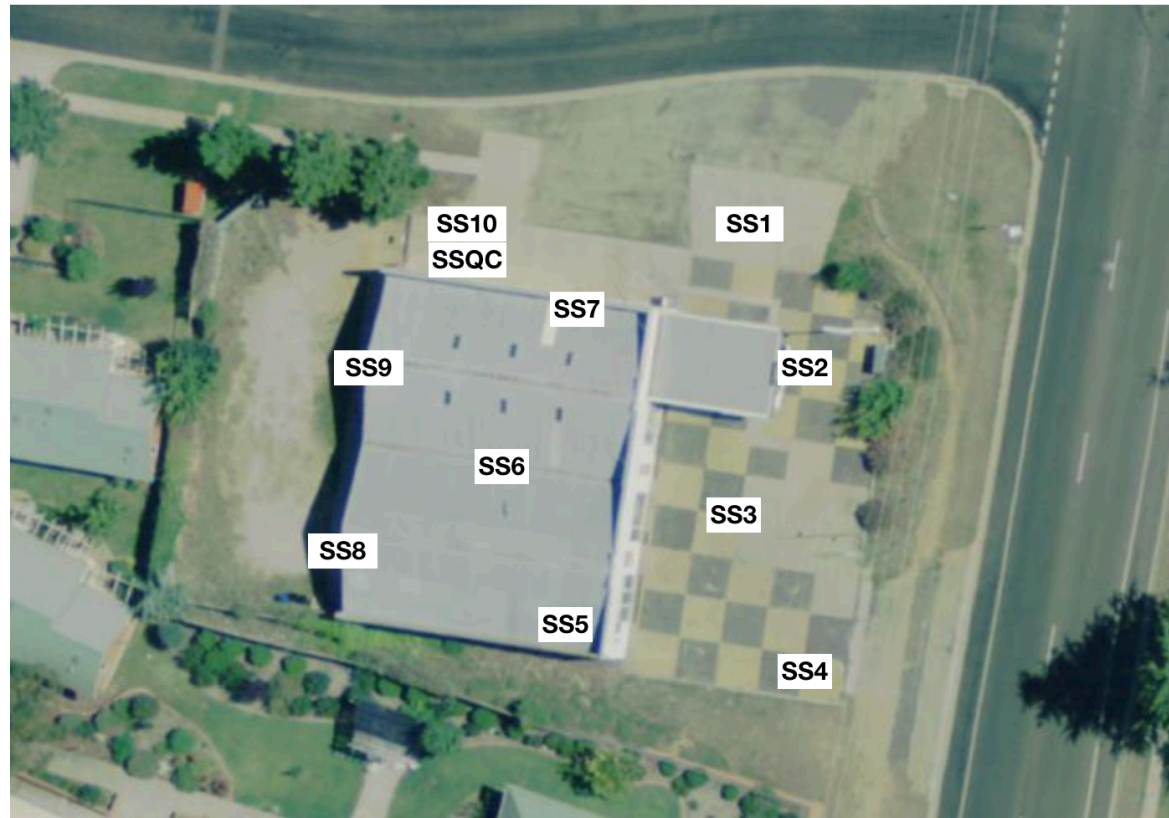
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## SOIL ASSESSMENT - CLASSIFICATION REPORT

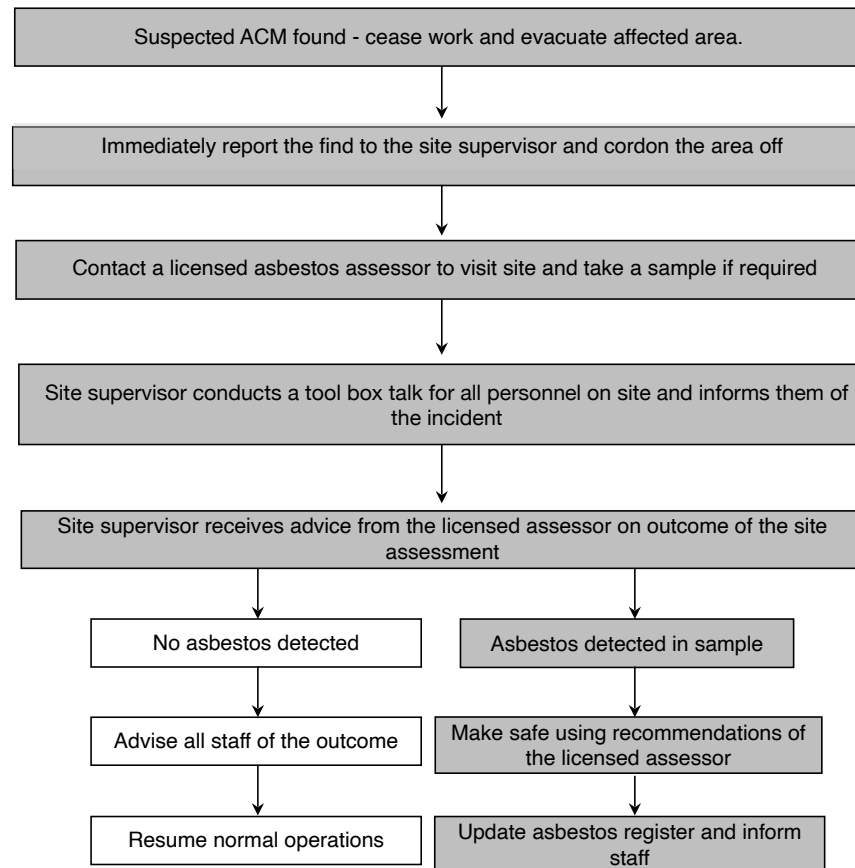
### APPENDIX B - SITE PLAN





## SOIL ASSESSMENT - CLASSIFICATION REPORT

### APPENDIX C - ASBESTOS UNEXPECTED FINDS PROCEDURE





## SOIL ASSESSMENT - CLASSIFICATION REPORT

### APPENDIX D - APPLICABLE LEGISLATION - ASBESTOS ASSESSMENTS

The latest edition of the following legislation is applicable to Asbestos Soil Assessments:

Work Health and Safety Act 2011.

Work Health and Safety Regulation 2017.

Work Health and Safety (How to Manage and Control Asbestos in the Workplace Code of Practice) Approval 2019.

Work Health and Safety (How to Safely Remove Asbestos Code of Practice) Approval 2019.

National Environmental Protection Measure (NEPM 1999) as amended (2013).

NSW Waste Classification Guidelines Part 1: Classifying waste (2014).

NSW Managing asbestos in soil guide 2014.

### Report Caveats & Statement of Limitations

The report was designed to be read as a whole document and must only be reproduced in full.

All relevant legislation and best practice was followed during the time the assessment was conducted. All conclusions and recommendations are written by the assessor using their professional judgement. The recommendations are based on the assessor's professional judgement and condition of the materials at the time the assessment was conducted.

While every effort was made to identify all ACM on site, no determination can be made for areas such as formwork under concrete slabs or inaccessible areas that the asbestos assessor could not be reasonably expected to identify (e.g. subterranean asbestos pipes, formwork or ACM behind ACM).



**MitchellBrandtman**

5D Quantity Surveyors & Construction Expert Opinion

## DA Cost Report

**Yallambee Lodge, COOMA NSW**

Prepared for:

Ignite Architects

Contact:	James Brandtman
Phone:	02 9541 8000
Email:	jbrandtman@mitbrand.com
Date:	12 <sup>th</sup> July 2022
Issue:	1.0



Yallambee Lodge, COOMA NSW

27876

## 1 Introduction

As requested, we have reviewed the available documentation in order to express an opinion regarding an achievable construction budget for the works presented.

Based on rates set against specific areas set out in your supplied documentation, we believe a construction budget of approximately \$4,968,696 (Incl. GST) should apply.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, profit and overheads and consultant's fees.

## 2 Documentation

The following documents/drawings have been used in the preparation of this Cost estimate:

Design drawings prepared by Ignite Architects dated June 2022.

COVER PAGE	DA0000	A1	D
GENERAL NOTES & SITE INFORMATION	DA0001	A1	D
DRAWING CONVENTIONS	DA0002	A1	C
EXTERIOR RENDERS	DA0003	A1	B
EXTERIOR RENDERS	DA0004	A1	B
EXTERIOR RENDERS	DA0005	A1	B
LOCATION PLAN & SITE ANALYSIS	DA0051	A1	C
SHADOW DIAGRAMS	DA0052	A1	B
EXISTING SITE PLAN	DA1001	A1	C
PROPOSED SITE PLAN	DA1003	A1	D
EROSION & SEDIMENT CONTROL PLAN	DA1004	A1	C
GROUND FLOOR PLAN	DA1201	A1	C
ROOF PLAN	DA1202	A1	C
OVERALL ELEVATIONS	DA2001	A1	C
INTERNAL ELEVATIONS	DA2002	A1	C
MATERIALS & OVERALL SECTIONS	DA2501	A1	C
RECEPTION BUILDING - PLANS & SECTIONS	DA3101	A1	C
RECEPTION BUILDING - ELEVATIONS	DA3102	A1	C
ENTRY RAMP - PLANS & SECTIONS	DA3151	A1	C
ENTRY RAMP - ELEVATIONS	DA3152	A1	C
LAUNDRY BUILDING - PLAN, ELEVATIONS & SECTIONS	DA3201	A1	D
ADMIN BUILDING - EXISTING / DEMO PLANS & ELEVATIONS	DA3251	A1	A
ADMIN BUILDING - PROPOSED PLANS	DA3252	A1	A
ADMIN BUILDING - PROPOSED ELEVATIONS	DA3253	A1	A
NEIGHBOUR NOTIFICATION	DA3301	A4	C





Yallambee Lodge, COOMA NSW

27876

### 3 Design

The works covered by this estimate relates to the proposed construction of single storey aged care dwelling including external works and landscaping as well as minor alterations to an existing administration building.

The subject development has a Gross Floor Area of 1,214 m2.

The works include but are not limited to:

FOUNDATIONS:	New reinforced concrete slab on ground with strip and pad footings.
STRUCTURE:	Select load bearing walls & columns supporting framed architectural roof structure.
ENVELOPE:	Light weight external cladding and flashings system including metal & stack stone, selected colorbond roofing with aluminium framed windows and doors.
INTERNAL WALLS:	Lightweight stud framed walls with plasterboard linings.
CEILINGS:	Suspended plasterboard ceilings and bulkheads throughout with moisture resistant linings to wet areas.
FINISHES:	Selected tile flooring generally throughout with carpet to bedrooms. Tiling to wet area floors and walls. Tiles & pavers to external areas.
SERVICES:	Hydraulic services including water, plumbing and drainage. Electric light and power, smoke detection throughout. Air conditioning throughout.
EXTERNAL WORKS:	New retaining walls and basic landscaping/making good. Covered pathway from entry around building. New parking areas.
ALTERATIONS:	Alterations and additions to existing administration building.





Yallambee Lodge, COOMA NSW

27876

## 4 Exclusions

- Escalation from the date of this report
- Loose furniture & equipment
- Curtains & Blinds
- Land costs including legal fees and stamp duty
- Interest, holding costs & finance costs
- Works beyond site boundaries
- Decontamination or remediation works
- Long service levy
- Works to existing areas of the site other than that noted on the plans
- Statutory fees and charges and contributions
- Contingency



Yallambee Lodge, COOMA NSW

27876

## 6 Qualifications

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This estimate has been prepared for the purposes of a DA Council submission only. The use of this estimate for budgeting, sales or marketing purposes is strictly prohibited.

**Yours Sincerely**

**MITCHELL BRANDTMAN**

**James Brandtman**  
**Associate**

**BCMP, CQS AAIQS (#9246)**

**Attachment – Estimate Summary**

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

## Elemental Summary



<b>Project:</b> 27876				<b>Details:</b> DA Estimate			
<b>Building:</b> Yallambee Lodge							
Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	EXCAVATION				46,319.00		46,319
	PILING				16,990.00		16,990
	CONCRETE				219,176.00		219,176
	WATERPROOFING				36,790.00		36,790
	MASONRY & STONWORK				280,203.00		280,203
	STRUCTURAL STEEL				123,916.00		123,916
	METALWORK				174,989.00		174,989
	CARPENTER				114,113.00		114,113
	JOINERY				40,000.00		40,000
	CLADDING SYSTEMS				50,748.00		50,748
	PARTITIONS & LININGS				119,398.00		119,398
	DOORS & HARDWARE				63,113.00		63,113
	WINDOWS				231,124.00		231,124
	ROOF & ROOF PLUMBING				325,875.00		325,875
	RENDERING				35,178.00		35,178
	SUSPENDED CEILINGS				100,323.00		100,323
	TILING				161,242.00		161,242
	CARPET				40,635.00		40,635
	PAINTING & DECORATING				70,520.00		70,520
	FIREPLACE				25,000.00		25,000
	HYDRAULICS				277,095.00		277,095
	WET & DRY FIRE				182,634.00		182,634
	ELECTRICAL, APPLIANCES, COMMUNICATIONS, NURSE CALL, MATV & SECURITY				419,135.00		419,135
	MECHANICAL				182,640.00		182,640
	EXTERNAL WORKS				122,550.00		122,550
	SOUTHERN ACCESS RAMP				50,895.00		50,895
	LANDSCAPING				115,865.00		115,865
	ADMINISTRATION ALTERATIONS				84,629.00		84,629
	Subtotal						3,711,095
	PRELIMINARIES				445,331.40		445,331
	BUILDERS OVERHEADS & MARGIN				207,821.32		207,821
	CONSULTANT'S FEES				152,748.67		152,749
	Subtotal						4,516,996
	GST						451,700
	TOTAL INCL. GST						4,968,696
	GFA	1,214.00	m2				
	Cost/m2 Excl. GST	3,720.75	/m2				

4,968,696



## Pre-Lodgement Application Form

Portal Application number: PAN-255737

### Applicant contact details

Title	Ms
First given name	Cherie
Other given name/s	
Family name	McNair
Contact number	
Email	
Address	81 COMMISSIONER STREET COOMA 2630
Application on behalf of a company, business or body corporate	No

### Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Snowy Monaro Regional Council
ABN / ACN	72 906 802 034

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

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

### Developer details

ABN	72 906 802 034
ACN	
Name	SNOWY MONARO REGIONAL COUNCIL
Trading name	SNOWY MONARO REGIONAL COUNCIL
Address	81 COMMISSIONER STREET COOMA 2630
Email Address	council@snowymonaro.nsw.gov.au

### Development details

Application type	Development Application
Site address #	1
Street address	29 MITTAGANG ROAD COOMA 2630
Local government area	SNOWY MONARO REGIONAL
Lot / Section Number / Plan	10/-/DP1266613 <input checked="" type="checkbox"/>
Primary address?	Yes
	<p>Land Application LEP Cooma-Monaro Local Environmental Plan 2013</p> <p>Land Zoning B4: Mixed Use R2: Low Density Residential</p> <p>Height of Building 12 m 8.5 m</p>

Planning controls affecting property	Floor Space Ratio (n:1) 0.4:1 Minimum Lot Size 400 m <sup>2</sup> 500 m <sup>2</sup> Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA
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**Proposed development**

Proposed type of development	Seniors housing Hostel
Description of development	This development will see the construction of an additional high care ward for Yallambee Lodge. 16 new rooms, common areas and a revitalized reception area will provide additional aged care support services for the Snowy Monaro community.
Dwelling count details	
Number of dwellings / units proposed	1
Number of storeys proposed	1
Number of pre-existing dwellings on site	4
Number of dwellings to be demolished	0
Existing gross floor area (m2)	5,844
Proposed gross floor area (m2)	840
Total site area (m2)	10,150
Cost of development	
Estimated cost of work / development (including GST)	\$4,500,000.00
Do you have one or more BASIX certificates?	No
Subdivision	
Number of existing lots	
Is subdivision proposed?	No
Proposed operating details	
Number of staff/employees on the site	

**Number of parking spaces**

Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

**Related planning information**

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No

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

#### Payer details

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

The Environmental Planning and Assessment Regulation 2000 and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should



not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

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

Company Name	Snowy Monaro Regional Council
ABN	72 906 802 034
ACN	
Trading Name	Snowy Monaro Regional Council
Email address	council@snowymonaro.nsw.gov.au
Billing address	81 COMMISSIONER STREET COOMA 2630

#### Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	A207-002 Yallambee_DA 20.06.2022
Cost estimate report	27876_Yallambee Lodge QS 08 2022
Statement of environmental effects	statement-of-environmental-effects-commercial

#### Applicant declarations

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

# COMMUNITY ENGAGEMENT STRATEGY 2022-2026





## Acknowledgment of Country

Snowy Monaro Regional Council acknowledges the Traditional Custodians of the region's land and water: the Ngarigo, Walgalu, Southern Ngunnawal and Bidawal Peoples.

We pay our respects to Elders past, present and emerging.



## Record of Versions

Version	Date Published	Reason for Amendments	Resolution	Author/Document Owner
1.0	11/10/2022	Report to Council requesting draft be placed public exhibition		Communications
2.0	24/10/2022	Revisions post Councillor feedback	290/22	Communications



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## Introduction

The purpose of the Community Engagement Strategy is to improve our engagement through a framework to guide how we involve and listen to our Snowy Monaro community. This will assist to shape our region's aspirations, build foundations for our community and provide opportunities for all voices to be heard. Our goal through this framework is to achieve meaningful planning and service delivery outcomes that reflect our community's priorities and needs.

This document sets out the expected levels and methods of engagement that Council will undertake over the next four years. This strategy will be implemented in line with our Community Participation Plan (Appendix).

Our five corporate values form the foundation on which our Community Engagement Strategy is built. This strategy will play a key role in Council achieving our vision of being a *trusted community partner*.



## Strategy vision

The purpose of the Community Engagement Strategy is to provide a framework to guide how we involve and listen. Through clear and meaningful community engagement, Snowy Monaro Regional Council will seek out, create and facilitate opportunities for community members to provide input, be heard and, through their participation, shape our collective future in a meaningful and tangible way.

We will report back to our community on what we hear to show how your engagement leads to tangible action that reflects the needs and priorities of our community.

We aim to ensure that everyone across our region receives reliable and timely information on which to base their views and opinions. Put simply: you'll get the information you want, when you want it, and when you speak with us, what you say will matter. Our role is to facilitate a constructive two-way avenue of communication between Council and our community, partnering together to build a better future for the region.

## Values guiding engagement

Council's corporate values	
<b>Solutionary</b>	<ul style="list-style-type: none"><li>→ Collaborate with others to find solutions</li><li>→ Proactively draw on other people's knowledge, skills and experience</li><li>→ Experiment with different ways of doing things</li></ul>
<b>Together</b>	<ul style="list-style-type: none"><li>→ Include others and keep them in the loop</li><li>→ Cooperate positively and do our part</li><li>→ Be helpful inside and outside the organisation</li></ul>
<b>Accountable</b>	<ul style="list-style-type: none"><li>→ Honest and own successes and failures</li><li>→ Transparent and work to the best of our ability</li><li>→ Receptive to constructive feedback</li></ul>
<b>Innovative</b>	<ul style="list-style-type: none"><li>→ Look for better ways to complete our work</li><li>→ Willing to learn new things</li><li>→ Review what we've done to find improvements for the future next time</li></ul>
<b>Caring</b>	<ul style="list-style-type: none"><li>→ Respectful of other people</li><li>→ Appreciate other people and give praise where praise is due</li><li>→ Show a genuine interest in others</li></ul>

## Key objectives

Snowy Monaro Regional Council is committed to providing meaningful consistent community engagement that will be proactive and accessible through a diverse range of mediums.

### We aim to:

- participate in meaningful, accessible and diverse engagement that has outcomes and actions measured both internally and externally
- provide a well-coordinated planned approach to engagement
- monitor and review our engagement practices to ensure they stay relevant in meeting our community's needs and expectations
- connect with and listen to our community
- build and maintain relationships with all of our region's stakeholders
- identify not only those who are engaged, but those who may be impacted
- report back to the community on the results of engagement activities
- keep on top of best practices by recognising and responding to trends and behaviour changes to remain not only connected with the community, but to learn and improve how we engage

## Our region

We are a region that is proud of its history. The Snowy Monaro Regional Council acknowledges that Aboriginal people – the Bidjawal, Ngarigo, Walgalu and Southern Ngunnawal – are the original inhabitants and remain the custodians of the land on which we live and work.

We are a culturally diverse region, thanks in part to the Snowy Scheme that saw more than 100,000 people from over 30 countries flock to the region to work on one of the civil engineering wonders of the modern world. To this day, our region enjoys the many benefits of our multicultural society, with the number of countries, ethnic backgrounds, language groups and people continuing to grow.

The Snowy Monaro region is home to \*21,659 people and reflects a degree of cultural diversity that has its roots in agriculture, early gold mining, the Snowy Mountains Scheme, timber logging and tourism.

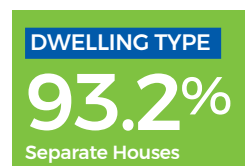
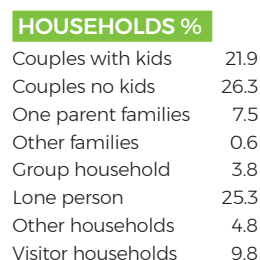
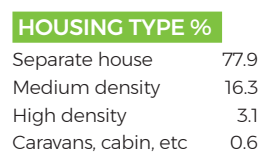
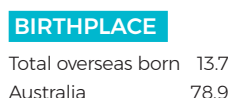
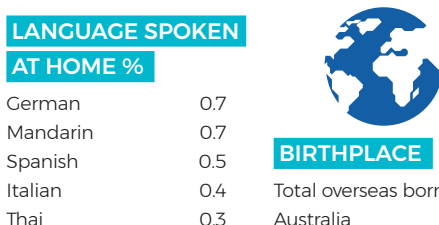
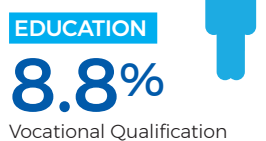
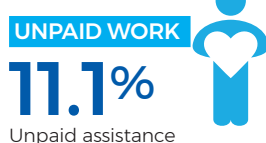
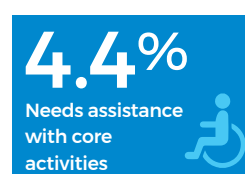
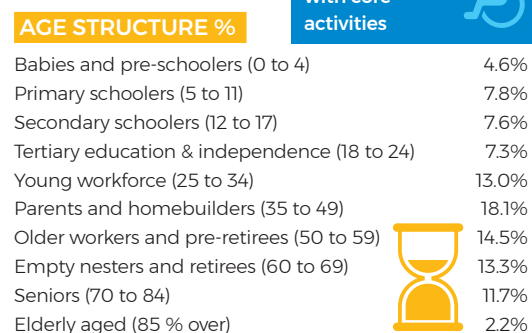
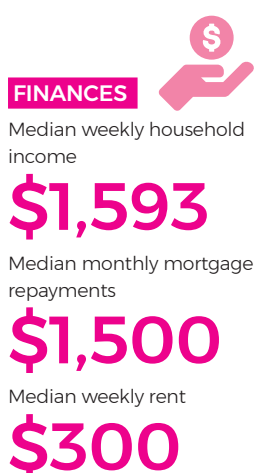
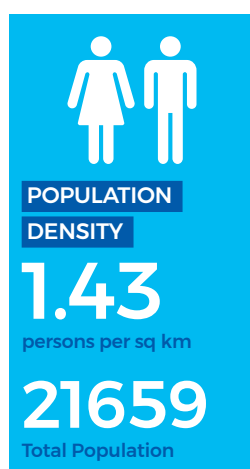
The region covers 15,162 square kilometres with major urban areas surrounded by rolling plains and mountain ranges. While Council's head office is located in Cooma, an additional three locations, in Berridale, Bombala and Jindabyne, provide services to our community.

The Snowy Monaro region has always been a place where people have recognised opportunities and worked hard to realise them. It is a place of great potential but there are challenges that we must tackle. Population and demographic change is one such challenge. We must properly accommodate and care for an increasingly older and diverse population, while welcoming newcomers and meeting the needs of this new and diverse community.

\*Population data as of the 2021 Australian Census, residents who note this region as their usual place of residence.

## Our community

This information is a snapshot from more comprehensive Census 2021 data.



## Community engagement framework

Council is committed to our engagement practices of delivering communication aligned to the [International Association of Public Participation \(IAP2\)](#) principles of the Public Participation Spectrum. The Code of Ethics for Public Participation Practitioners supports and reflects IAP2's Core Values for the Practice of Public Participation. The Core Values define the expectations and aspirations of the public participation process.

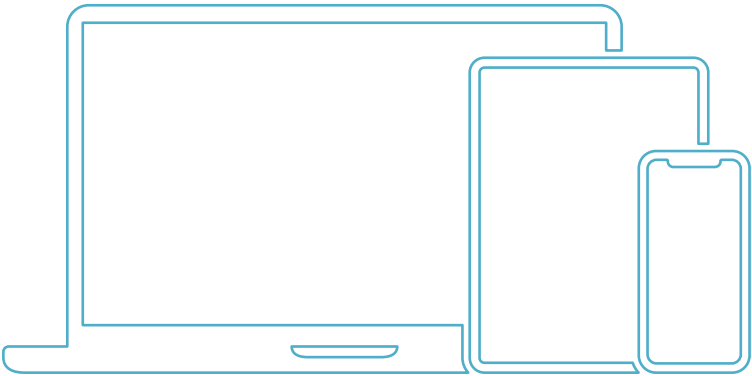
The table below outlines the different levels of input and influence the community may have over a particular project. It is our goal to give the people of the Snowy Monaro as much say as the legislation, regulation, and practical realities of a given project allow.

Increasing impact on the decision → → →					
	Inform	Consult	Involve	Collaborate	Empower
Public Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions	To obtain public feedback on analysis, alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution	To place final decision making in the hands of the public
Promise to the Public	We will keep you informed	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced decision	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible	We will implement what you decide



# Roles and responsibilities

Roles and responsibilities	
Mayor and Councillors	Demonstrate commitment to community through effective engagement including liaison with community, collaboration and contribution to engagement. Establish partnerships while representing and advocating for the best interests of the community.
CEO	Ensure compliance with legislative obligations, oversee adequate delegation and endorse initiatives that are appropriate and inclusive.
Employees	Ensure planned processes are consistent, aligned with relevant regional, state and federal equivalents and delivered in alignment with Council's values. Report back on how data collected through engagement has influenced the decision. Regularly monitor and evaluate the effectiveness of processes.
Community	Openly and actively participate in a variety of engagement opportunities. Provide respectful contributions through various means to ensure the community's voice is heard in decision-making activities. Deliver feedback on practices or process where improvements are identified.



## Risk and opportunities

Council will advise the community on the negotiable elements for each project, asking for input on community expectations. At times, there will be occasions where community engagement cannot define the outcome of the decision making due to (but not limited to):

- legislation and compliance
- budget, revenue and funding stipulations
- work, health and safety
- procurement

- Council incorporates IAP2’s Code of Ethics into our
- actions, and will provide the community with a clear
- understanding of the guiding principles and how
- these will be defined alongside social justice principles
- identified as:
- → access and rights
- → equality and diversity
- → participation and supportive environments
- 
- 

### IAP2 Code of Ethics

1. Purpose	We support public participation as a process to make better decisions that incorporate the interests and concerns of all affected stakeholders and meet the needs of the decision-making body
2. Role of practitioner	We will enhance the public’s participation in the decision-making process and assist decision-makers in being responsive to the public’s concerns and suggestions
3. Trust	We will undertake and encourage actions that build trust and credibility for the process among all the participants
4. Defining the public’s role	We will carefully consider and accurately portray the public’s role in the decision-making process
5. Openness	We will encourage the disclosure of all information relevant to the public’s understanding and evaluation of a decision
6. Access to the process	We will ensure that stakeholders have fair and equal access to the public participation process and the opportunity to influence decisions
7. Respect for communities	We will avoid strategies that risk polarising community interests or that appear to “divide and conquer”
8. Advocacy	We will advocate for the public participation process and will not advocate for interest, party, or project outcome
9. Commitments	We ensure that all commitments made to the public, including those by the decision-maker, are made in good faith
10. Support of the practice	We will mentor new practitioners in the field and educate decision-makers and the public about the value and use of public participation

## Encouraging conversations

Council recognises that views gathered through conversations and engagement should be representative of a broad cross section of the community.

Where possible, Council is committed to ensuring open access through:

- Use of accessible venues
- Promotion of accessibility options
- Ensuring a range of engagement methods are used
- Provision of easy read materials or direct support to interpret documents
- Choose venues that are safe, in visible and public locations and directly accessible

In addition, we have identified some specific groups that may require additional considerations when communicating or undertaking engagement.

### CHILDREN

- Use clear and informal language, free from jargon and acronyms
- Avoid potentially intimidating techniques and venues
- Inform young people about what Council does

### YOUNG PEOPLE

- Use clear and informal language, free from jargon and acronyms
- Consider incentives
- Choose venues accessible to public transport
- Use existing relationships (eg. children and youth services)

### WORKING FAMILIES

- Use clear and informal language, free from jargon and acronyms
- Consider timing and childcare needs
- Consider venue options that are appropriate for children

### OLDER PEOPLE

- Use clear and informal language, free from jargon and acronyms
- Use large print
- Choose accessible venues
- Consider transport options
- Use existing relationships

### ABORIGINAL PEOPLE

- Use clear and informal language, free from jargon and acronyms
- Invite and encourage involvement of respected elders
- Use existing relationships (eg. Aboriginal Liaison Officer and Aboriginal Community Reference Group)

### PEOPLE WITH A DISABILITY

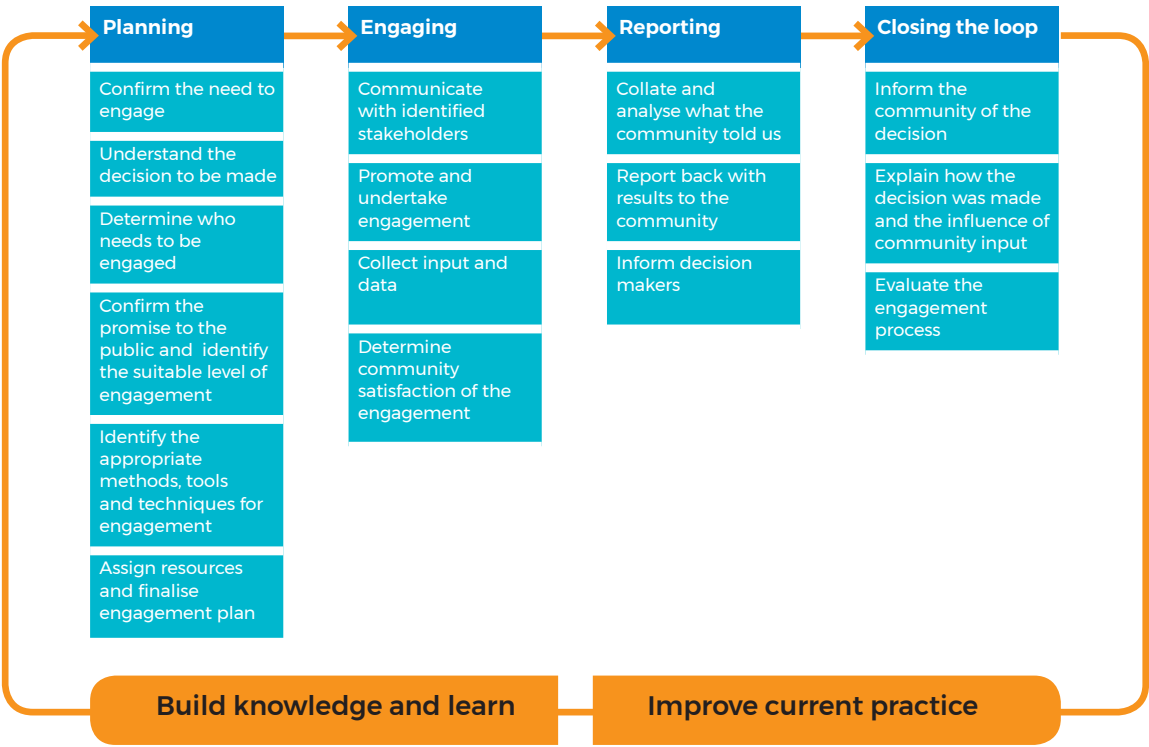
- Use clear and informal language, free from jargon and acronyms
- Avoid activations that require long periods of concentration
- Encourage participants to bring support person
- Consider information format
- Ensure adequate lighting
- Be on the same level
- Avoid or reduce background noise whenever possible
- Repeat and rephrase as required
- Consider Auslan Interpreter Service

### CULTURALLY DIVERSE COMMUNITY

- Use clear and informal language, free from jargon and acronyms
- Consider use of interpreters
- Translate printed material
- Respect cultural differences
- Invite respected community leader
- Consider dietary requirements

# Community Engagement Process

Our region follows the below process when implementing community and stakeholder engagement. This ensures a planned process that is consistent and aligned with our principles for community engagement.



**High impact**

There is a high level of impact or risk (perceived or real) on the region as a whole, or a section of the community. There is potential for any decision to create controversy and/or have varying levels of acceptance within the community.

**Medium impact**

There is a medium level of impact or risk (perceived or real) on the region as a whole or a section of the community. It is likely that the decision will be accepted by the majority of the community impacted; however the decision may be an inconvenience for some sections of the community.

**Low impact**

There is a low level of impact or risk (perceived or real) on the region as a whole or a section of the community. It is likely that the decision will be widely accepted by the community and seen as having positive outcomes or being required.

## Community Engagement Plan

In preparing for engagement, Council aims to involve inclusive conversations in our communities, including those community members who may require alternate considerations, such as those with a disability, women, young people, older people, working families, remote living (connectivity limitations) and culturally diverse communities.

Stakeholder identification	
Community	For community wide-issues, providing general information, eg. rates and property matters.
Elected Representatives	Local, State and Federal representatives act as advocates for the people in a wide variety of matters. Councillors are an important connection point/source with our community.
Other Government Agencies	Council has a large advocacy role to play in advising other levels of Government of the needs and expectations of the community.
Business and industry	In matters where Chamber of Commerce, local business or industry group representatives are active and can provide information regarding the needs of the business community.
Service users	Park and recreational users, travellers and visitors, waste facility users, contractors or suppliers, tourists, libraries and halls.
Specific target groups	Specific groups may be targeted for their expertise in certain areas; these could include age or gender specific, cultural, Aboriginal and Torres Strait Islander, disability, environmental and sporting groups.
Interest groups	Relevant groups or committees (community or social) comprising local residents should be consulted in relation to their particular interest areas and needs.
Employees	For projects and issues that may impact or influence service or operational delivery of other departments, opportunities exist to integrate program delivery and share knowledge and expertise to add value to the process. Employees in most instances are also residents of the Snowy Monaro region and as such, are an important connection with our community.

Once Council reviews collated data from engagement activities, there will be different levels of community sentiment delivered on the commitment, with outcomes that will be reported as:

Risk level	Outcome
High risk	Varying levels of community perception or potentially controversial.
Medium risk	Accepted by most of the community, additionally recognising some community members were not supportive.
Low risk	Widely accepted and supported through the community.

For our community, we will provide various levels of in-person and digital engagement with appropriate innovative cost-effective activities to facilitate conversations with key stakeholders and targeted audiences in our community.

Engagement Method	Inform	Consult	Involve	Collaborate
Drop-in/pop-up sessions/stalls	✓	✓	✓	
Community meetings	✓	✓	✓	
Information & briefing sessions	✓			
Workshops or focus groups	✓	✓	✓	✓
Media: Newspaper articles, media release or public notices and advertisement, radio, etc.	✓			
Printed promotional material – brochures, flyers, letters, posters, rates inserts, newsletters and static display	✓			
You Say Snowy Monaro website – survey, quick polls, forum, budget simulation or mapping tools	✓	✓	✓	✓
Council Website	✓			
Social media	✓			
eNewsletter – digital production fortnightly distribution	✓			
Email – direct or via communications/industry groups	✓			
SMS message – emergency only	✓			



The following Stakeholder Analysis Matrix example outlines the proposed community engagement approach including target group, level of engagement, interest, influence and impact expected. This is one of the tools used to inform our engagement plans, which will remain flexible to allow for new opportunities to reach our diverse community, their changing needs and add value to our engagement process.

Stakeholder Analysis Matrix Template					
Stakeholder group	Role/Connection	Benefits of involvement	Level of interest	Level of influence	Level of impact
Individuals, sectors or known groups. - Chamber of Commerce - community groups/ organisations - youth - media - Councillors - other levels of Government - additional stakeholders as identified	The stakeholders' role and their connection to the project or proposition. What expectation does the stakeholder group have of the organisation in relation to participation, information and involvement in the project? - to be kept informed on the overall progress of the project. - to be involved in providing relevant operating issues.	What the stakeholder group can bring to the project that is of benefit. - to provide feedback on operational aspects of the facility. - to assist in planning appropriate programs. - to assist in providing clarification on issues	What level of interest does the stakeholder group have in the final outcome? - significant level of interest - moderate interest - low interest	What level of influence will the stakeholder group have on the final outcome? e.g. IAP2 Spectrum (Inform, consult, involve, collaborate, empower)	The level of impact that the issue, project or proposition, will have on the stakeholder groups. - signification impact - moderate Impact - low impact

## Stakeholder mapping and engagement tools

We continually review and evolve the ways in which we communicate and engage with our community, based on identified needs and evaluation of new and emerging technologies and techniques.

Stakeholder Categories	Drop-in/ Pop-ups	Community meetings	Information & briefing sessions	Individual meetings	Workshops	Media	Displayed promotional material	Letter box drop	You Say Snowy Monaro	Council Website	Social media	eNewsletter	Email	Text message / SMS
Whole of community	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Absentee rate payers								✓	✓	✓	✓	✓	✓	✓
Elected representatives		✓	✓	✓	✓								✓	
Other government agencies			✓	✓									✓	
Business and industry		✓				✓	✓	✓	✓	✓	✓	✓	✓	
Service users	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Specific target groups	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Community & interest groups	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	
Employees	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## Preferred methods of engagement

The Snowy Monaro is a geographically diverse region, covering a huge area with a disparate array of terrain, ecology, environments and climates.

The communities in these different areas can – and often do – have vastly different needs, priorities and problems than one another. Our Community Engagement Strategy recognises and celebrates that this geographic diversity is important, and needs to be taken into consideration when planning and executing engagement activities across the region.

### METHODS OF ENGAGEMENT

- Drop-in/ Pop-ups
- Community meetings
- Information & briefing sessions
- Individual meetings
- Workshops
- Print media
- Displayed promotional material
- Letter box drop
- You Say Snowy Monaro
- Council Website

## Goals

1. Build robust processes and systems to support our communication and community engagement activities
2. Develop a culture of proactive communication and community engagement practices
3. Deliver tailored communication and community engagement to meet the needs of our diverse communities
4. Strengthen Council's relationships with internal and external stakeholders

1. Build robust processes and systems to support our communication and community engagement activities			
No.	Action	Timeframe	Measures
1.1	Develop a communications and community engagement toolkit for Council employees	March 2023	<ul style="list-style-type: none"> <li>Framework developed</li> <li>Training rolled out throughout the organisation</li> <li>Communications and Engagement module added to corporate induction process</li> <li>All engagements close the communication loop with our community by reporting back what was heard</li> </ul>
1.2	Develop, implement and promote an internal engagement framework to employees	March 2023	<ul style="list-style-type: none"> <li>Framework developed</li> <li>Training rolled out throughout organisation</li> <li>Communications and Engagement module added to corporate induction process</li> <li>All engagements close the communication loop with our community by reporting back what was heard</li> </ul>
1.3	Review Communications and Social Media Policy	August 2023	<ul style="list-style-type: none"> <li>Policies adopted</li> </ul>
1.4	Develop Crisis Management Media protocol	August 2023	<ul style="list-style-type: none"> <li>Develop a procedure aligned with external stakeholders</li> </ul>
1.5	Develop and implement Council Style Guide and templates	August 2023	<ul style="list-style-type: none"> <li>Style Guide developed</li> <li>Templates developed</li> <li>Branding transitioning in line with new branding</li> </ul>
1.6	Audit and catalogue images used across the organisation to ensure consistent level of quality and style	February 2024	<ul style="list-style-type: none"> <li>Images will be catalogued and easily accessible to internal and external stakeholders</li> </ul>
1.7	Develop design guidelines for sub-brands, including how the Council logo will be integrated into materials and assets	August 2024	<ul style="list-style-type: none"> <li>% completion reported to SMT and ELT quarterly</li> <li>All branding material reflects Council's Style Guide</li> </ul>

2. Develop a culture of proactive communication and community engagement practices.			
No.	Action	Timeframe	Measures
2.1	Collaborate between business units to create situational awareness and engagement opportunities	Ongoing	<ul style="list-style-type: none"> <li>· All department are visible in our community</li> <li>· Engagement opportunities continue to increase annually and across more diverse areas</li> <li>· Refer to the stakeholder engagement at monthly business unit meeting, ensuring activities, projects and campaigns are adequate and well planned for</li> <li>· Implemented mechanisms have shifted internal culture in embracing alternate methods of engagement in keeping up-to-date and relevant with digital demands and trends</li> </ul>
2.2	Communicate transparently and honestly about the role of Council, our decisions and activities.	Ongoing	<ul style="list-style-type: none"> <li>· Level of influence is clearly communicated to relevant stakeholders throughout processes</li> <li>· 75% of relevant projects have utilised the strategic engagement framework</li> <li>· 80% of project meetings are attended</li> <li>· Increase in positive feedback from the community regarding our engagement activities</li> </ul>
2.3	Ensure adequate communication and engagement resources are planned for, and included in, all Council projects, event and activity planning	Ongoing	<ul style="list-style-type: none"> <li>· Provide value to the community by being budget conscious in managing community expectations</li> </ul>
2.4	Share news stories and other information with our community through appropriate methods of communication.	Ongoing	<ul style="list-style-type: none"> <li>· Attend 80% of country shows for the year</li> <li>· Attend community events throughout the region as appropriate</li> </ul>
2.5	Share news stories and other items of community through appropriate methods of communication	Ongoing	<ul style="list-style-type: none"> <li>· All departments are featured in our eNewsletter at least once a year</li> <li>· Continue to grow of digital audiences</li> <li>· Minimum of twelve internal feature stories shared with employees via internet. – SAM per year</li> </ul>
2.6	Engagement success is measured by established metrics to gain, collate and use statistically valid data to ensure accurate representation that is reflective of our community	Ongoing	<ul style="list-style-type: none"> <li>· Engagement data reflects participation from across our region, demographics and stakeholder groups. Level of participation across demographic categories is in-line with verified demographic data</li> </ul>
2.7	Ensure a consistent approach to community engagement that is meaningful, inclusive and timely	Ongoing	<ul style="list-style-type: none"> <li>· Update Councillors with progress and results</li> <li>· Evaluate data and report back to the community</li> <li>· All stakeholders will have the opportunity to connect with us through the engagement process</li> </ul>

3. Deliver tailored communication and community engagement to meet the needs of our diverse community.			
No.	Action	Timeframe	Measures
3.1	Ensure consistent and accessible brand, style, tone of voice and language for council and all of our sub-brands material.	Ongoing	• Awareness and education is implemented through induction and learning lunches
3.2	Maintain and enhance our Your Say Snowy Monaro engagement website	Ongoing	• Site visitation, usage, registration and participation metrics
3.3	Continue to develop Council's website to enhance user experience.	Ongoing	• Site visitation, usage, and participation metrics
3.4	Monitor and evaluate emerging engagement trends to ensure that our engagement is always meeting the changing needs of our community in relevant ways.	Ongoing	• Changing demographics in the Snowy Monaro and shifting needs are reviewed and diverse strategies are utilised
3.5	Consolidating the delivery of all Council newsletters	October 2023	• All newsletter created and distributed under a single platform
3.6	Continue to develop and enhance user experience of Council's intranet platform, SAM	Ongoing	• Increased engagement, visitation, utilisation

4. Strengthen Council's relationships with internal and external stakeholder groups.			
No.	Action	Timeframe	Measures
4.1	Build stronger relationships with hard to reach communities	Ongoing	• Enhance community mapping and network contacts
4.2	Develop a tailored approach to ensure transparent and open access across the community	Ongoing	• Utilise communication channels document with consistent updates to ensure all relevant audiences are addressed in their preferred way
4.3	Facilitate opportunities for Council departments to collaborate on communication and engagement projects as appropriate	Ongoing	• Communications Team to hold monthly meetings with each department
4.4	Deliver innovative strategic engagement within the community to strengthen a positive corporate image, resulting in the community having pride in their region	Ongoing	• Personalise our external and internal customer service with Council employees



## Monitoring and measuring progress

Council's Communications Portfolio now has the foundations and skills to grow, adapt and connect more comprehensively than ever with our community, through existing and emerging networks. This strategy provides the framework to ensure our processes are open, honest and transparent to our community, and it will provide pathways for residents to contribute to making the Snowy Monaro a desirable place to live, work and visit.

Council will proudly grow its image through its engagement activities, events and services to the community, being more visible, proactive and approachable.

With the Community Engagement Strategy, Council seeks to remain a trusted community partner by being mindful, open, respectful and responsive. We will engage with our community, listen to the voices of our community, and build a foundation for innovative achievements, striving always for continuous improvements, evolving practices and better methods to ensure we remain contemporary and relevant.

We will use consistent best practice to continuously and proactively assess the success of our engagement activities.

Measured against demographic data and judged by the relevance and quality of the data obtained through the engagement, it is our goal that everyone in the Snowy Monaro has the opportunity to engage with us on the subjects and issues that they care about.

It is our responsibility to ensure that equality of access and opportunity is available to all, and where we find that we have fallen short, we will do what is necessary to ensure every member of our community can participate and play a substantive role in our collective decision making.

We will achieve this through reviews of data, consultation exit surveys, follow-up questionnaires, a community satisfaction survey and whatever means is appropriate to not only self-assess, but hear from participants how we did and where we, as a Council, can improve.

Further to this, we aim to be transparent, open and share this data and these measures of our success with the community.

## Review

With the Community Engagement Strategy, Council seeks to remain a trusted community partner by being mindful, open, respectful and responsive. We will engage with our community, listen to the voices of our people, and build a foundation for innovative achievements, striving always for continuous improvements, evolving practices and better methods to remain contemporary and relevant.

## Appendix | **Community Participation Plan**

The Community Engagement Strategy works alongside Council's Community Participation Plan (CPP) and is intended to make it easier for the community to understand how to participate in planning matters in NSW. The requirement to prepare a CPP applies to all relevant planning authorities under the Environmental Planning and Assessment Act 1979 (EP&A Act).

Council's CPP sets out how and when planning authorities will engage with its community on the planning functions it performs. The CPP also sets out the minimum public exhibition timeframes relevant to the planning authority that are provided in Schedule 1 to the EP&A Act.